

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://www.woods4sale.co.uk)

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## Fresh Wood

near Guildford, Surrey. 2.74 acres of majestic broadleaves and conifer with a large pond, 35 miles from London.  
**£45,500 (freehold)**

Mature beech and Scots pine, lots of recreation potential, and excellent vehicular access, 8 miles from junction 4 of the M3.

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Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Fresh Wood, Guildford, Surrey



### Description

Fresh Wood is encompassed by a larger gated woodland known as Leapingbar Copse, lying 6 miles northwest of Guildford in semi-rural Surrey.

Established amongst level loam over clay soils, the canopy mostly comprises larch and Scots pine, with further mixed broadleaves including oak, beech, ash, birch and cherry. In addition, there are several magnificent veteran beech and oak towards the west. The shrub layer below is a patchwork of colourful rhododendron, offering some marvellous areas of privacy whilst looking particularly lovely during spring and summer! Classified as Plantation on an Ancient Woodland (PAWS), most of the wood is covered by a Forestry Commission thinning licence, offering the new proprietor the prospect to yield some fuel. Woodland flora include foxglove, primrose, snowdrop and fern, welcomed by the busy pollinators.

A lovely pond occupies an opening towards the west; this area could make a fantastic spot for occasional camping, maybe even wild swimming! There are open areas within that would make delightful spaces to look up at the stars come nightfall.

Many feathered guests take sanctuary among the trees, including little owl, green woodpecker, pipit, yellowhammer and many sweet songbirds. A range of woodland creatures including muntjac deer, fox, badger, hare and wood mouse have all been observed here.

Fresh Wood is navigable year-round along a stone track suitable for a 2WD vehicle and would make a superb location to learn about woodland life.

*There is an Article 4 direction on the wider woodland including Fresh Wood which means that permitted development rights which normally apply for any improvement to, or installation of, gates/fences/walls*



*have been removed and full planning permission should be sought.*

### If It Were Mine

Small enough to manage and large enough to lose oneself in, there is vast scope to enjoy the surroundings with friends and family. I'd select some logs for the hearth as well as hang a hammock near the water's edge and enjoy the tranquillity found here.

### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Nearest Postcode

GU3 2DX (This is for the local area, not specific to the woodland).

### What3Words

Roadside gate: [///score.codes.estimates](https://www.what3words.com/score/codes/estimates)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 186

- Roadside gate: SU 935 531
- Centre of wood: SU 938 531

### Directions & Access

- From Guildford travel west along the A323 towards Aldershot, passing The Cricketers pub and Silvesters Fairlands Garage.
- After 3 miles turn right at the forked junction with

## Fresh Wood, Guildford, Surrey



a grass island and bus stop in the middle of it, onto Cobbett Hill Road.

- Continue along Cobbett Hill Road passing a large gated residential entrance set back on the left and a number of large satellite dishes on the right.
- After 0.8 miles turn left onto the A324 towards Ash and Aldershot.
- Continue along the A324 for 0.3 miles to the roundabout, taking the first left for Henley Business Park.
- Almost immediately after the roundabout you will see a steel gate and our Woods4Sale sign on a tree (point **A** on the plan below).
- Please park in a suitable safe place neither obstructing the gate nor through traffic.
- Climb the gate (sorry we do not provide keys for viewings) and continue along the track through the Scots pine and Douglas fir passing one of two log bridges on the right.
- After 205 metres and as the track bears left, turn right (point **B**) crossing over the second log bridge and you will arrive within the woodland with the pond just beyond.

### Boundaries

- The western boundary is indicated by orange paint on occasional wooden posts and trees.
- The eastern boundary is indicated by blue paint on occasional wooden posts and trees.
- The northern boundary is the centre of the ditch.
- The southern boundary is indicated by pink paint on occasional wooden posts and trees.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

### Rights Of Way

- There is a right of way granted at all times and for all purposes over the route **ABC**.
- There are no public rights of way within this woodland.
- A maintenance clause covers all the shared rights of way with liability according to use.

### Fencing Liabilities

There are no known fencing obligations.

### Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:
  - (a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:
    - (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
    - (ii) use the Property as a commercial campsite; or
    - (iii) unreasonably damage the said tracks
    - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
  - (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.
2. Not to use the Property other than as a woodland.

### How To Buy

A visit to the woodland is essential before you confirm

## Fresh Wood, Guildford, Surrey



that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market:

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of **all** legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

### Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

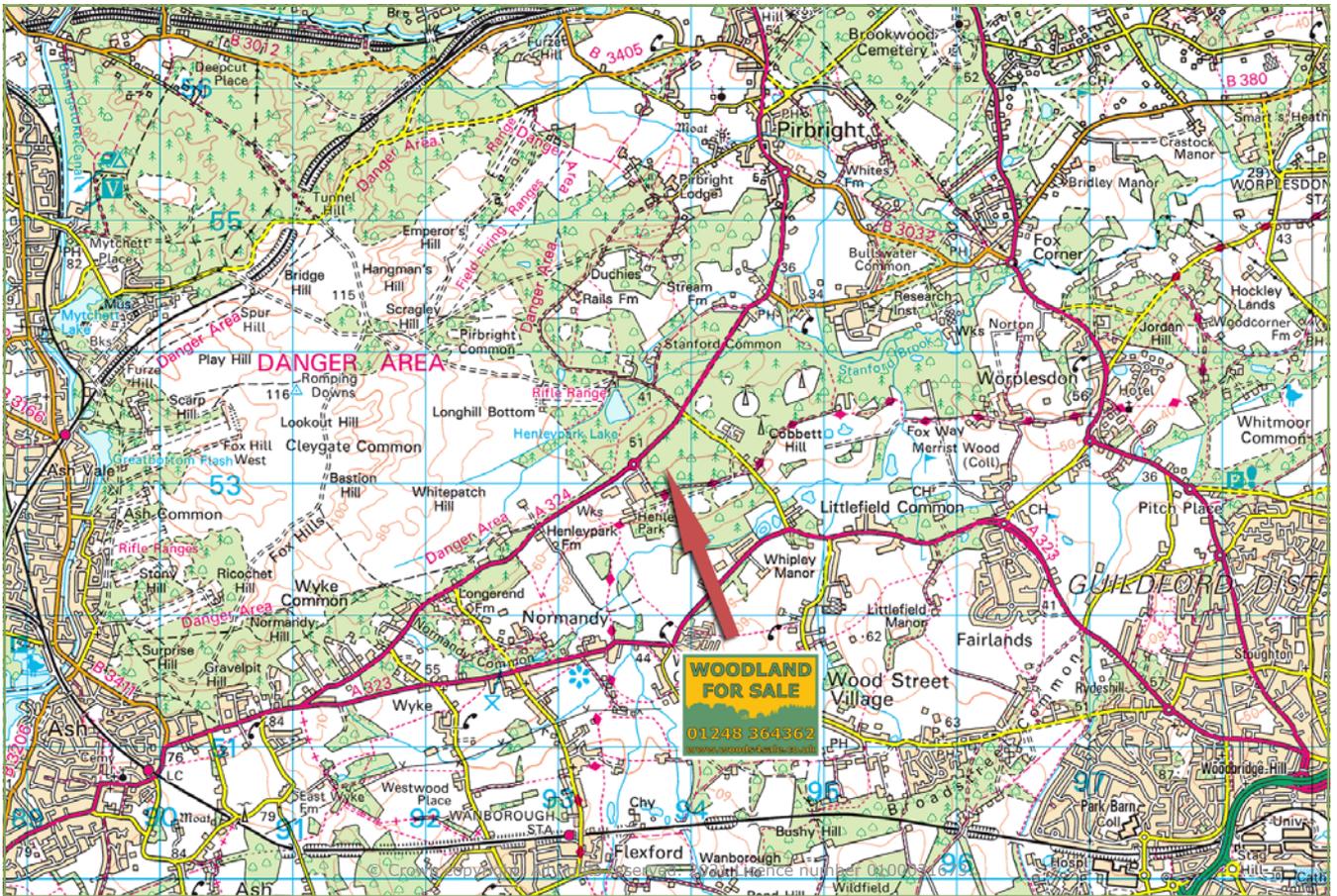
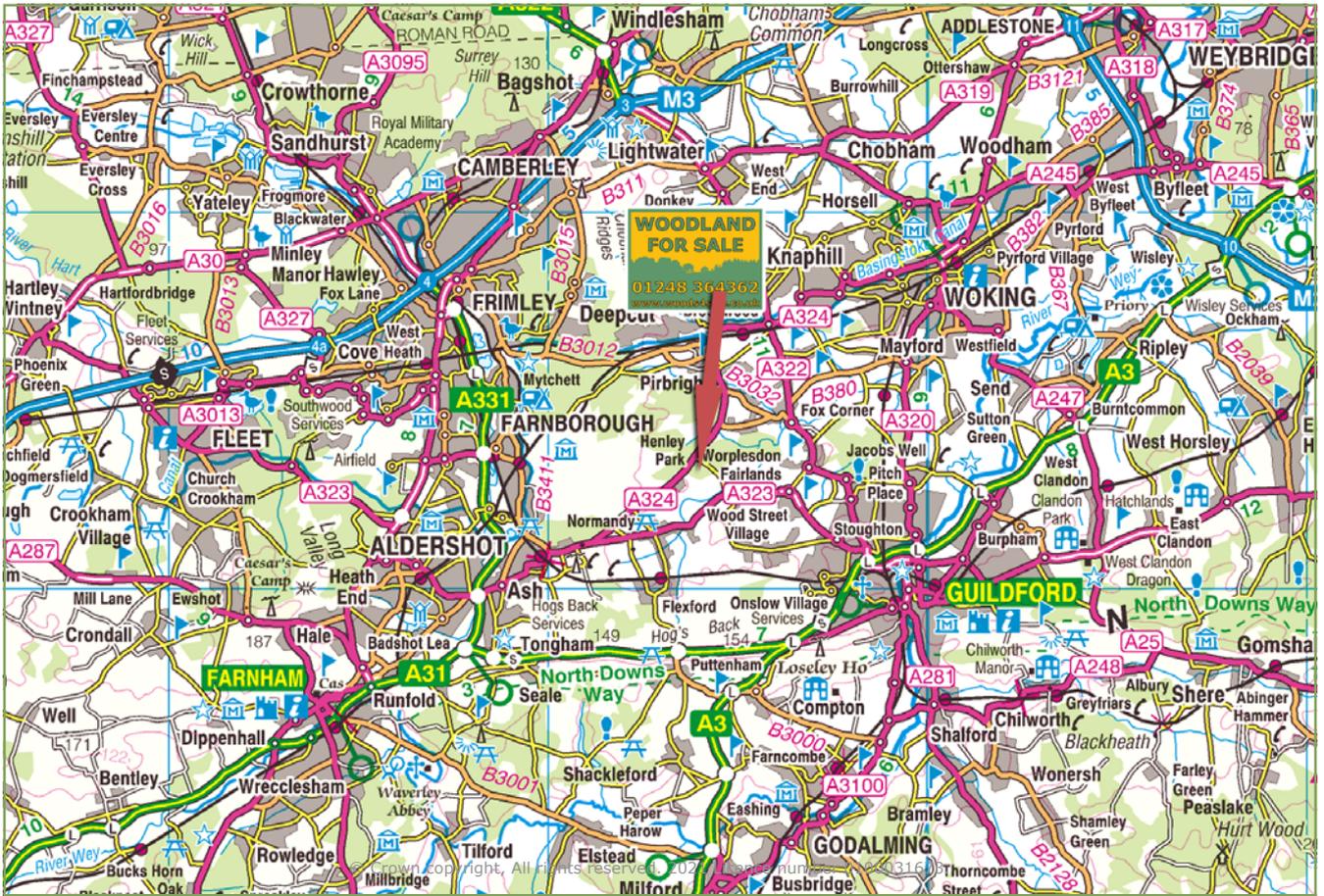
### Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### Contact

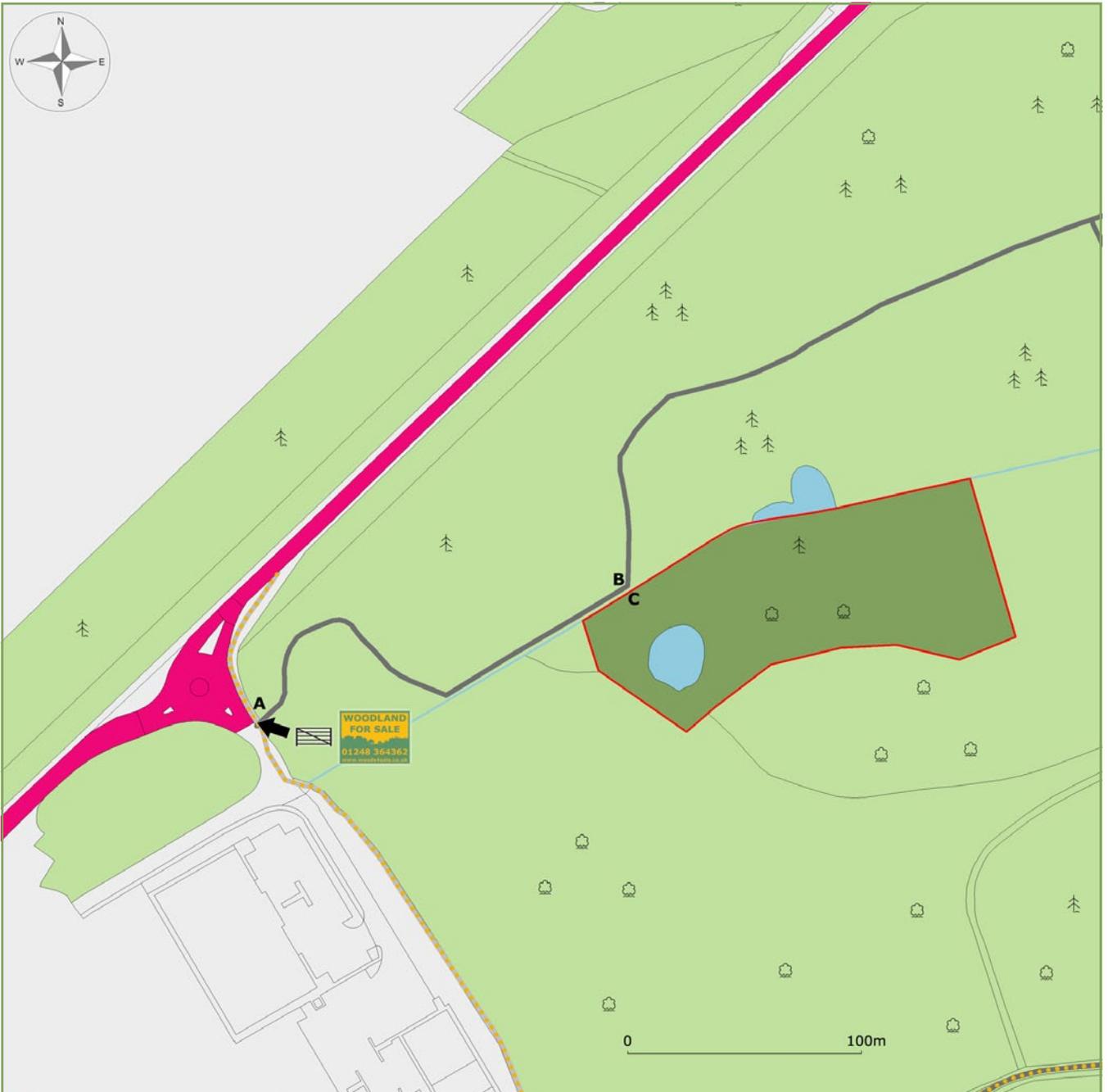
For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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## Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		