

WOODS 4 SALE

Phone: 01248 364 362
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.



Great Oak Wood near Northchapel, West Sussex. 2.2 acres of oak woodland, with a small stream. £26,500 (freehold)

An outstanding ancient woodland with veteran oaks located in the South Downs National Park.
Benefiting from a good access track.

Great Oak Wood, Northchapel, West Sussex



Description

Great Oak Wood is designated as an Ancient Woodland, meaning it has been wooded since at least the 1600s. Indeed, some of the mighty oak trees growing here may be not far off that age. Situated in a great location within the South Downs National Park and bounded by meadows to the north, a delightful small stream runs through the eastern corner.

This peaceful wood is accessed by a recently upgraded locally quarried stone track, which flanks much of the southern boundary. Beyond it, extends a soft track edged with a profusion of bluebells. Along with oaks, there are also sweet chestnut and birch trees, holly and hazel.

With an abundance of wildlife and biodiversity this wonderful wood is a fantastic space for conservation and those with an interest in the outdoors. Bird species of the region include woodlark, cuckoo and kestrel to name but a few. The botanically diverse herb-layer includes primrose and bluebell, both Ancient Woodland indicators. At dusk, numerous bat species, including possibly the rare Bechstein's, swoop around the canopy for insects. This delightful wood has an abundance of character and charm, with fantastic opportunities for the aspiring woodsperson.

If It Were Mine:

During recent high winds an old oak has fallen, which the previous owners have begun clearing. I would continue this, thereby collecting woodfuel for the hearth, or perhaps even some usable timber.

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

Directions & Access

The woodland is situated next to the village of Northchapel in West Sussex. Head north along the A283 from Northchapel village and after approximately 100 metres there is a turning to some fields on the left with a Woods4Sale sign (point **A** on the plan below).

Please park in a suitable place and climb the gate. Sorry we do not provide keys for viewings.

Once over the first gate you will find a second gate on your right. Please climb this one also and then continue up the track with grassland on either side of you until you enter the woodland.

After about 100 metres you will pass a turning to your left (point **B**) and then after a further 60 metres a cross roads (point **C**).

Take the left turn and continue for 430 metres, bearing right at the two turnings (points **DE**). Take the right hand turn at the junction (point **F**) and continue for 140 metres until you see wooden posts with pink paint. You are now at point **G**. Great Oak Wood is ahead and to the left.

Locators

OS Landranger Series Sheet No: 186.

Ordnance Survey Grid References:

- Roadside gate: SU 951 299.

- Centre of wood: SU 949 304.

Nearest postcode: GU28 9EH.

Boundaries

The northern boundary is an old wire fence.

The eastern boundary is marked by an old wooden fence.

The southern boundary is the track marked by wooden posts with white paint.

The western boundary is marked by wooden posts marked with pink paint.

Sporting Rights

The sporting rights are included and not let.

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Mineral Rights

The mineral rights are included in the sale, except where reserved by statute.

Rights of Way

There is a right of way at all times and for all purposes for Great Oak Wood from the roadside gate up to the woodland boundary (marked **ABCDEFGF** on the plan). A right of way is reserved over the routes marked **GH** for the benefit of the adjacent woodland.

All shared rights of way are covered by a maintenance clause, with liability according to use.

There are no public rights of way within this woodland.

Fencing Liabilities

There are no fencing liabilities.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

Viewing

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

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

How to Buy this Woodland

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will

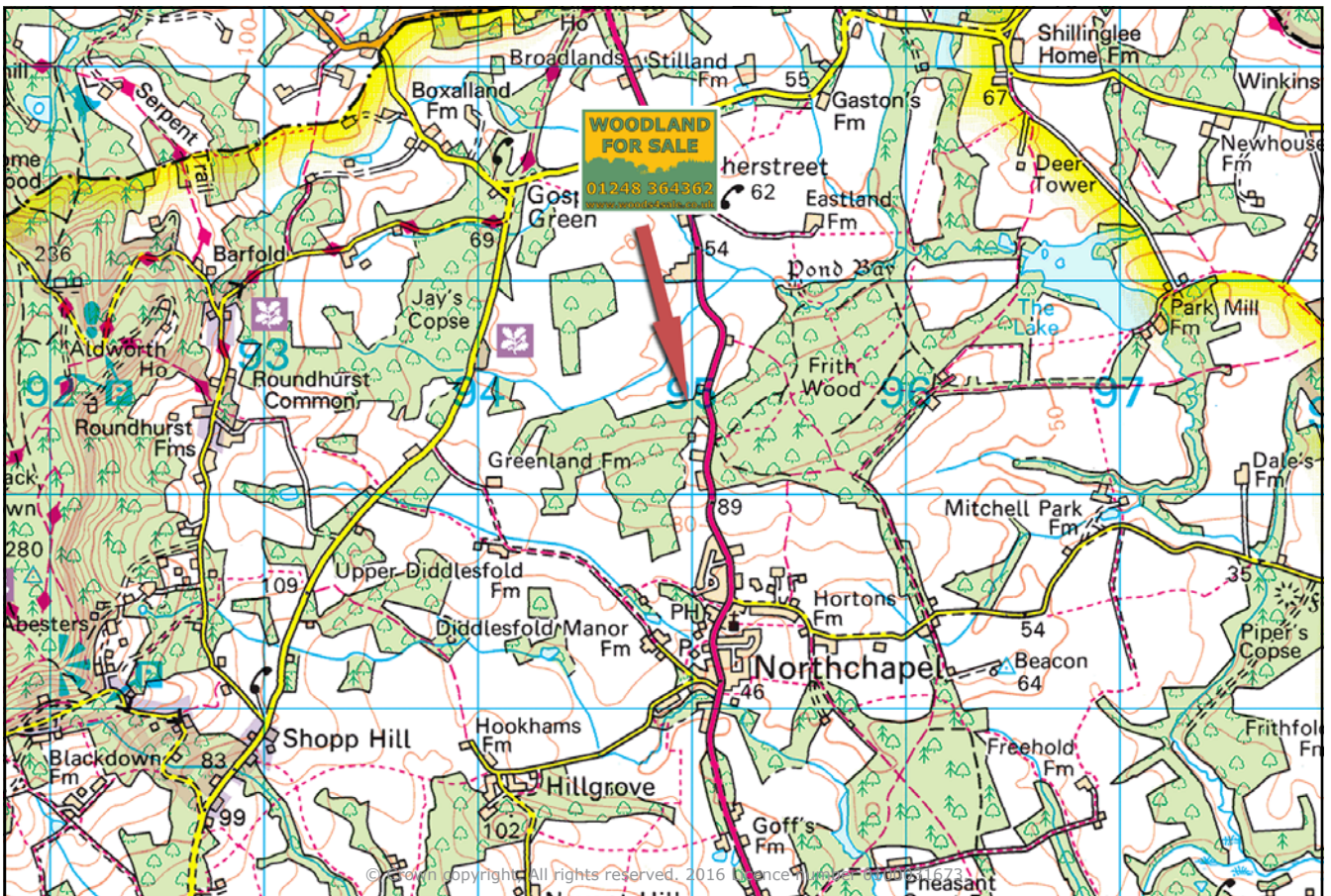
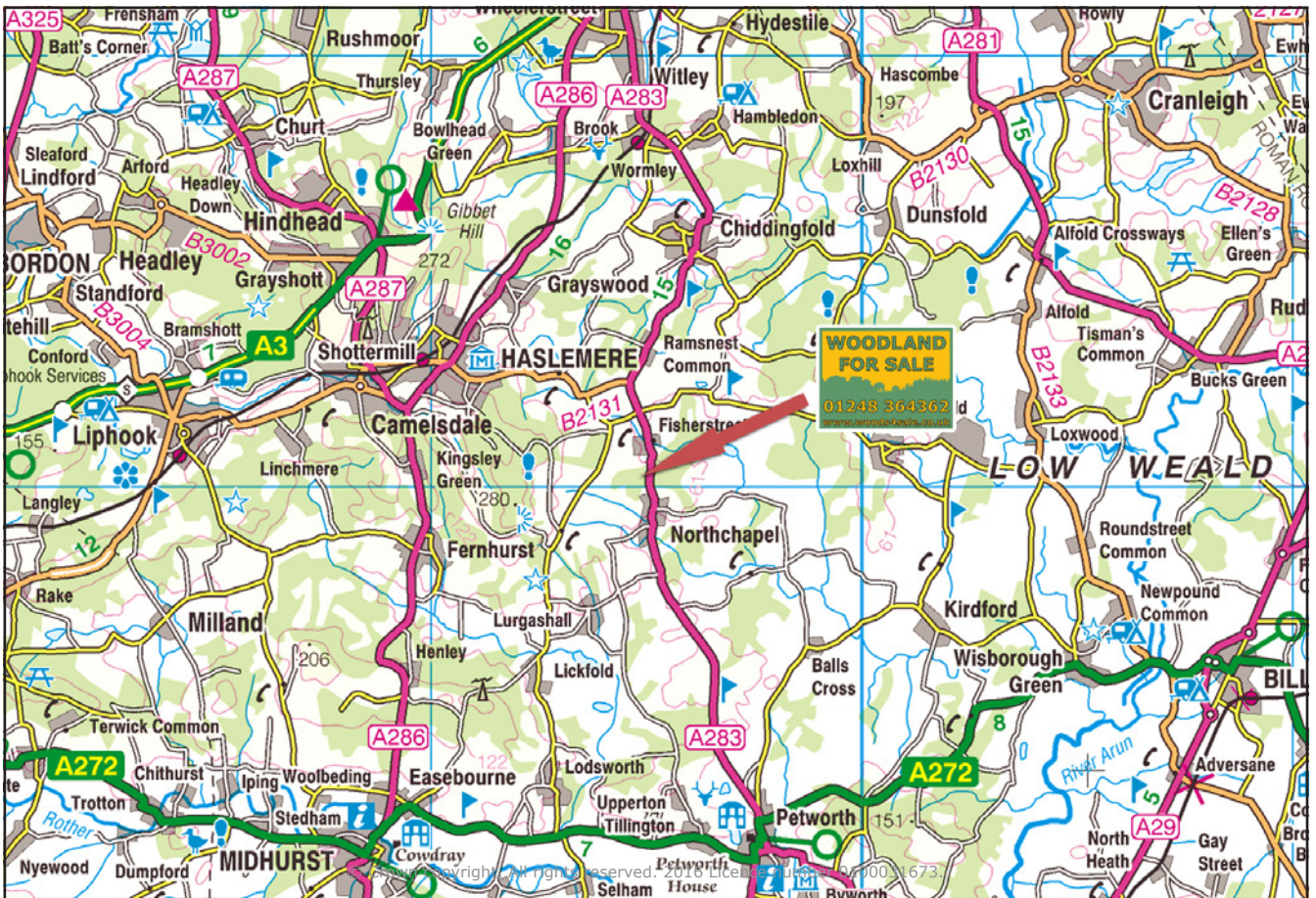
take the woodland off the market and we will not accept any other offer.

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

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