

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



Growanshaw

Northchapel, nr. Petworth, West Sussex. 1.48 acres of mature mixed broadleaf woodland in a rural location.
£25,000 (freehold)

A fine veteran oak and mixed broadleaf woodland with a southerly aspect and year-round 2WD vehicular access. Enjoying rural Sussex views of the South Downs National Park.

Growanshaw, Petworth, West Sussex



Description

Growanshaw, found on the Surrey/West Sussex border, is an Ancient Woodland of primarily tall oak but also has a mixture of other native broadleaf trees. It is nestled in the rolling hills of West Sussex and access is possible year-round, along a hard-stoned track suitable for 2WD vehicles. Along the northern boundary, a large hard standing exists, suitable for parking a vehicle or two. A Forestry Commission thinning licence is in place should a new owner want to extract a moderate quantity of timber.

Pedunculate oak is the predominant tree species and there are some spectacular specimens found towards the southern boundary. Near some of these lovely trees, a handy timber sleeping platform has been erected adjacent to a little campfire, all set for some adventurers looking for a bit of tamed wilderness to camp.

Other tree species present include sweet chestnut, birch, field maple, sycamore and some handsome beech line the field edges with holly and hazel in the understorey. The previous owners have thoroughly enjoyed and managed the woodland well. Fallen tree limbs have been cut into firewood and piled throughout and some of the undergrowth has been cleared making for a tidy looking space.

The woodland has an abundance of plant life, and at certain times of the year the colours can be quite dramatic. Of note, is in the springtime when a sea of bluebells pop up and transform the ground into a harmonious mix of greens and blues. A powerline runs north to south, beneath which is open ground with a mixture of plants, primarily bracken which is sure to be an animal pathway, and if one was to patiently sit and watch, roe deer are sure to be seen foraging. Elder shrubs and bramble can also be found growing on the edge of the open ground and offer an abundance of berries in the autumn.

Bird species seen (or heard!) during our visits include tawny owls, woodpeckers, and various other woodland warblers have also been noted flitting amongst the branches.

The woodland has a sunny southerly aspect, bounded to the east by open fields beyond which are splendid views of Northchapel village and the surrounding countryside, which falls within the South Downs National Park. With the historic towns of Petworth and Haslemere both some six miles away and Chichester half an hour by car, Growanshaw is ideally located and offers abundant potential for amenity and enjoyment.

If It Were Mine

The woodland has been managed very well and is ready for someone to enjoy, if it were mine I would take advantage of this and take the opportunity to enjoy the little campfire and sleeping platform and have a few nights under the stars with the family.

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.

Locators

OS Landranger Series Sheet No: 186
Ordnance Survey Grid References:
- Roadside gate: SU 951 299
- Centre of wood: SU 949 299
Nearest postcode: GU28 9EH

Growanshaw, Petworth, West Sussex



This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

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 carefully so access through the gate is not blocked 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 (point **B**).
- Continue for 90 metres and take the turning to your left (point **C**), Growanshaw is to the left.

Boundaries

- The northeast boundary is the edge of the track indicated by wooden posts with blue paint that may be off-set by a short distance.
- The eastern boundary is an old metal fence between the woodland and the field.
- The southern boundary is indicated by green paint on trees and posts
- The western boundary is the inside edge of the track and indicated by white paint on 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 at all times and for all purposes for Growanshaw from the roadside gate up to the woodland boundary (marked **AB** and **CD** on the plan).
- A right of way is reserved along **BC** for the benefit of the woodlands beyond.
- All shared rights of way are covered by a maintenance clause, with liability according to use.
- There are no public rights of way within the woodland.

Fencing Liabilities

There are no fencing liabilities.

Restrictive Covenants By The Transferees

- 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:
 - 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:
 - use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - use the Property as a commercial campsite; or
 - unreasonably damage the said tracks
 - park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.

Growanshaw, Petworth, West Sussex



- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

A visit to the woodland is essential before you confirm 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 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.

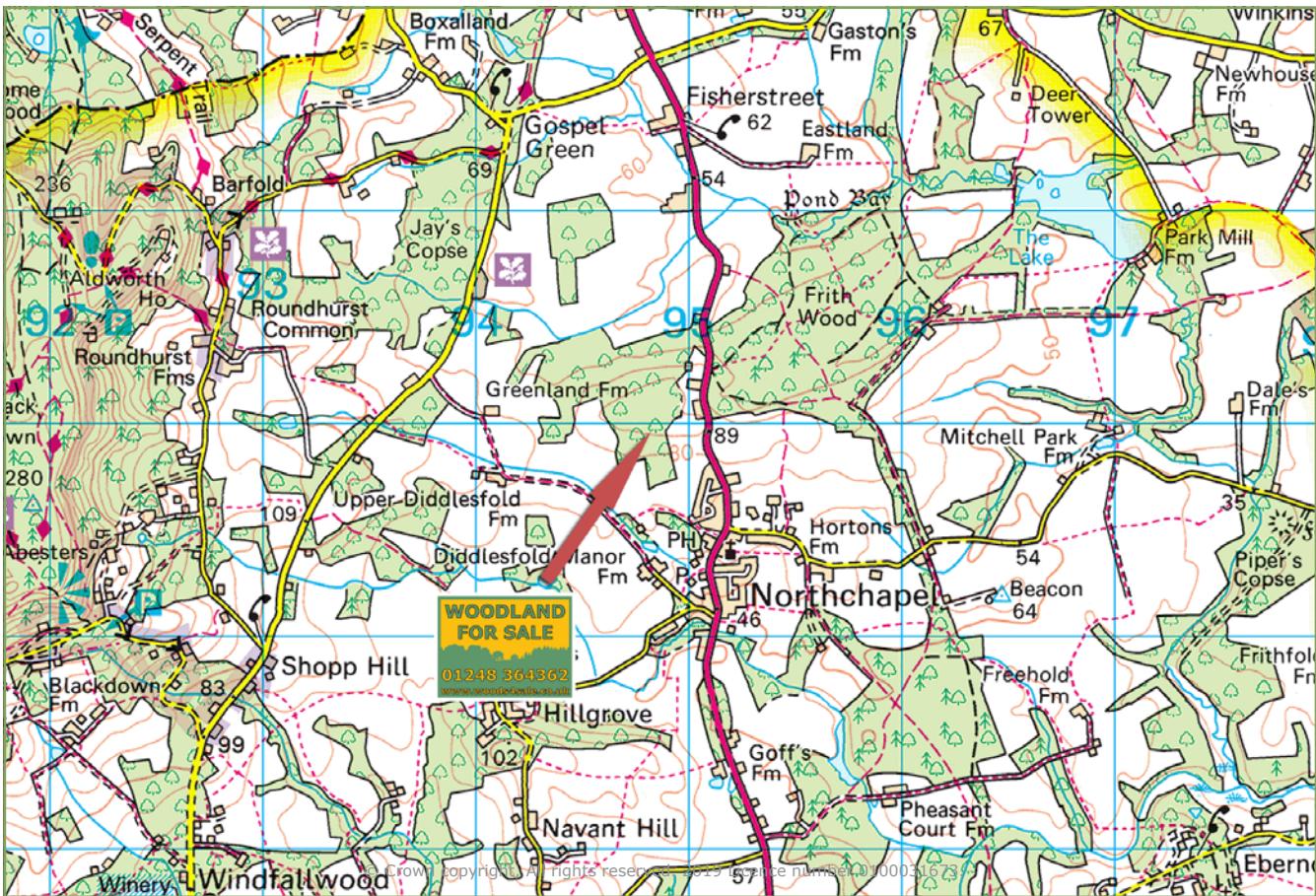
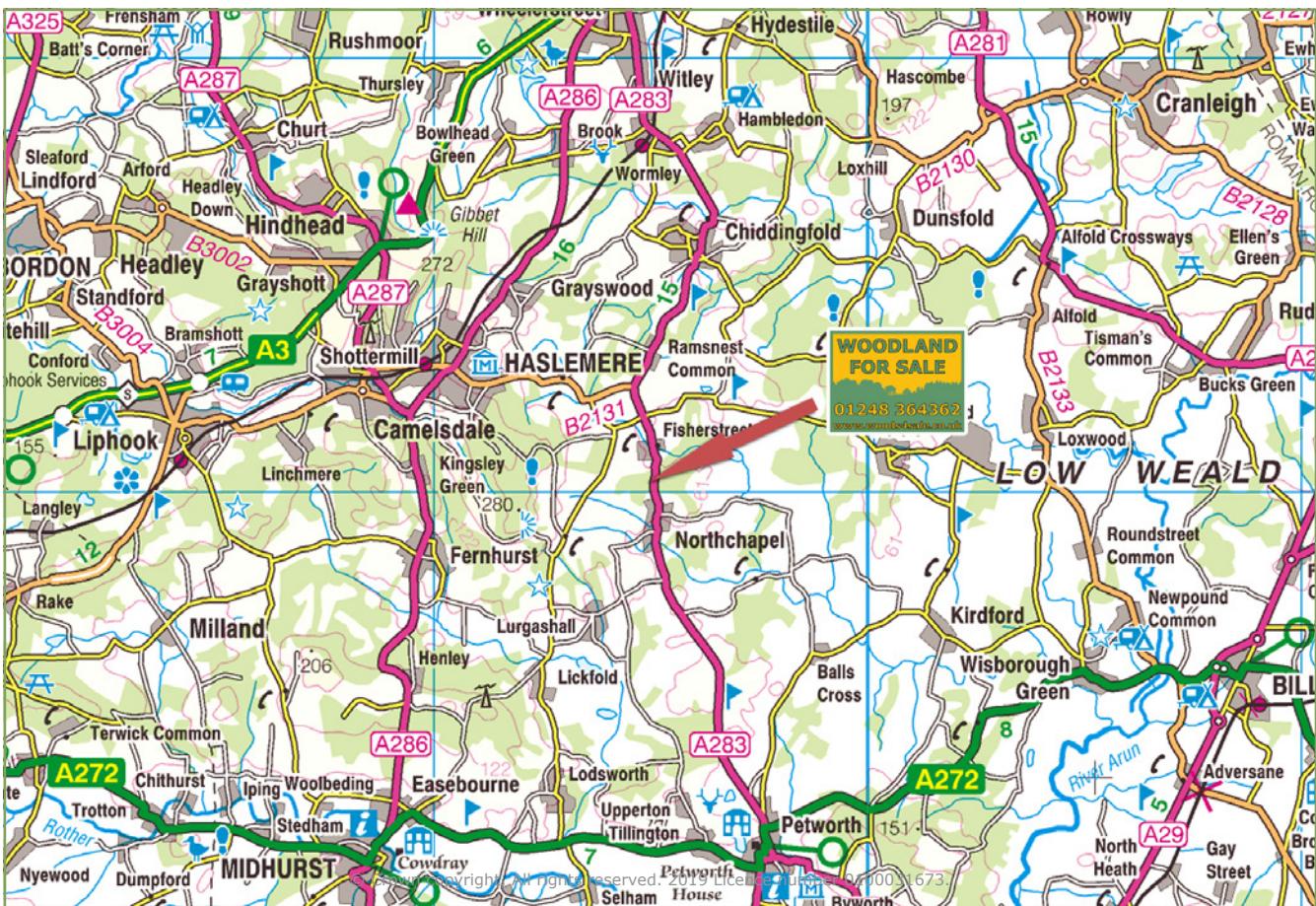
Note

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.

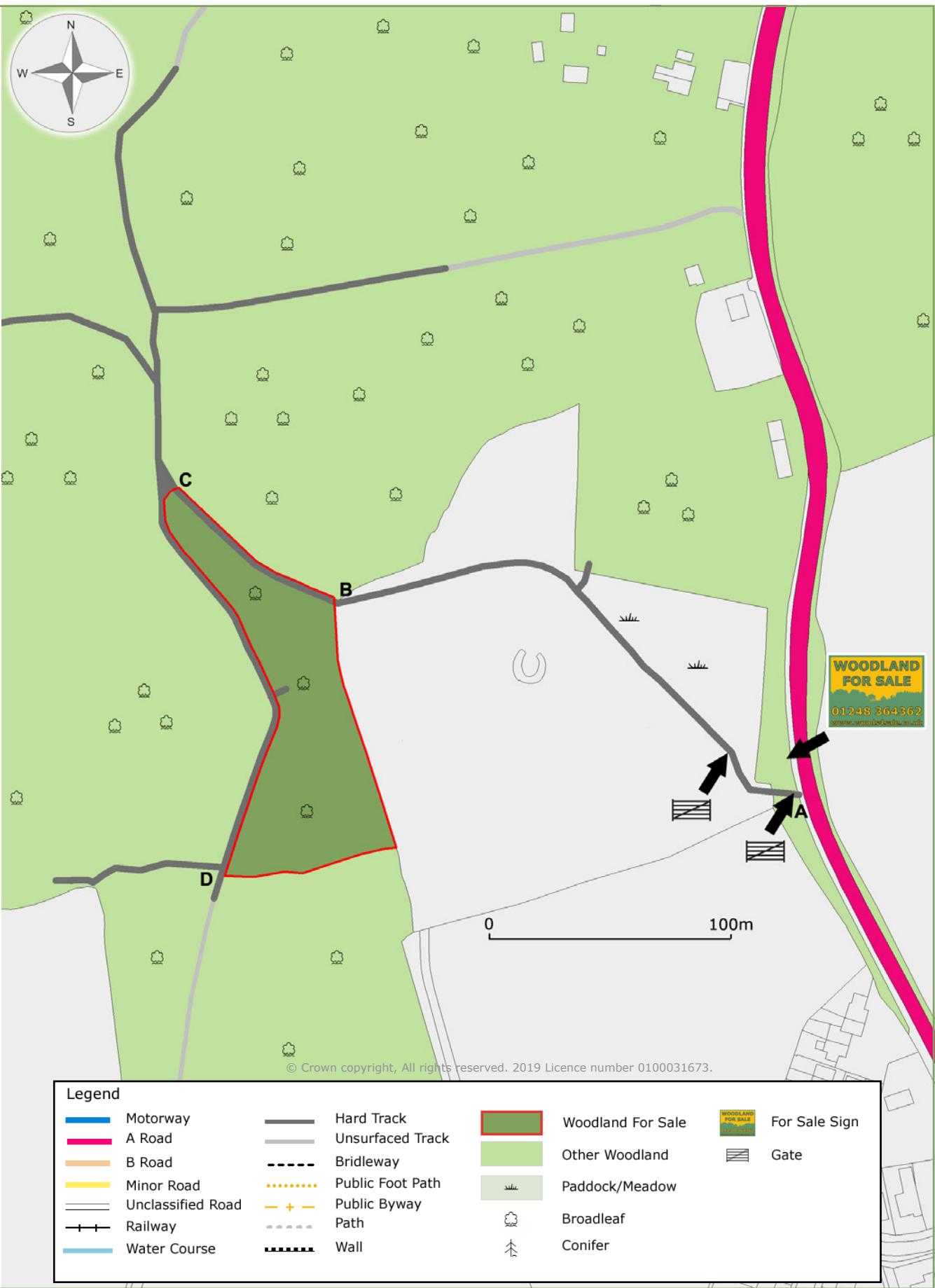
Contact

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

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