

WOODS 4 SALE

Phone: 01248 364 362
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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Holt Grove near Northchapel, West Sussex. 2.25 acres of native broadleaf Ancient Woodland. £33,000 (freehold)

A fantastic oak and mixed broadleaf woodland in a peaceful location with all-year vehicular access.

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Holt Grove, Northchapel, West Sussex



Description

Holt Grove is an exceptional bluebell woodland in a great location. Forming part of a larger expansive Ancient Woodland close to the rural village of Northchapel, West Sussex. The towns of Petworth and Haslemere are some fifteen minutes' drive by car, with the coastal city of Chichester around half an hour.

The primary tree species is English oak, dominating the upper canopy. Many of these impressive *Quercus* specimens are estimated to be in excess of 200 years old. A number of mature sweet chestnut stools can be found, along with birch, hazel and holly. The topography of the woodland is level with an easily traversed floor which is carpeted with bluebells in spring.

Access to the woodland is along a hard track from the main road (A283) which has recently been resurfaced and is suitable for a 2WD vehicle. This track flanks the north and east boundaries facilitating convenient onward management of the wood. Some light thinning of the oak has been carried out in the recent past but there remains a substantial quantity of valuable timber should a new owner wish to carry out some felling or coppicing works.

The conservation value of Holt Grove is clear, being part of a larger Ancient Woodland enhances the wildlife population. A riotous medley of birdsong permeates the woodland from chiffchaffs to woodpeckers and even an occasional owl. Many species of mammal, from rare bats to deer and badgers can be found.

If It Were Mine

I would carry out some coppicing of the sweet chestnut. Holt Grove has a wonderful atmosphere and offers much to the aspiring woodland owner.

Please note some management operations may require a felling licence.

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 948 300.
- Nearest postcode: GU28 9EH.

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 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.
- Continue along the track for 350 metres passing and take the first turning to your left (point **B**).
- Holt Grove is ahead.

Boundaries

- The north boundary is the inside edge of the track marked by wooden posts with white paint.
- The eastern boundary is the outside edge of the track marked by wooden posts with white and then green paint.
- The southern boundary is marked by wooden posts with white paint.

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- The western boundary is marked by wooden posts with green paint.

Sporting Rights

The sporting rights are included and not let.

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 from the roadside gate up to the woodland boundary (marked **AB** and **CD** on the plan).
- A right of way is reserved to others over the routes marked **BC** and **BE** on the plan.
- 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

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.

(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.

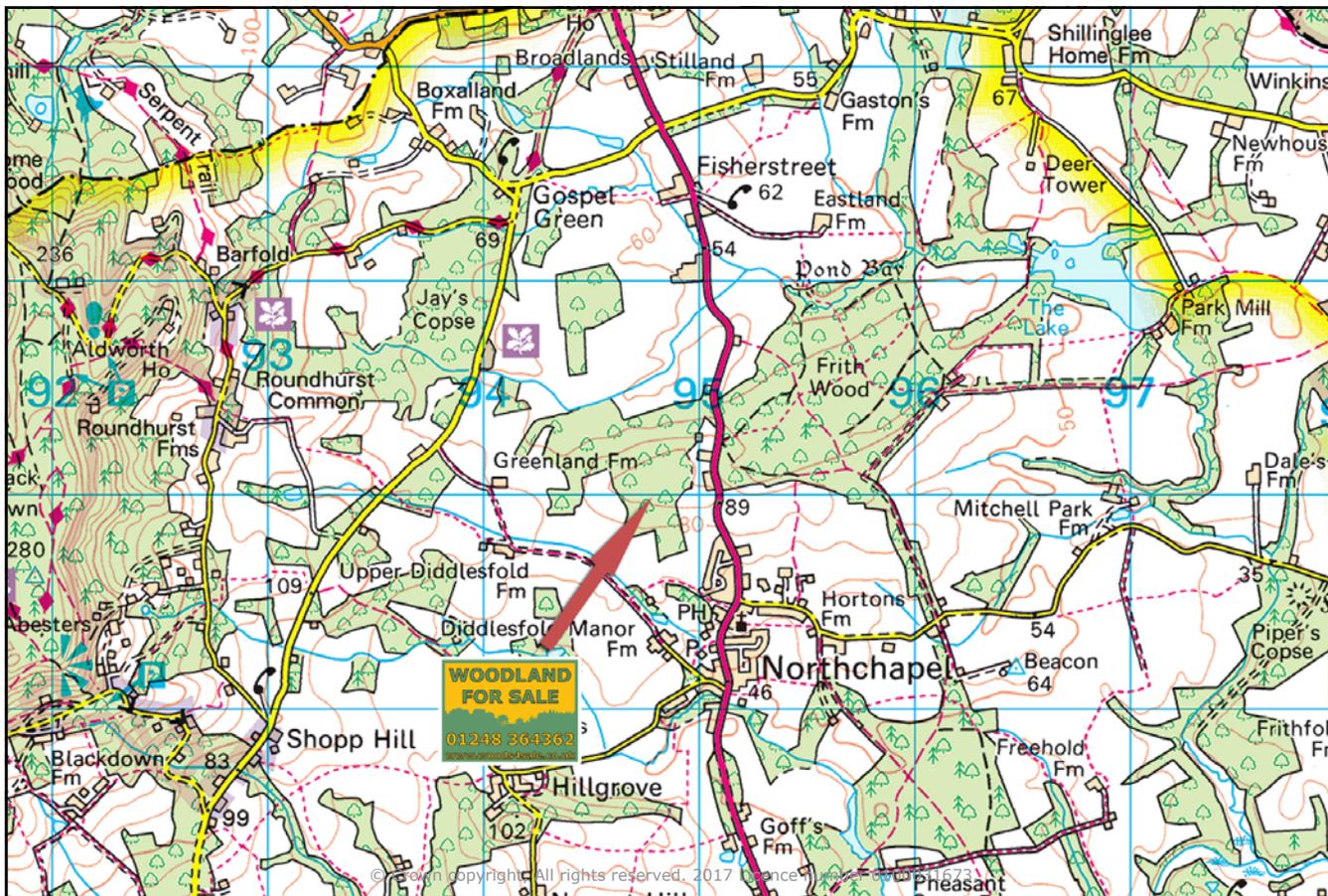
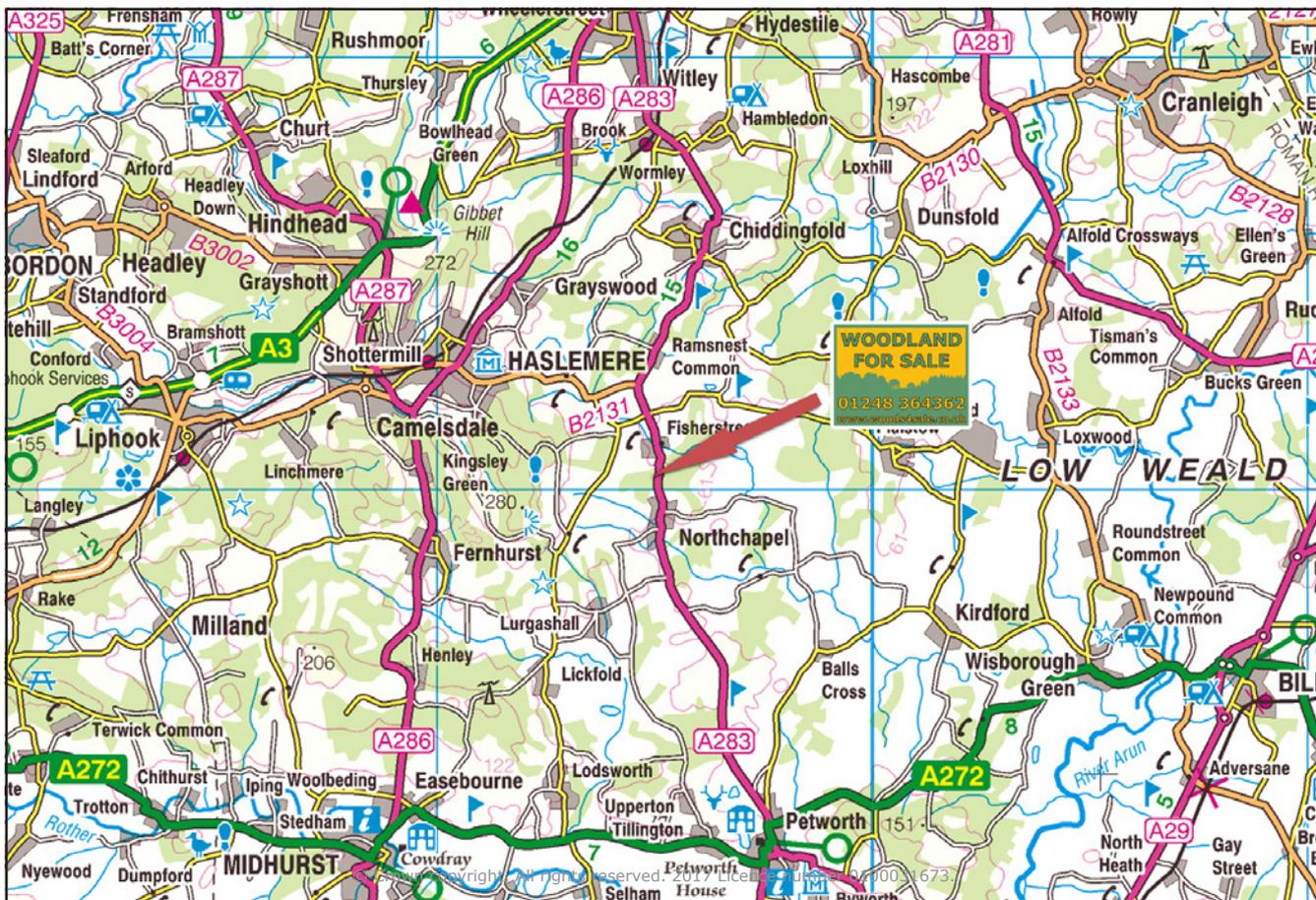
Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

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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