

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.



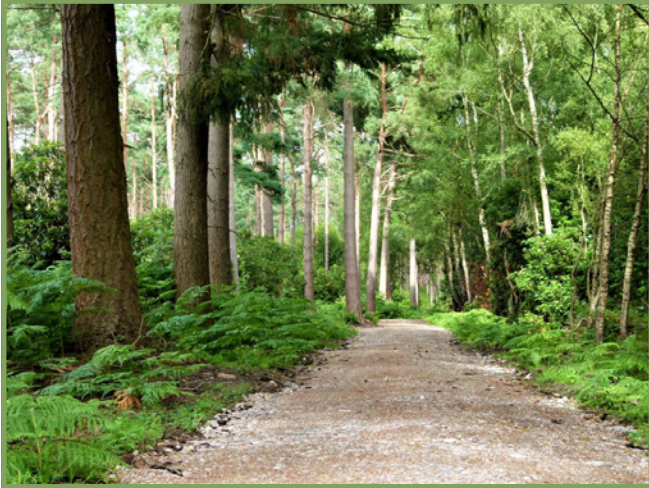
Latimer Wood

near Guildford, Surrey. 2.47 acres of lovely broadleaf and conifer woodland with good vehicular access, 8 miles from junction 4 of the M3. £36,000 (freehold)

A superb broadleaf and conifer woodland comprising oak, beech and Norway spruce with good vehicular access and opportunities for a weekend woodsman. 35 miles from London.

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Latimer Wood, Guildford, Surrey



Description

Situated towards the end of an upgraded private track, Latimer Wood is in the southwest corner of a wider gated forested area known as Leapingbar Copse, 6 miles northwest of Guildford in semi-rural Surrey.

Located on fertile level loam over sandy soil, the predominantly mature canopy comprises majestic oak, Norway spruce, with occasional Scots pine, sweet chestnut and birch to the south. Tall stems of beech occupy the north with a good quantity of natural regeneration beneath; beech seedlings and saplings are shade tolerant, a common species attribute after early establishment.

The shrub layer below includes holly, colourful rhododendron along with younger Norway spruce. During warmer months a delightful scene is created with patches of bluebells, primrose, foxglove, lesser celandine and bracken on the ground layer, welcomed by our vital pollinators. In addition, a number of lovely grassy areas at the southern end would lend themselves perfectly for an occasional summer BBQ. Woodland visitors include both muntjac and roe deer, badger, rabbit, field mouse, little owl, green woodpecker, buzzard, and a number of harmonious songsters.

Latimer Wood is a peaceful and tranquil haven, ideal for family and friends. It benefits from good vehicular access navigable with a 2WD car.

There is an Article 4 direction on the wider woodland including Latimer 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

I would firstly strim the grassy areas and some of the bracken, a mature stem or two would also certainly feed my log burner over winter. Occasional nights under the stars would definitely happen in this peaceful environment. I'm sure a Christmas tree could also be found come the season!

Please remember some management operations require approval and/or a 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 935 531
- Centre of wood: SU 938 530
Nearest postcode: GU3 2DX

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

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

Latimer Wood, Guildford, Surrey



- 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 wooden five bar gate on the left and our Woods4Sale sign attached to it (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 woodland passing two log bridges on the right.
- After 495 metres turn right at the T junction (point **B**) and continue south passing over a drainage ditch and into beech woodland, also passing a turning on the left (point **C**).
- After 390 metres turn right (point **D**) and continue along the track for 220 metres and you will arrive at the woodland on the right, indicated by green, blue and white paint on a short wooden post (point **E**).

Boundaries

- The northeast boundary **EJ** is indicated by white paint on occasional wooden posts and trees.
- The southeast boundary **FE** is the outside edge of the track indicated by green paint on occasional short wooden posts that may be off-set by a short distance.
- The southwest boundary **FG** is indicated by red paint on occasional short wooden posts and trees, **GH** is the shallow ditch, indicated by red paint on occasional wooden posts and trees, **HJ** is the shallow ditch.

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 for all times and all purposes over the route **ABCDE**.
- A right of way is reserved over the route **EF** which is also a public footpath.
- 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

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- 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 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.

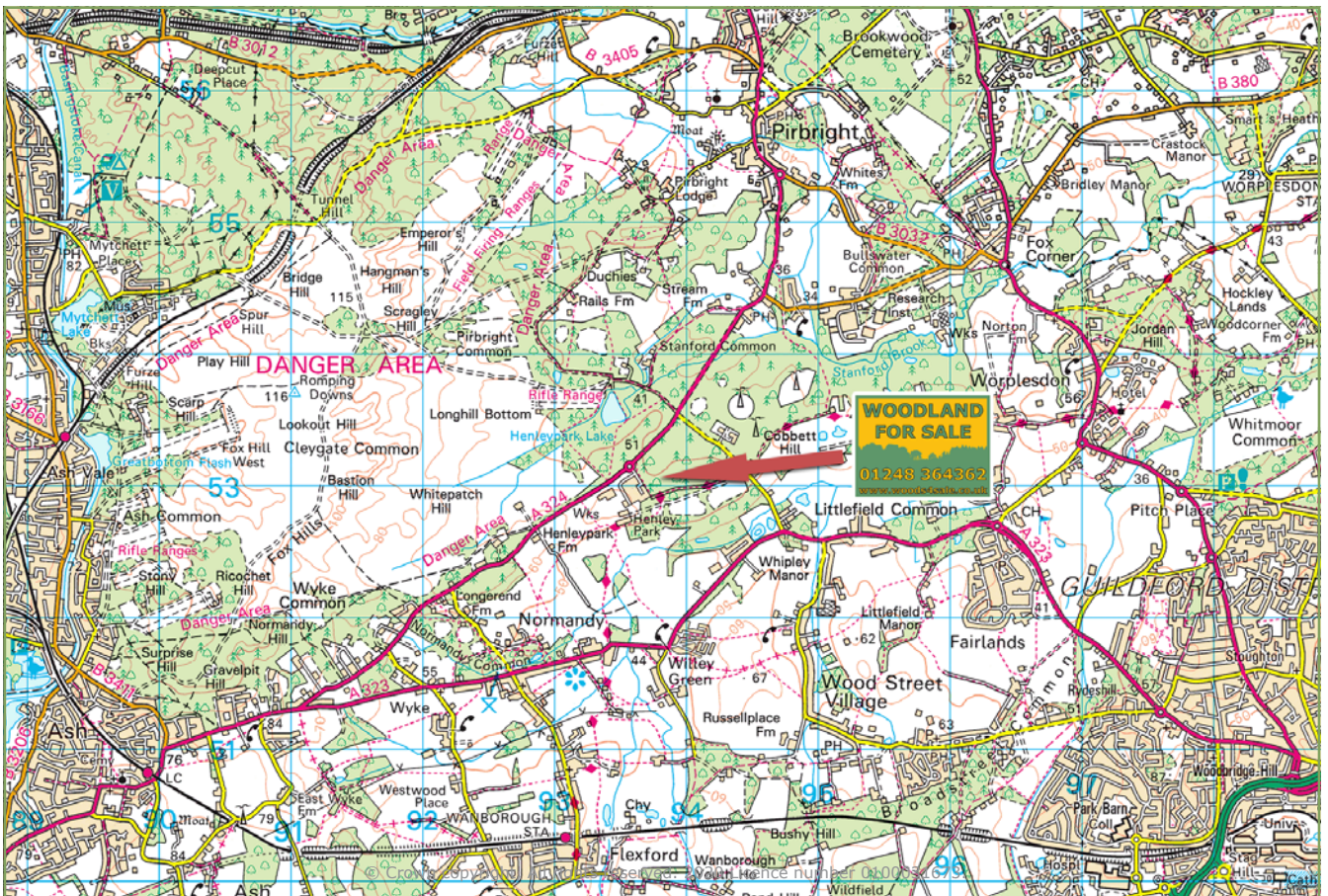
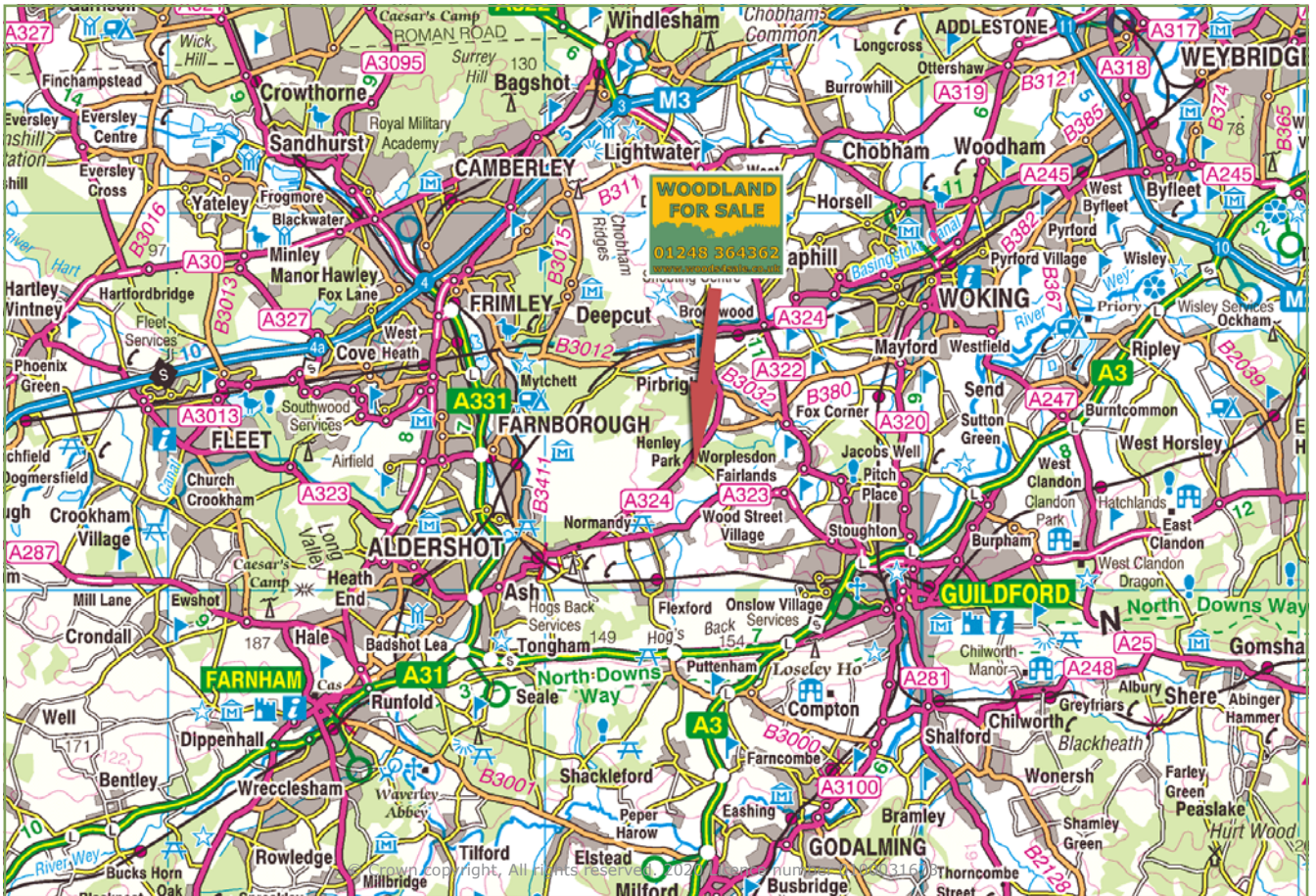
Woods4Sale Interest

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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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				