

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.



Memphis Wood

Alfold, nr. Guildford, Surrey. 2.18 acres of mixed woodland with vehicular access, 35 miles from London.
£30,000 (freehold)

A beautiful mature woodland comprising Scots pine and oak, in a countryside location, close to the Surrey/West Sussex border, not far from the market town of Horsham.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Memphis Wood, Horsham, Surrey



Description

Memphis Wood is a delightful woodland situated along a private track and forms part of a larger gated woodland near to the West Sussex border, conveniently located 11 miles south of Guildford.

Located within level loamy clay soils, this mature canopy planted approximately in 1990 largely comprises Scots pine which is identified as one of Great Britain's three native conifer species. Known for its lumber attributes, many of the stems are of good quality and suitable for joinery and veneer. Scattered throughout the woodland are a number of broadleaves including majestic oak, birch and occasional ash. A further number of magnificent oak stand along the northern boundary, beyond which far reaching rural views can be enjoyed. This might be a good spot to star gaze on a summer's eve. The shrub layer below consists of younger birch and hazel coppice.

Intermittent patches of bluebells, primrose, foxglove, gorse, rushes and fruity blackberry embellish the ground layer during springtime, creating a lovely scene amongst the stems.

Feathered visitors include little owl, woodpecker and an acoustic mix of songsters. An array of mammals occupy the wider woodland such as both fallow and roe deer, fox, badger and brown long-eared bat.

Memphis Wood offers possibilities for both recreation and some light woodland management for an aspiring woodsman. It benefits from vehicular access for a 4WD vehicle all year round and a 2WD car in all but the wettest of conditions.

If It Were Mine

Some of the birch would make good logs for the hearth at home. I would consider strimming around



the tall oaks for a place to camp from time to time with the family. A Scots pine or two could certainly be milled on site, perhaps for a project at home.

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: 187

Ordnance Survey Grid References:

- Roadside gate: TQ 053 343

- Centre of wood: TQ 054 339

Nearest postcode: RH12 3BQ

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.

What3Words

///retaliate.denser.system

Directions & Access

- From Guildford, continue south along the A281 passing through Bramley.
- After 10 miles you will reach the village of Alfold, continue through the village along the A281, passing the BP petrol station on the right.
- 0.7 miles after passing the BP petrol station, the road dips just beyond the entrance for RGH

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Supplies with a turning on the right, indicated by orange Xs on a Public Footpath signpost.

- Turn right off the road and please park carefully in a suitable safe place not obstructing the steel gates (point **X** on the plan below).
- Walk round the gates (sorry we do not provide keys for viewings) and continue south along the track, passing a large agricultural barn on the left.
- After 360 metres you will see our Woods4Sale sign on a steel gate (point **A**).
- Climb over the gate and continue along the wide soft track for 60 metres and you will arrive at Memphis Wood ahead and to the right of the track, indicated by a wooden post with white paint (point **B**).

Boundaries

- The north boundary **BC** is the fence and earth bund with fields beyond.
- The east boundary **CD** follows a shallow ditch, indicated by red paint on occasional wooden posts and trees.
- The south boundary **DE** is the inside edge of the track, indicated by green paint on occasional trees and wooden posts that may be off-set by a short distance.
- The west boundary **BE** is indicated by white 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 excluded from the sale.

Rights Of Way

- There is a right of way granted at all times and for all purposes over the route **XAB**.
- A right of way is reserved to others over **BC**.



- There are no public rights of way in 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 for any commercial or industrial use (apart from the growing and extracting of timber).

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

Memphis Wood, Horsham, Surrey



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.

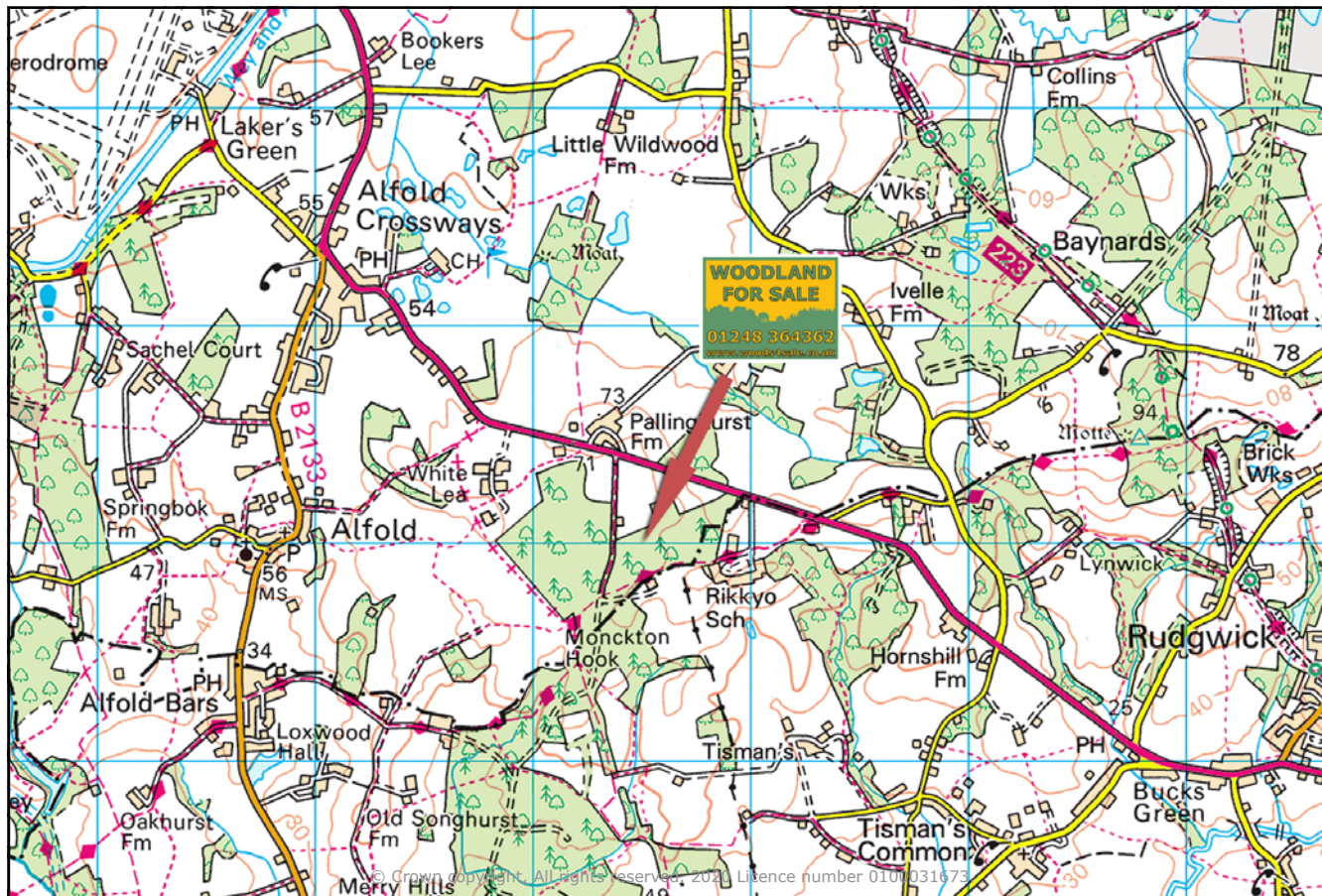
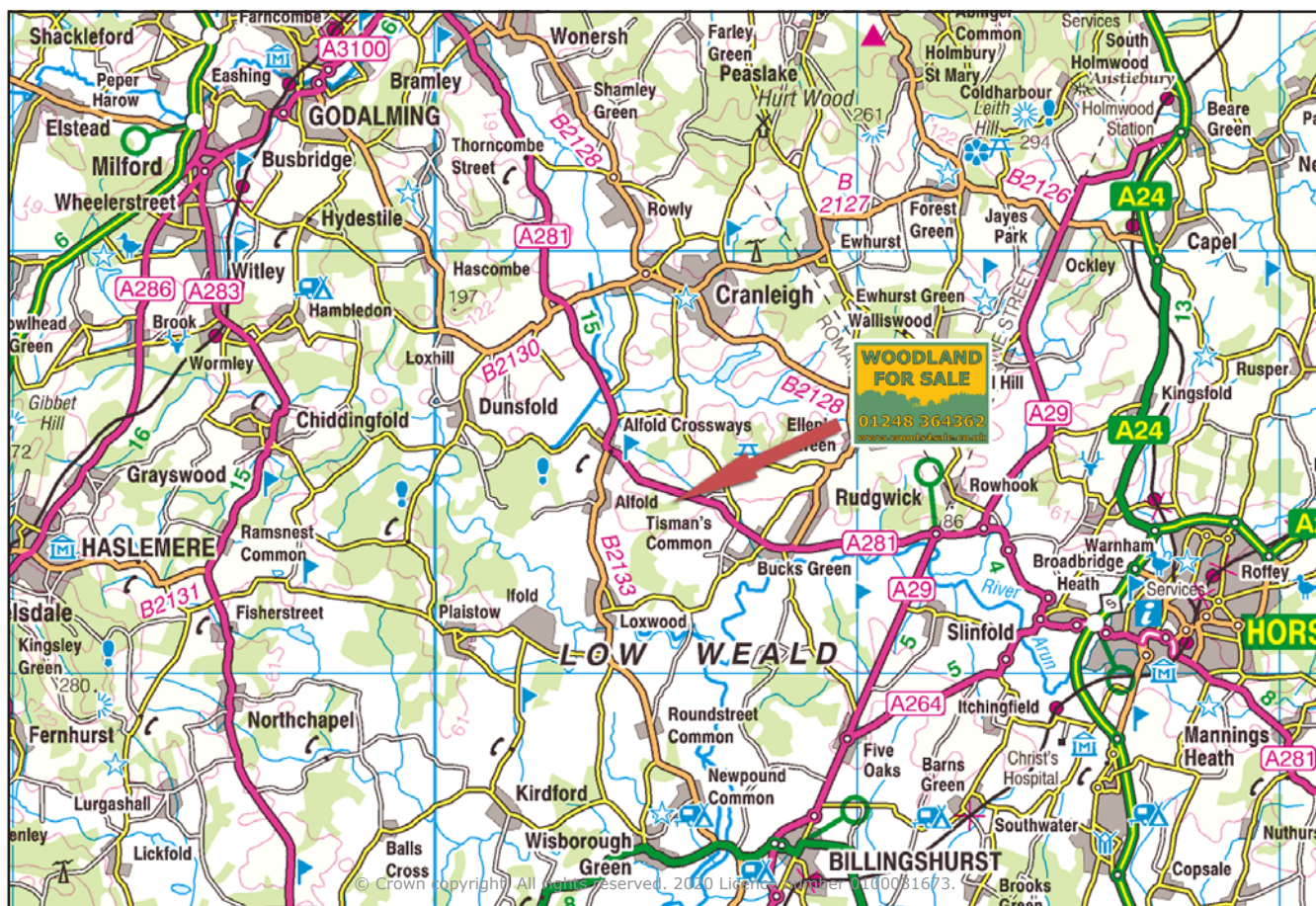
Woods4Sale Interest

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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