

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.



Muttons Copse
near Horsham, Surrey. 2.85 acres of stunning Ancient
Woodland in a rural location, 35 miles from London.
£42,750 (freehold)

Stunning broadleaf and conifer woodland comprising oak, sweet chestnut and Norway spruce with farmland views and good access.

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Muttons Copse, Horsham, Surrey



Description

Located 11 miles south of Guildford, Muttons Copse is a delightful Ancient Woodland that forms part of a wider gated forest close to the West Sussex border.

This tranquil copse is situated on level loamy clay soils and comprises a mature canopy of majestic oak (many of the stems are of excellent quality), sweet chestnut, ash and occasional Norway spruce. The lush shrub layer beneath consists of hazel coppice (perfect for walking sticks!), large holly and regenerating sweet chestnut. During spring the ground layer is awash with beautiful bluebells (an Ancient Woodland indicator), creating a delightful woodland scene amongst the stems. Additional splashes of colour are provided by other ground flora including wood anemone, primrose and lesser celandine.

Regular woodland visitors include deer (fallow and roe), fox, badger, brown long-eared bat, adder, woodpecker, little owl and many harmonious songsters.

Predominantly surrounded by earth bunds, the wood offers a sense of privacy from within. A number of open spaces make superb locations for occasional overnighting. Far reaching rural views looking north, east and west are also enjoyed from the boundaries.

Muttons Copse is accessible with a 4WD vehicle all year round and a 2WD in all but the wettest of weather.

If It Were Mine

I would certainly fashion a few thumbsticks from the hazel coppice. Occasional overnighting and BBQs would happen during the summer months at any number of the attractive open locations, perhaps near one of the boundaries soaking up the scenic views.

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 056 341

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.

Directions & Access

- From Guildford, continue south along the A281 passing through Bramley.
- After 10 miles you will reach the village of Alfold Crossways, 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 Supplies with a turning on the right, indicated by orange Xs on a public footpath sign post (point X on the plan below).
- Turn right off the road and please park in a suitable safe place not obstructing the steel gates.
- Walk round the gates (sorry we do not provide keys for viewings) and continue south along the

Muttons Copse, Horsham, Surrey



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 230 metres and you will arrive at Muttons Wood to the left of the track and over the low earth bund.

Boundaries

- The short east boundary **CD** is indicated by green paint on occasional wooden posts and tree stumps, **DE** is the earth bund with dilapidated fence on top and fields beyond.
- The south boundary is the low earth bund on the inside edge of the track.
- The west boundary is the earth bund with the agricultural fence on top and fields beyond.
- The north boundary is the earth bund with dilapidated fence on top and fields beyond.

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 for all times and all purposes over the route **XABC**.
- 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) or any other use that may cause a nuisance or annoyance to the owners or occupiers of the Retained Land.

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

Muttons Copse, Horsham, Surrey



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.

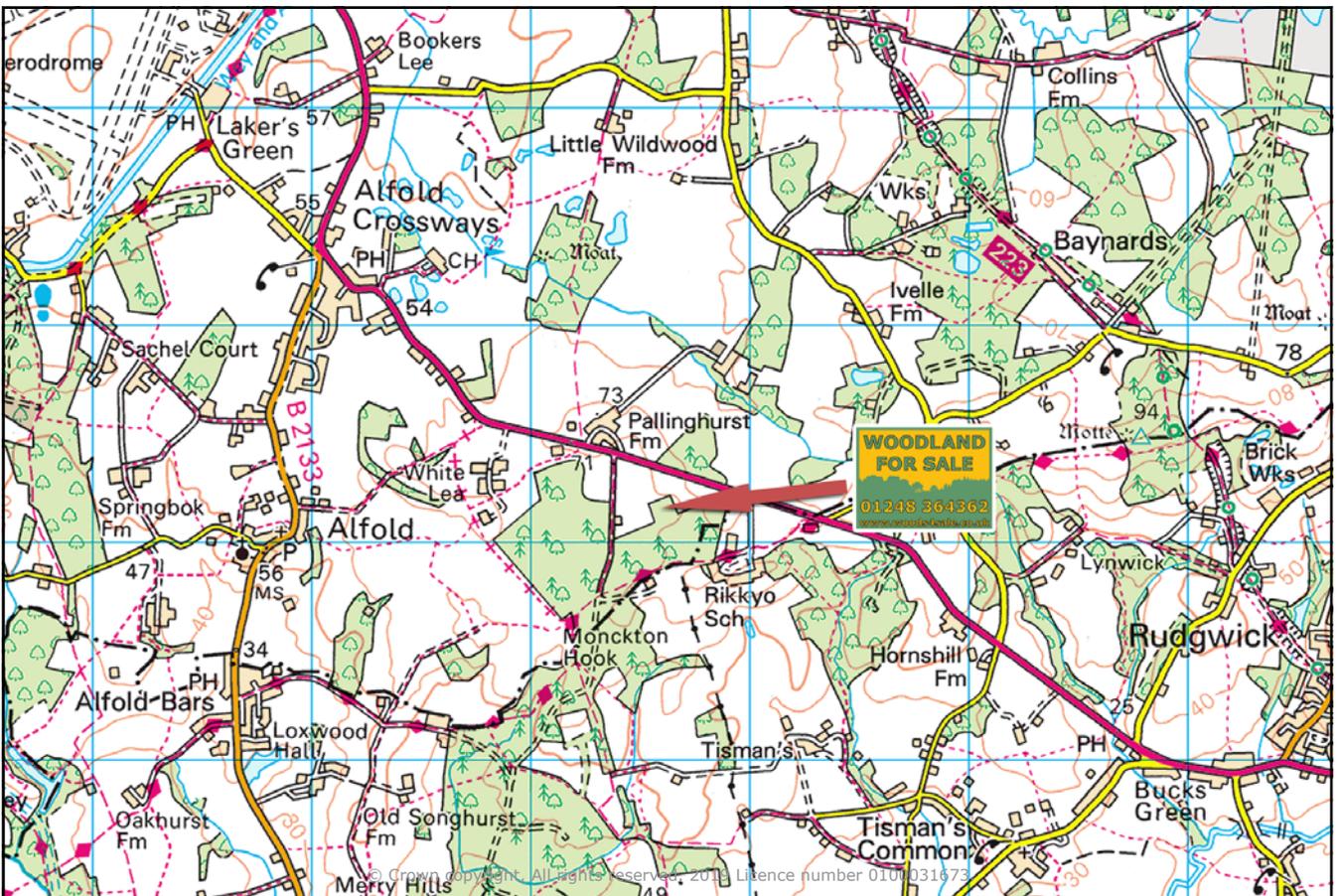
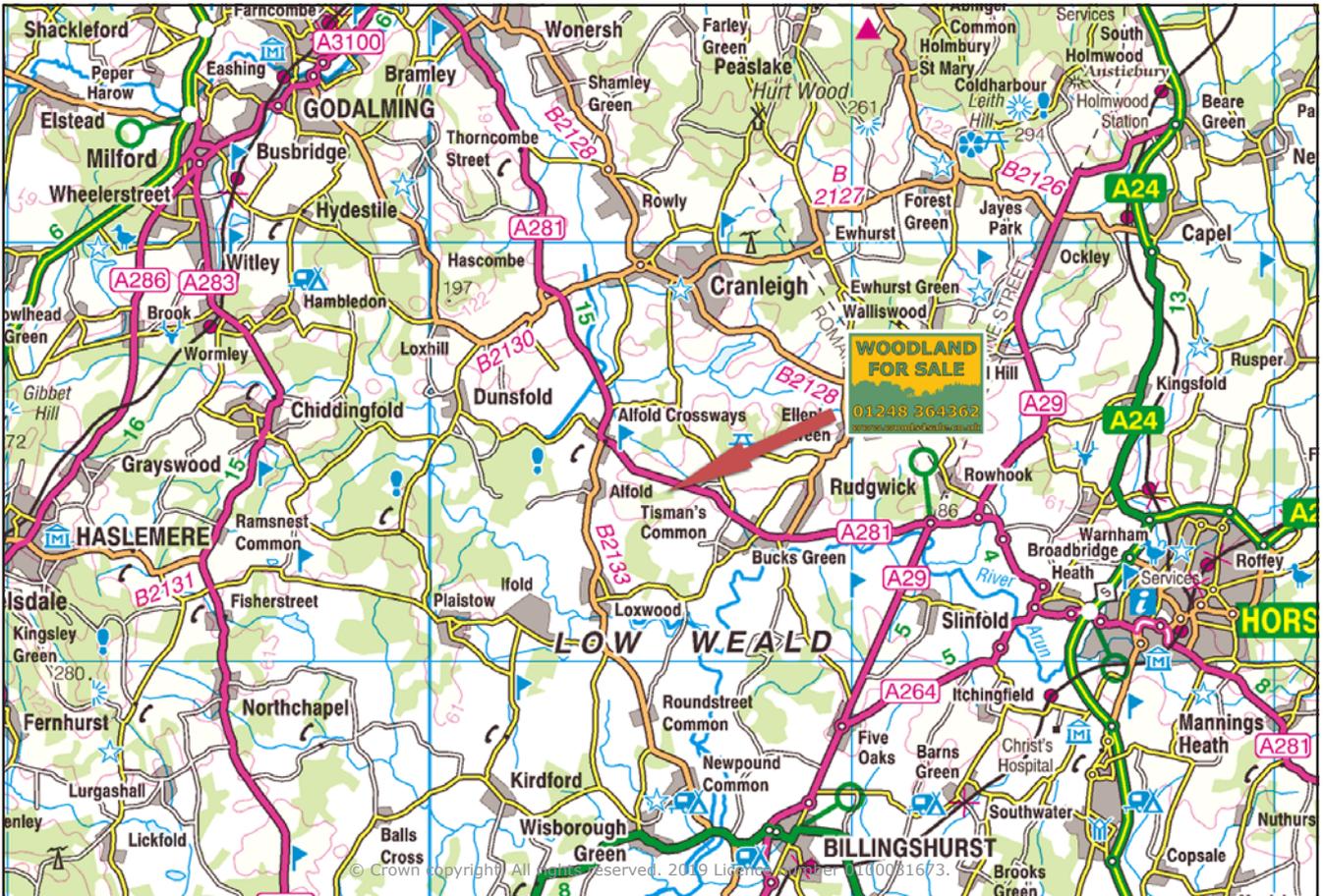
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

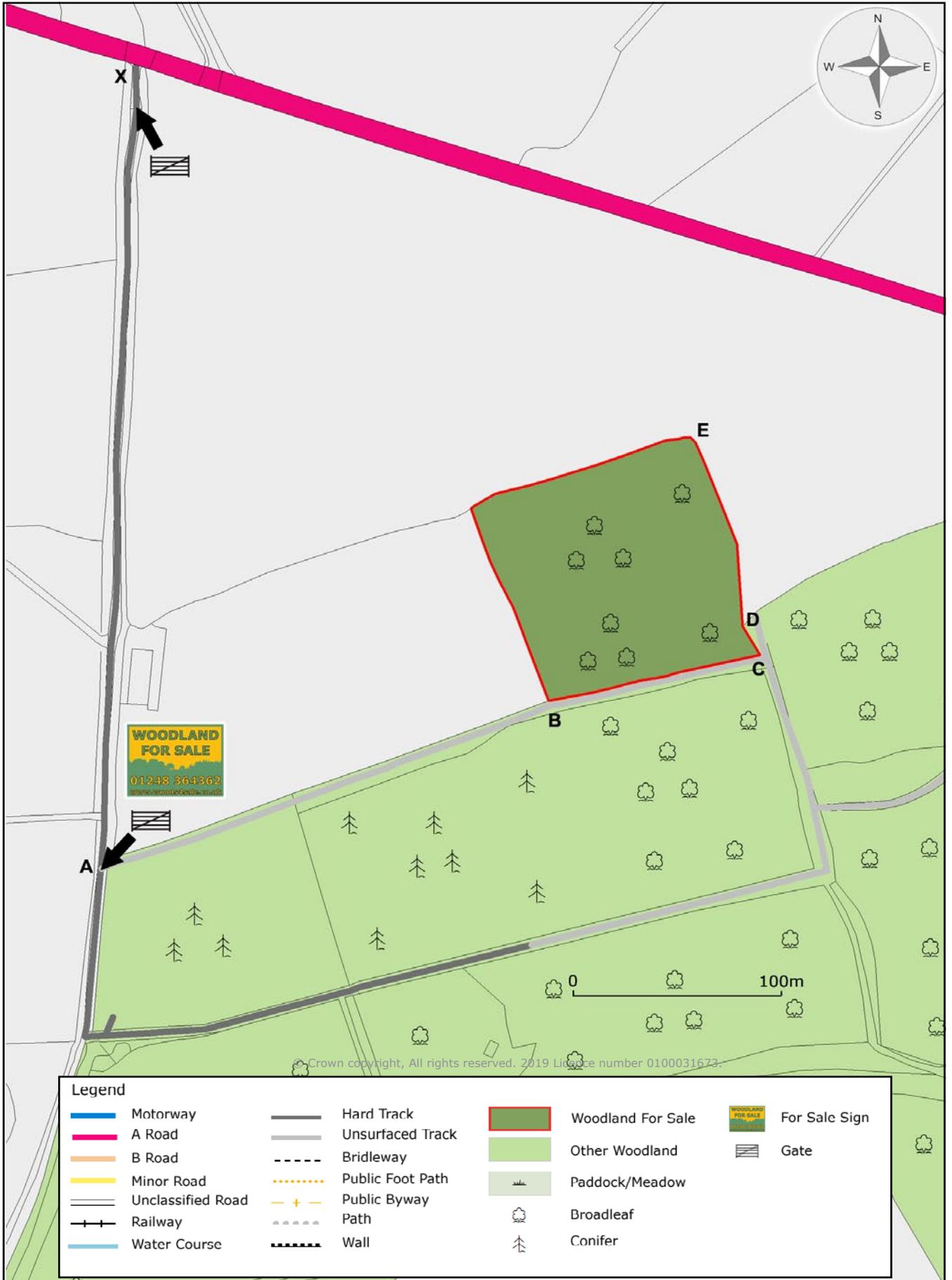
Contact

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 Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				