

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.



Pensfold Wood

near Horsham, West Sussex. 2.22 acres of mixed broadleaves in a rural location with. £49,000 (freehold)

A lovely woodland containing oak, hornbeam and ash in a serene locale with abundant wildlife, 40 miles south of London.

SALE

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Pensfold Wood, Horsham, West Sussex



Description

Situated a short distance from the historic market town of Horsham in rural West Sussex, Pensfold Wood forms part of a broader wooded area. Access is via a locked gate and along a track. **Please note the viewing arrangements for this woodland.**

The woodland is sited over gently sloping loamy clay soils and contains a mature canopy of oak standards (several of which are of outstanding quality) hornbeam, ash, birch and poplar with a dash of cherry. Within the shrub layer beneath you will encounter lush hazel coppice, hawthorn, field maple and holly along with regenerating ash thickets. Come warmer months the ground layer is awash with colourful flora including bluebells, wood anemones, common dog violet and fragrant honeysuckle as well as clusters of rush, all relished by our essential pollinators.

Some interesting topographical undulations towards the north offer good and somewhat private areas to camp and perhaps hone bush craft skills. Many of the stems would lend themselves perfectly to put up a hammock and relax with a book, whilst soaking up the tranquil surroundings. Feathered companions include hawk, owl, lesser redpoll and many congenial songsters. A range of mammals include roe and fallow deer, badger, hare and fox to name a few.

If It Were Mine

I would consider selecting an oak to mill on site; this could have a multitude of uses including general oak beams, craft projects and fuel. I would mount a few birdboxes on trees to further enhance the bird life. Perhaps a few raked paths leading to the north of the woodland would be nice.

Please remember some management operations require approval and/or a licence.

To View This Woodland

Viewing this property is strictly by appointment. Please telephone the Woods4sale office to make an appointment, 01248 364 362.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Nearest Postcode

RH13 0RA (This is for the local area, not specific to the woodland).

What3Words

- Point **Z**: ///washed.headrest.baseballs
- Point **A**: ///showering.reversed.backup

Ordnance Survey Grid References

- OS Landranger Series Sheet No: 187
- Roadside gate (point **Z**): TQ 107 331
- Centre of wood: TQ 112 338

Directions & Access

Please do not set off to view the wood without calling the office on 01248 364362 as per the viewing arrangements above.

- From Broadbridge Heath head west towards Guildford on the A281 passing Farlington School on the right and taking the second exit at the roundabout just after, continuing on the A281.
- After 0.5 miles, keep left at the roundabout taking the first exit towards Guildford (A281), passing a Volvo car dealership on the right.
- After 0.7 miles, take the second exit toward Guildford continuing along the A281.
- After 0.6 miles, take the fork off to the right up a private tarmac drive sign posted for Furnace Lakes Carp Fishery (point **X** on the plan below).

Pensfold Wood, Horsham, West Sussex



THERE IS NO PARKING BEYOND THIS POINT SO PLEASE MAKE SURE YOU HAVE FOLLOWED THE ARRANGEMENTS FOR VIEWING – PHONE THE OFFICE ON 01248 364362. The buyer will be provided with padlock codes/keys upon completion to allow full access to the woodland.

- After 130 metres, turn right just before the stone gate posts (point **Y**).
- Climb the steel gate at point **Z**, (sorry we do not supply padlock codes for viewings) and follow the track through the woodland.
- After 785 metres turn right at a crossroads (point **A**), indicated by our Woods4Sale sign and two yellow crosses on a tree.
- Continue east along the track and after 115 metres you will arrive at Pensfold Wood on the left of the track (point **B**), indicated by blue paint on wooden posts and trees.

Boundaries

- The northern boundary is the top of a tree lined earth bank with site fencing and further conifer woodland beyond, indicated by green paint on occasional trees.
- The southern boundary is the outside edge of the track.
- The eastern boundary is indicated by red paint on occasional wooden posts and trees.
- The western boundary is indicated by blue 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 owned and included in the sale except as reserved by statute.

Rights Of Way

- There is a right of way granted at all times and for all purposes over the route **XYZA** and **AB**.
- A right of way is reserved over the route **BC** for the benefit of the woodland beyond.
- There is a public bridleway between **DE** and a public footpath that clips the southeast corner at point **C**.
- A maintenance clause covers all the shared rights of way with liability according to use.

Fencing Liabilities

There are no known fencing obligations.

Third Party Rights

There is a gas pipe along **DE** and South Eastern Gas Board have the right to access, construct and maintain the pipes at a width of 20 feet and make good any damage.

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,

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Pensfold Wood, Horsham, West Sussex



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. The Transferees must not, without prior consent from the gas company, make or cause any permit material alterations to the strip of land **DE** or any land within 10 feet of the strip nor obstruct access or interfere any work or maintenance.
 3. The Transferees must not erect or install any building structure or permanent apparatus in through upon or over the strip of land **DE** within 10 feet without consent in writing from the gas company.

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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Please confirm how you will be funding the purchase and that you have cleared funds available.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

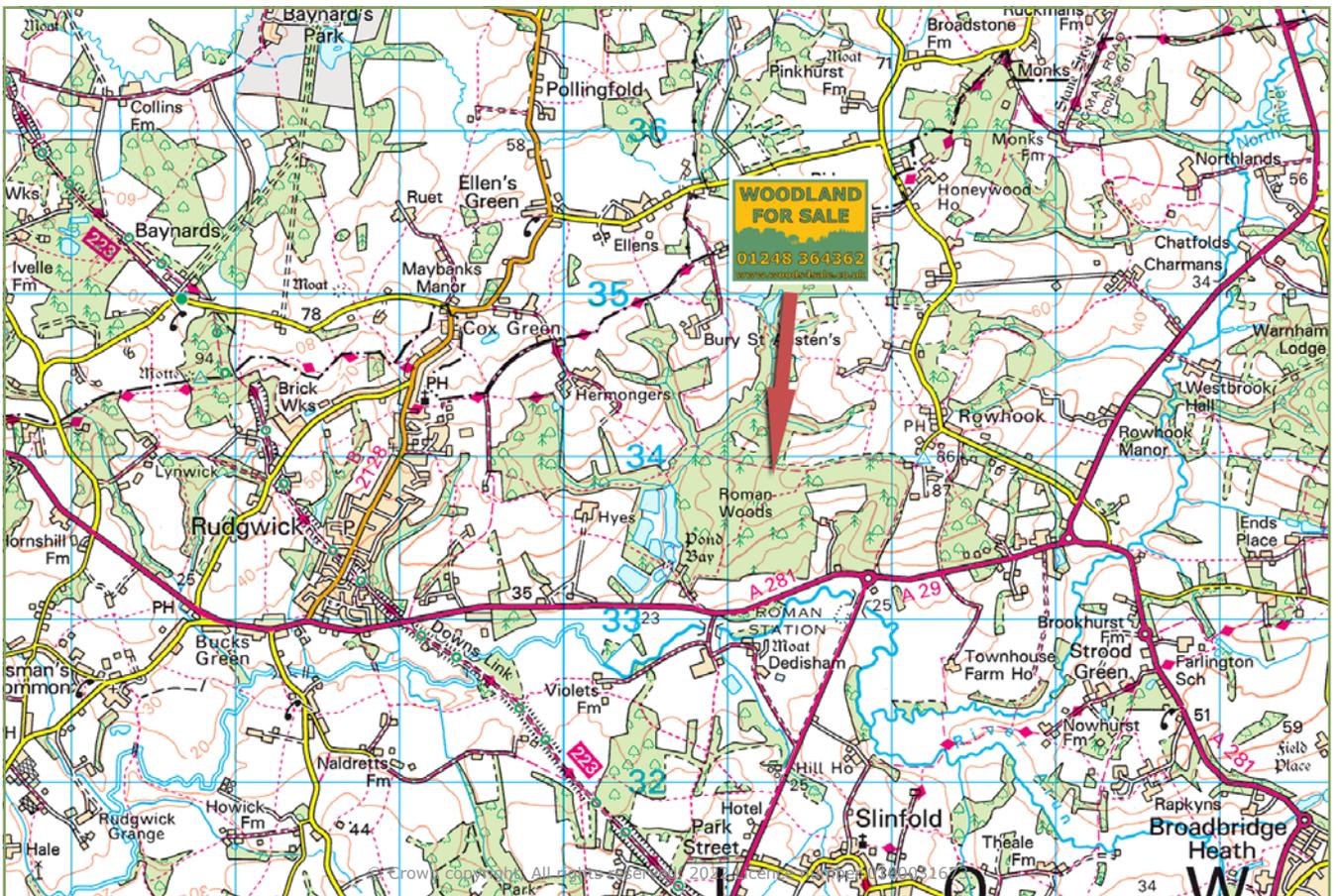
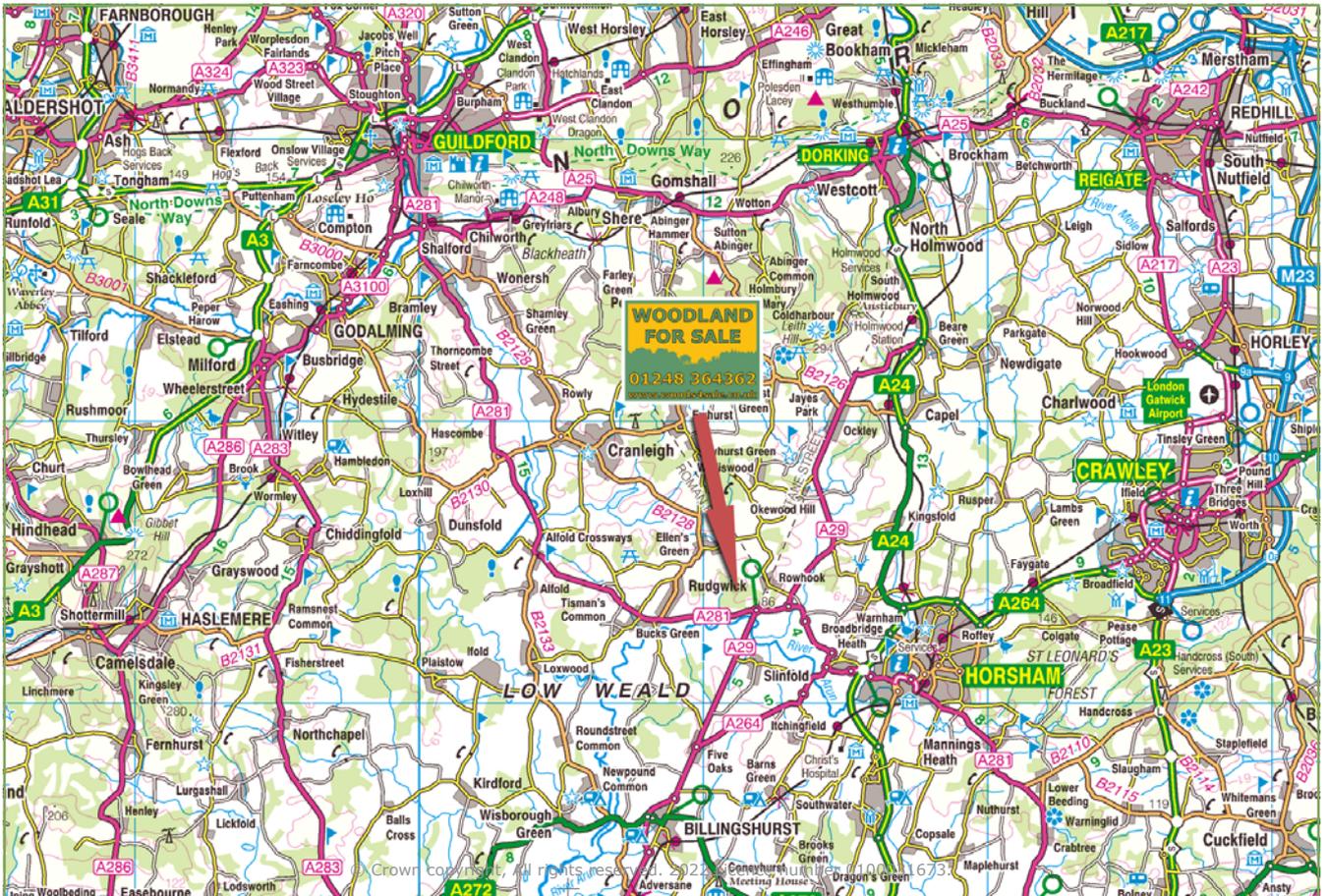
Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

Pensfold Wood, Horsham, West Sussex

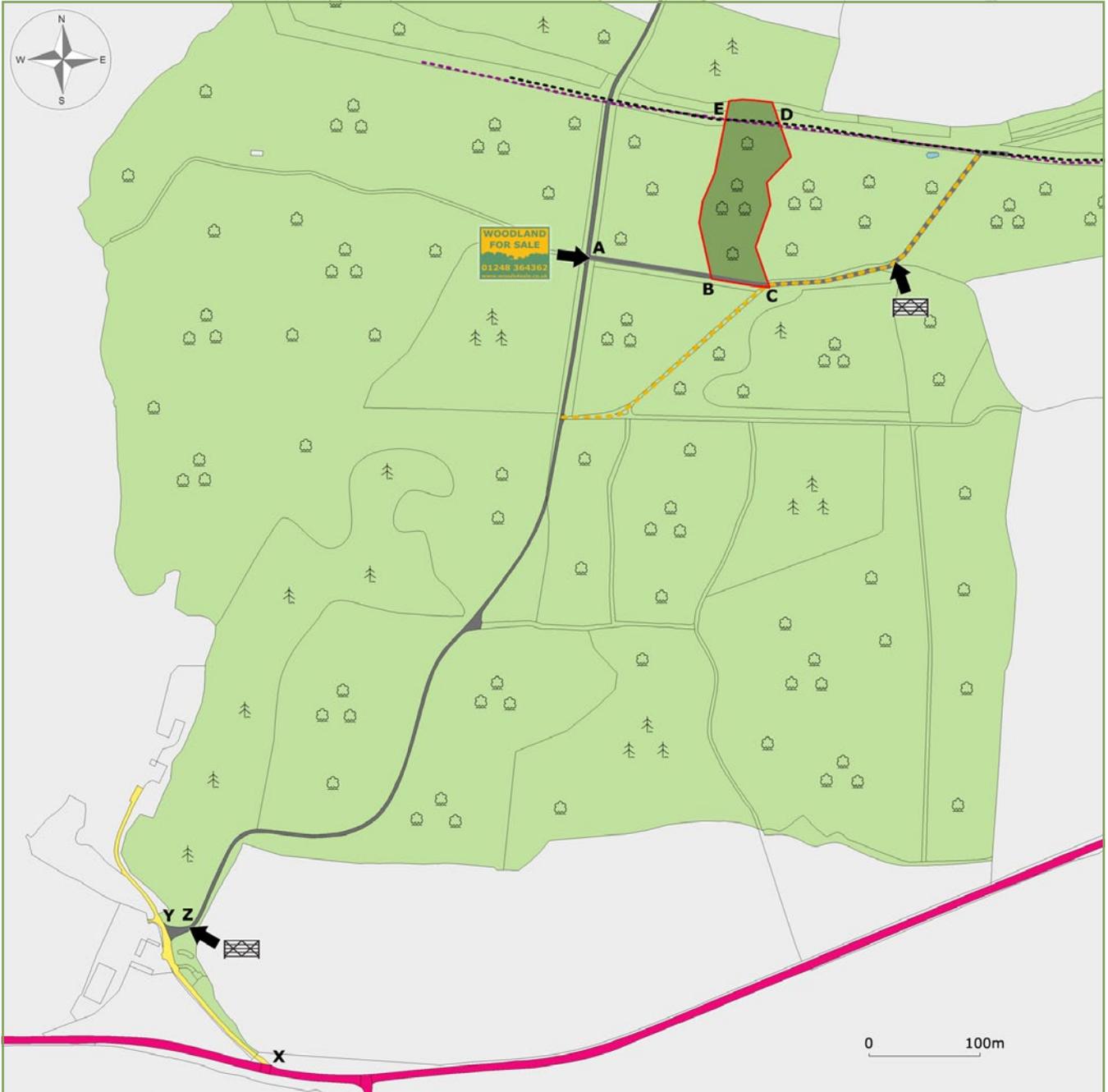


Pensfold Wood, Horsham, West Sussex



© Crown copyright, All rights reserved. 2022 Licence number 0100031673.

Pensfold Wood, Horsham, West Sussex



© Crown copyright, All rights reserved. 2022 Licence number 0100031673.

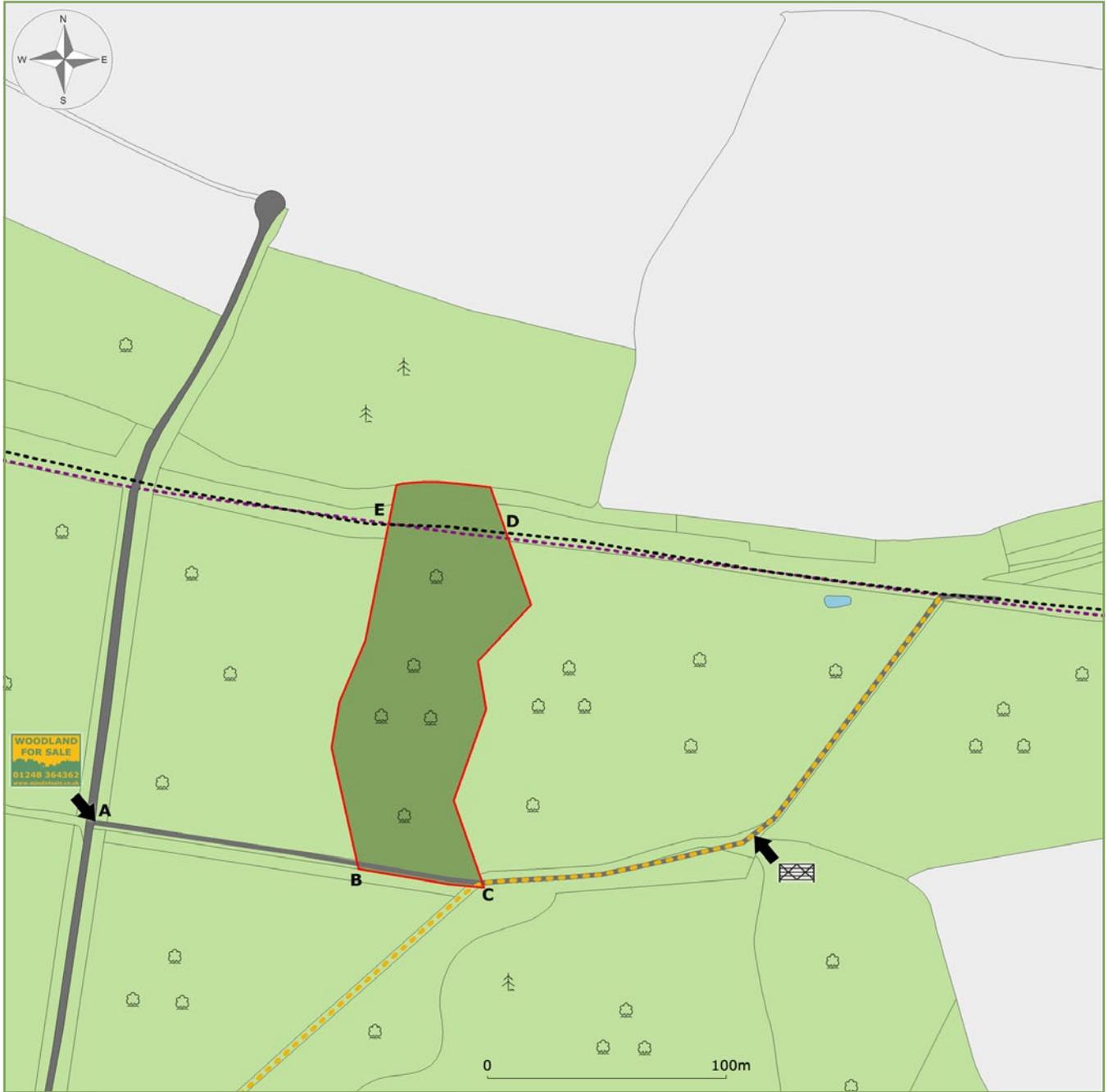
Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Pedestrian Gate
Minor Road	Public Footpath	Water Pipe	Broadleaf
Unclassified Road	Public Byway	Fence	Conifer
Railway	Path	Gas Pipe	Cave
Watercourse	Wall		

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Pensfold Wood, Horsham, West Sussex



© Crown copyright, All rights reserved. 2022 Licence number 0100031673.

Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Pedestrian Gate
Minor Road	Public Footpath	Water Pipe	Broadleaf
Unclassified Road	Public Byway	Fence	Conifer
Railway	Path	Gas Pipe	Cave
Watercourse	Wall		