

# 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.



## Roly Wood

near Guildford, Surrey. 2.37 acres of marvellous mature conifer with roadside access, 35 miles from London.  
**£39,000 (freehold)**

A superb Douglas fir and Scots pine woodland with a touch of broadleaves in a semi-rural location, 8 miles from junction 4 of the M3.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK  
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

## Roly Wood, Guildford, Surrey



### Description

Located amongst a wider gated woodland recognised as Leapingbar Copse, Roly Wood is a short distance north west of Guildford in semi-rural Surrey.

Sited on level sandy loamy clays, the mature canopy principally comprises of Scots pine and majestic Douglas fir. Known to grow beyond 90 metres tall, the species is renowned for superb timber quality with a variety of uses including cladding and joinery. Many of the stems are of superb quality with good girth. In addition, there is also a blend of broadleaves towards the north western boundary including sweet chestnut, oak and birch. A new owner could consider some planks for woodcraft, making use of the Forestry Commission thinning licence already in place.

In the shrub layer below you will find colourful rhododendron, a smattering of younger Douglas fir and holly. During drier months, spots of primrose, foxglove, bracken and flowering heather add an extra element to the ground layer; heather could be collected and used as a botanical for home infused gin. Close to the north western boundary are the vestiges of a historic military track (from nearby Pirbright Barracks), this was probably employed for hauling heavy arms.

Mammals and feathered guests consist of deer – both muntjac and roe - field mouse, hare, badger, fox, little owl, redpoll, woodpecker and a variety of harmonious songsters.

Roly Wood is accessed through a locked steel gate with a stone track that leads into the woodland and is suitable all year-round with a 2WD vehicle.

*There is an Article 4 direction on the wider woodland including Roly 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

A camping spot near the magnificent Douglas fir would be a delight, the aroma from these is wonderful! Perhaps some chestnut logs would be yielded for the log burner at home. I would also think about milling a conifer or two on site for joinery projects on the go at home.

### 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.**

### Nearest Postcode

GU3 2DX (This is for the local area, not specific to the woodland).

### What3Words

Roadside gate: [///score.codes.estimates](https://www.what3words.com/score/codes/estimates)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 186

- Roadside gate: SU 935 531
- Centre of wood: SU 936 531

### 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

## Roly Wood, Guildford, Surrey



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

- 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 (sorry we do not provide keys for viewings).
- Climb the gate and you are in Roly Wood.

### Boundaries

- The northwestern boundary is indicated by green paint on occasional fence post and wooden posts with the verge, council road and roundabout beyond.
- The southwestern boundary is the barbwire fence.
- The southeastern boundary is the centre of the ditch.
- The northeastern boundary 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 owned and included in the sale except as reserved by statute.

### Rights Of Way

- A right of way is reserved over the route **AB** for the

benefit of the woodland beyond.

- 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 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.

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

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

## Roly Wood, Guildford, Surrey



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.
- Confirmation of how you will fund the purchase.
- 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. 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.

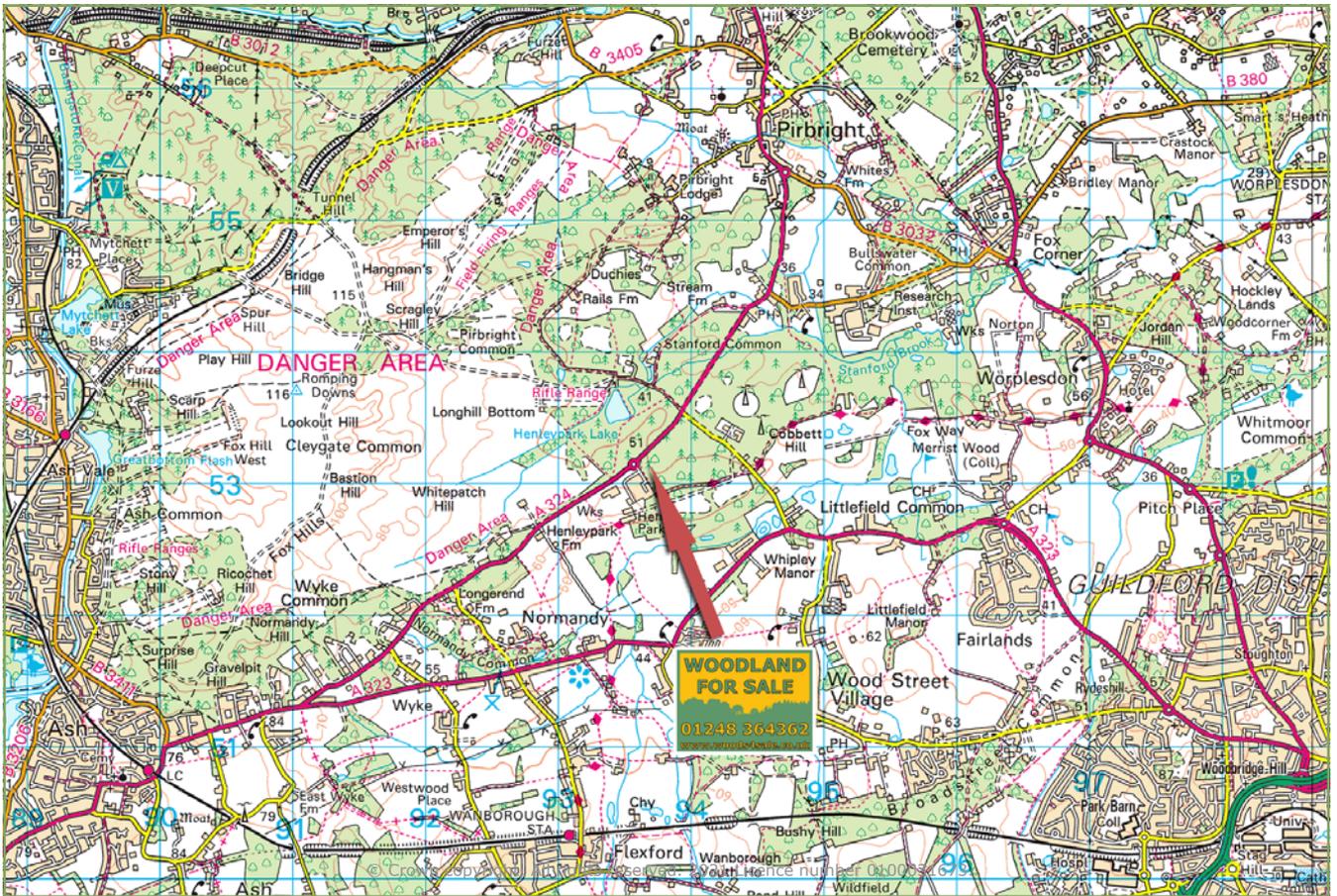
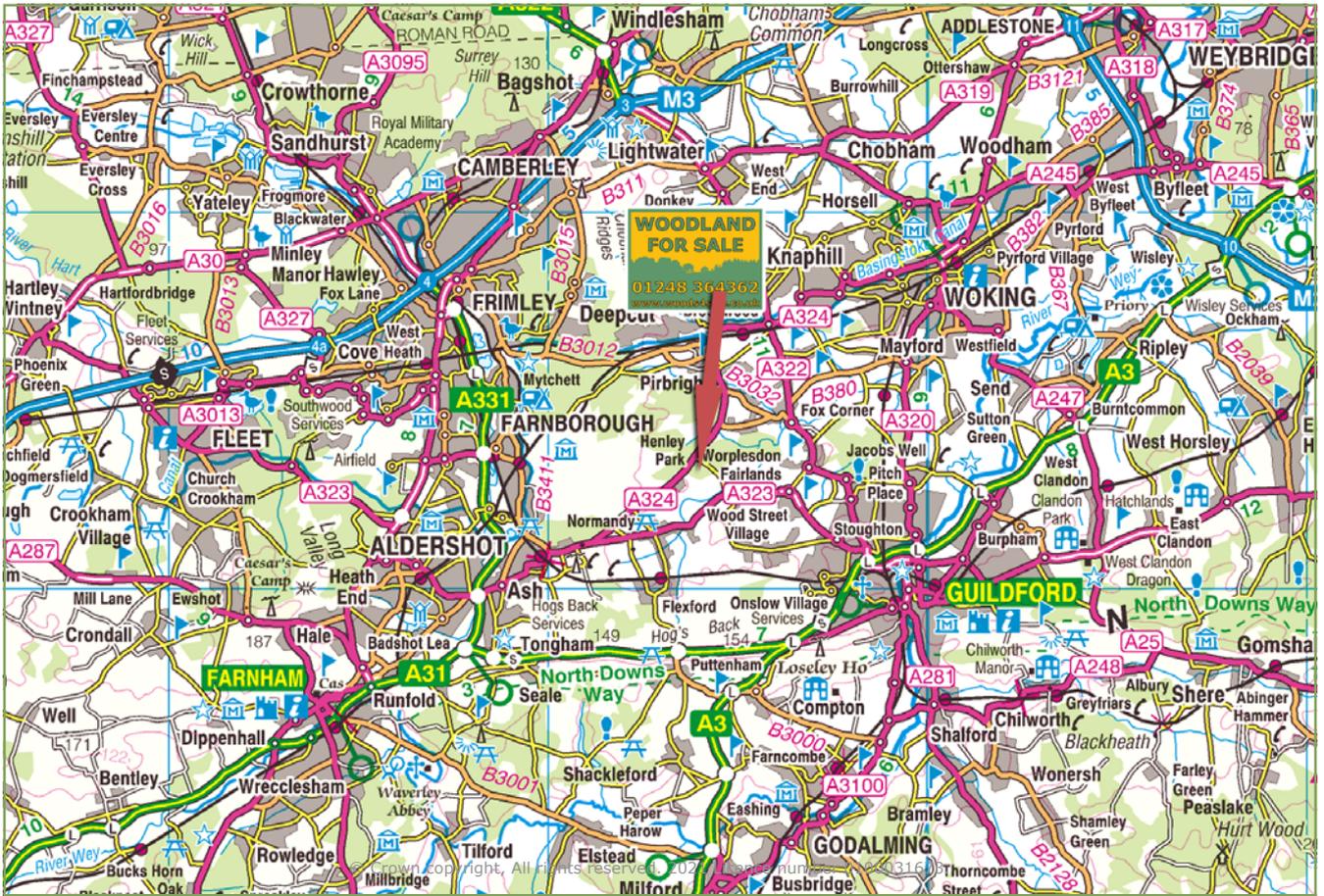
### Woods4Sale Interest

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

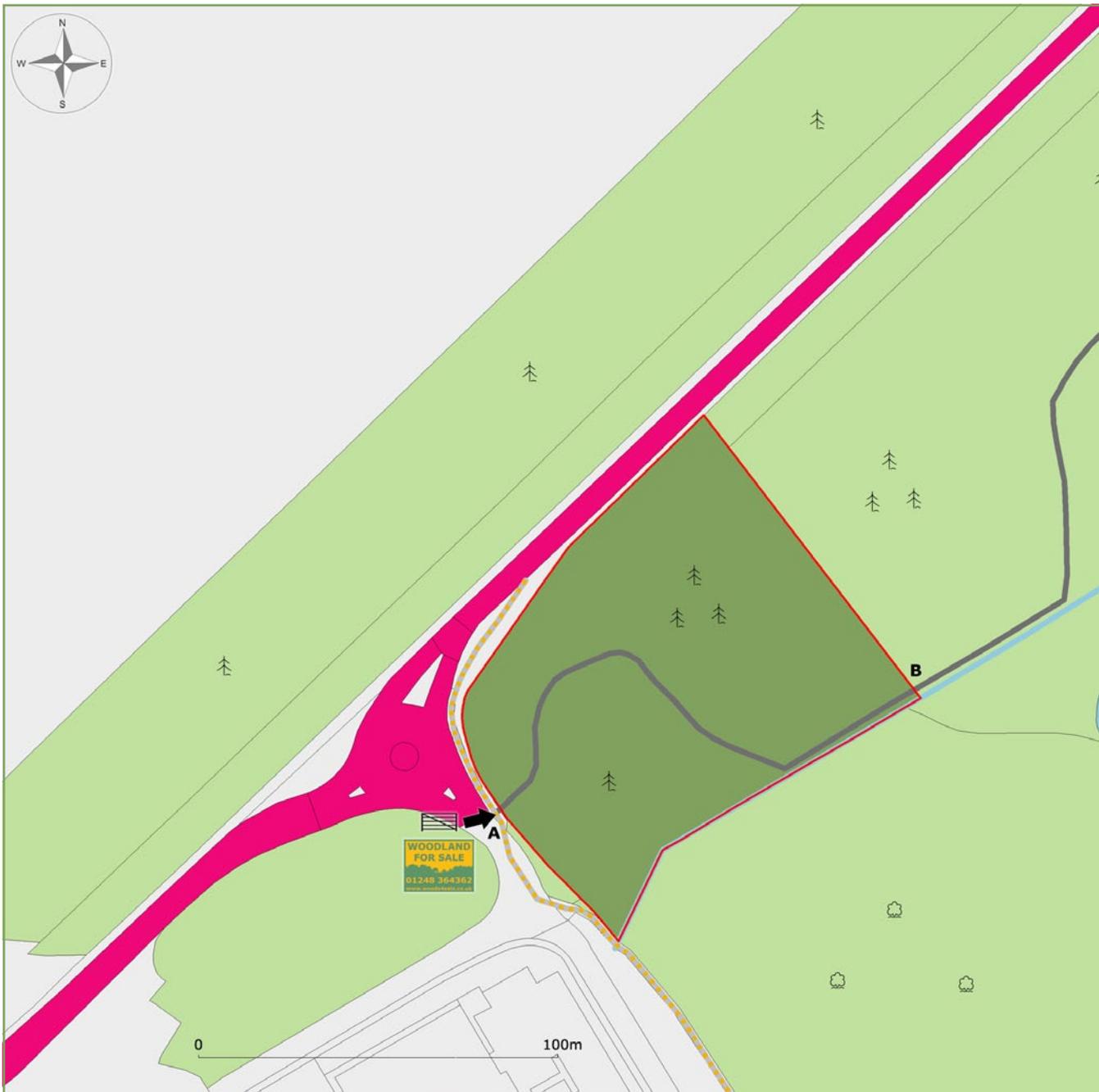
### Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

# Roly Wood, Guildford, Surrey



# Roly Wood, Guildford, Surrey



© Crown copyright, All rights reserved. 2021 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	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		