

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.



Solstice Copse

near New Alresford, Hampshire. 2.81 acres of lofty broadleaf woodland in a rural locale, 11 miles from Winchester. £43,000 (freehold)

Marvellous beech and oak woodland with farmland views and recreational possibilities, 11 miles from junction 9 of the M3.

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Solstice Copse, New Alresford, Hampshire



Description

Solstice Copse forms part of a larger woodland in rural Hampshire not far from New Alresford, with access through a locked gate and along a track.

Located on gentle south facing chalky loam soils, the canopy principally consists of beech, oak, ash, cherry, birch, field maple and occasional Scots pine. Many of the beech stems are of exceptional quality giving a new owner scope to yield a stem for both craft projects and logs, making use of the current Forestry Commission thinning licence. Beech was often used for furniture making in the late 1800s.

The shrub layer below includes lush hazel coppice and hawthorn along with younger oak, ash and birch. Come spring and summer the ground layer is brimming with vibrant ground flora including bluebell, wood anemones, primrose and dog's mercury.

The woodland is divided by a ride occupied by hazel coppice; if cut, this could produce a useful amount of bushcraft material. There are a number of areas that could certainly be cleared for camping locations, perhaps looking out from the western boundary.

Treecreeper, owl, woodpecker, greenfinch and countless feathered songbirds delight in the tranquillity found here. Woodland mammals include muntjac, roe and fallow deer, wood mouse, badger and fox.

If It Were Mine

A stem of beech would be selected then milled on site for a multitude of uses including fuel, smoking chips and carpentry timber. I would clear a camping spot looking out across the Hampshire countryside near the western boundary - family and friends would be most welcome.

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.

Nearest Postcode

SO24 9SG (This is for the local area, not specific to the woodland).

What3Words

Entrance: [:///crust.kipper.grasp](https://www.what3words.com/entry/:///crust.kipper.grasp)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 185

- Roadside gate: SU 626 335
- Centre of wood: SU 623 328

Directions & Access

- From Winchester, travel east along the A31 towards Alton and Alresford.
- After 6 miles take the second exit off the roundabout towards Alton and Ropley along the A31, passing a solar farm on the left.
- After 3 miles take the second exit off the roundabout and continue along the A31 towards Alton through Ropley, passing a Shell garage and the Thai Lounge restaurant.
- Just before leaving Ropley, turn left at the crossroads (look out for a blue grit bin), signposted towards Bighton.

Solstice Copse, New Alresford, Hampshire



- Continue along Bighton Hill passing over the railway bridge with industrial units just after and passing Crowhurst Kennels.
- After 1 mile along the narrow lane, you will arrive at a steel gate with rail fencing either side and a Wood4Sale sign with an orange **X** above (point **A** on the plan below).
- Please park in a suitable safe place neither obstructing the entrance nor through traffic.
- Walk through the gap in the fence at the side of the gate and continue up the track.
- After 110 metres where the track forks to the right (point **B**), continue straight ahead along the track and up the gentle slope.
- After 370 metres bear left and continue through the woodland.
- After 160 metres you will arrive at a locked wooden five bar gate (point **C**) with post and rail fencing either side and another Woods4Sale sign attached.
- Please climb over the gate and continue down through the woodland, keeping right at the junction shortly after.
- After 165 metres you will arrive at Solstice Copse on the right, indicated by green and blue paint on a wooden post (**D**).

Boundaries

- The northern boundary is indicated by blue paint on occasional wooden posts and trees.
- The western boundary is the dilapidated wire fence with farmland beyond.
- The southeastern boundary is indicated by white paint on wooden posts and trees, and in part follows a low earth bank just beyond a line of large beech trees, indicated by white paint on occasional wooden posts.
- The eastern boundary is the inside edge of the track, indicated by green paint on occasional wooden posts that may be offset by a short distance.

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 **ABCDE**.
- There are no public rights of way within 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

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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.

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.
- 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

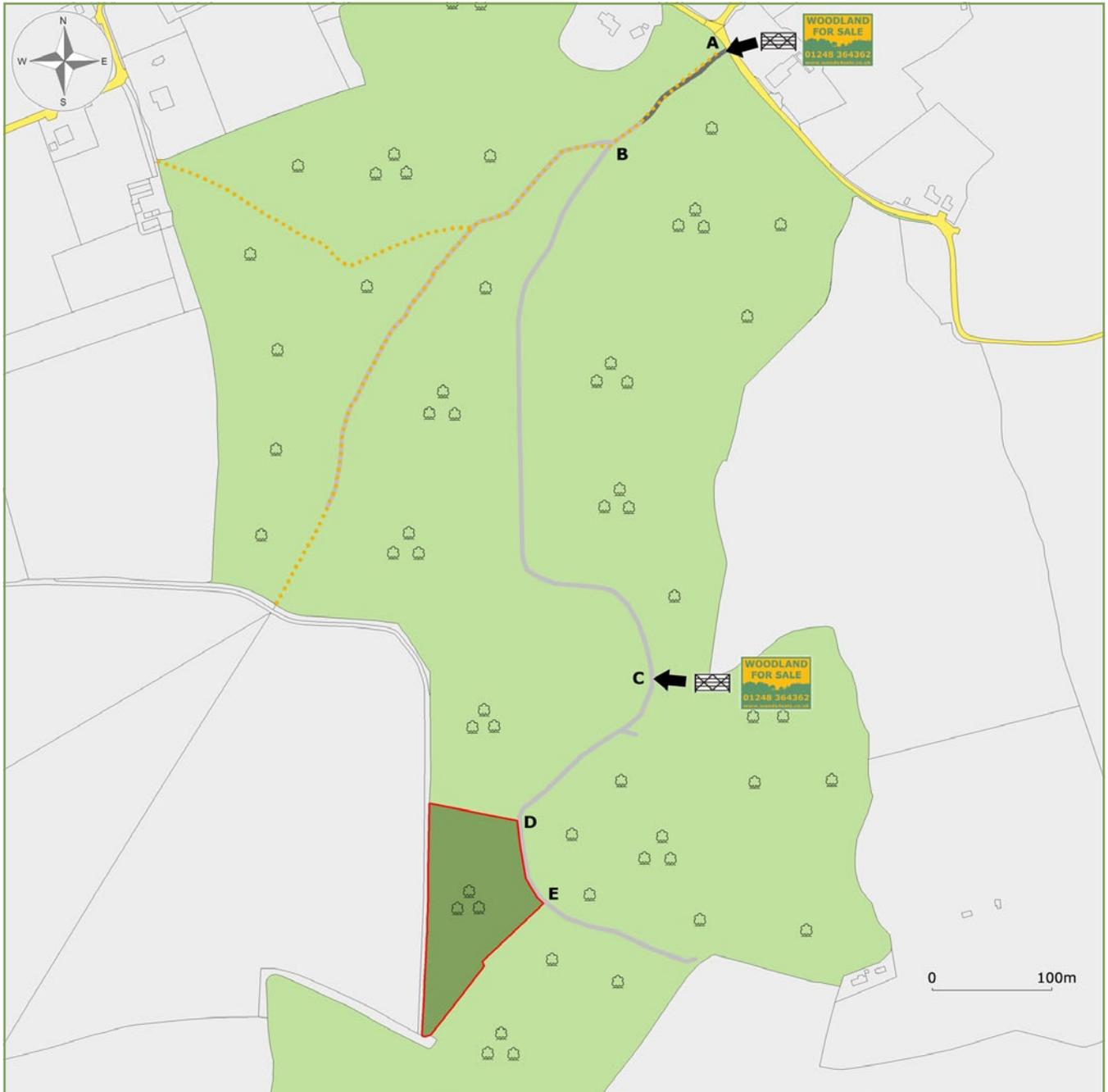
For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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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		