

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.



Swan Wood

Reigate, Surrey. 7.26 acres of ancient broadleaved woodland with a pond for £89,000 (freehold)

A delightful mixed broadleaved woodland with high conservation importance including a small pond. Excellent access over a hard track in a quiet location close to Reigate and the M25.

Swan Wood, Reigate, Surrey



Description

Swan Wood is designated as an Ancient Semi Natural Woodland because it has been under continuous tree cover since the 1600s when records began. Mature standards of oak, beech, chestnut, hornbeam and ash dominate this woodland with an abundance of regrown stools and smaller trees including birch, hawthorn, hazel, holly and sycamore. The ground layer has significant amounts of snowberry, bluebell and wood anemone to delight the eye in spring and summer.

The pond situated to the northeast of the wood is a wonderful draw for insects and wildlife. It is a beautiful feature of the wood and is immensely rewarding to watch the wildlife that it sustains.

Within the wood there are areas of varying density of trees with some open areas connected by narrow trails.

Taking advantage of the fertile soils, the trees benefit from seasonally wet acidic "black stuff" which is base-rich loamy clay consistency.

This woodland would make an excellent family recreation and conservation woodland but with the additional benefit of growing some very good quality hardwood timber.

Access to the woodland from the council road is excellent along a good quality hard forest road, suitable for cars all year round.

If It Were Mine

I would like to enhance the natural features and habitats in this ancient wood - perhaps get involved in the local nature group to benefit from some volunteer work to give mother nature a helping hand. Some light tree work, fencing and planting could have



wonderful benefits for the wood and those involved, and I would most certainly attach a rope swing on one of the old oaks for hours of fun.

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 access: TQ 275 475

- Centre of wood: TQ 274 473

Nearest postcode: RH1 5HJ

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

///large.curry.cheese

Directions & Access

- From the M25, exit at junction 8 and head south on the A217 for Reigate. Stay on the A217 through the town centre and turn left on to the A2044 as you reach the southern edge.
- Stay on the A2044 for 1½ miles. Turn right as if going to the final house on the road and behind the roadside hedge is a gravel track just before

Swan Wood, Reigate, Surrey



the house that leads to the wood (point **A** on the plan below).

- Follow this hard track for about 350 metres until you see a gate on your left (point **B**).
- Please park here and continue on foot to Swan Wood (sorry, we do not issue keys for viewing, but full vehicular access to the wood will be granted upon completion).
- Follow the hard road into the wood until you see a wooden post with an orange painted top (point **C**).

Please ensure that your car is not blocking the main track running up the side of the woodland as this is in use at all times by the residents living beyond.

Boundaries

- The northern boundary is a low earth bank indicated by wooden posts with orange painted tops.
- The eastern boundary is a post and rail fence with the adjacent paddock.
- The southern boundary is partly barbed wire fence with an occasional old woven hedge.
- The western boundary is a low earth bank.

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 at all times and for all purposes over the route **ABC**.
- A shared maintenance clause covers all the shared rights of way, with liability according to use.
- A public footpath runs along the southern boundary.



Fencing Liabilities

There are no known fencing liabilities.

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.

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

Swan Wood, Reigate, Surrey



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.

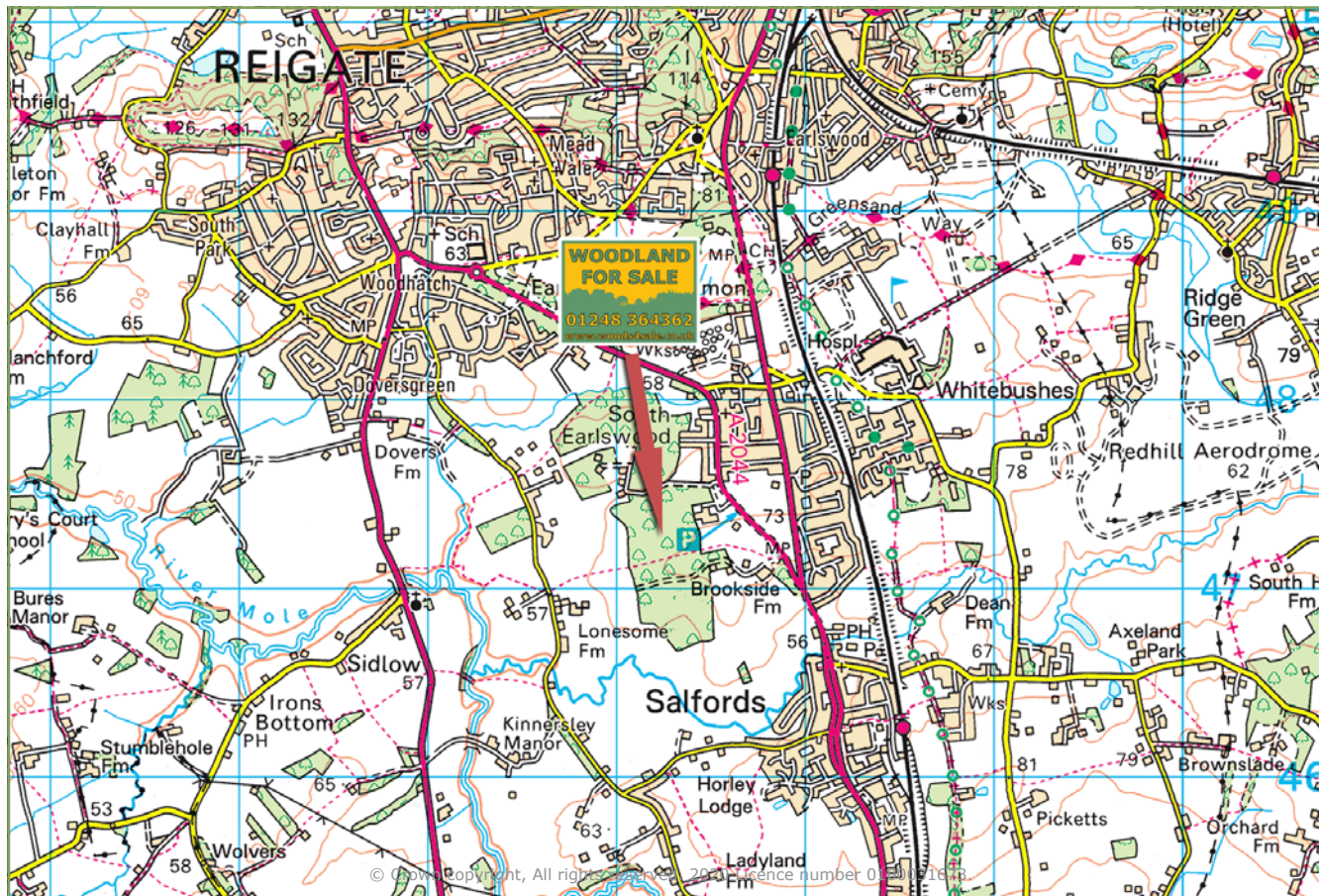
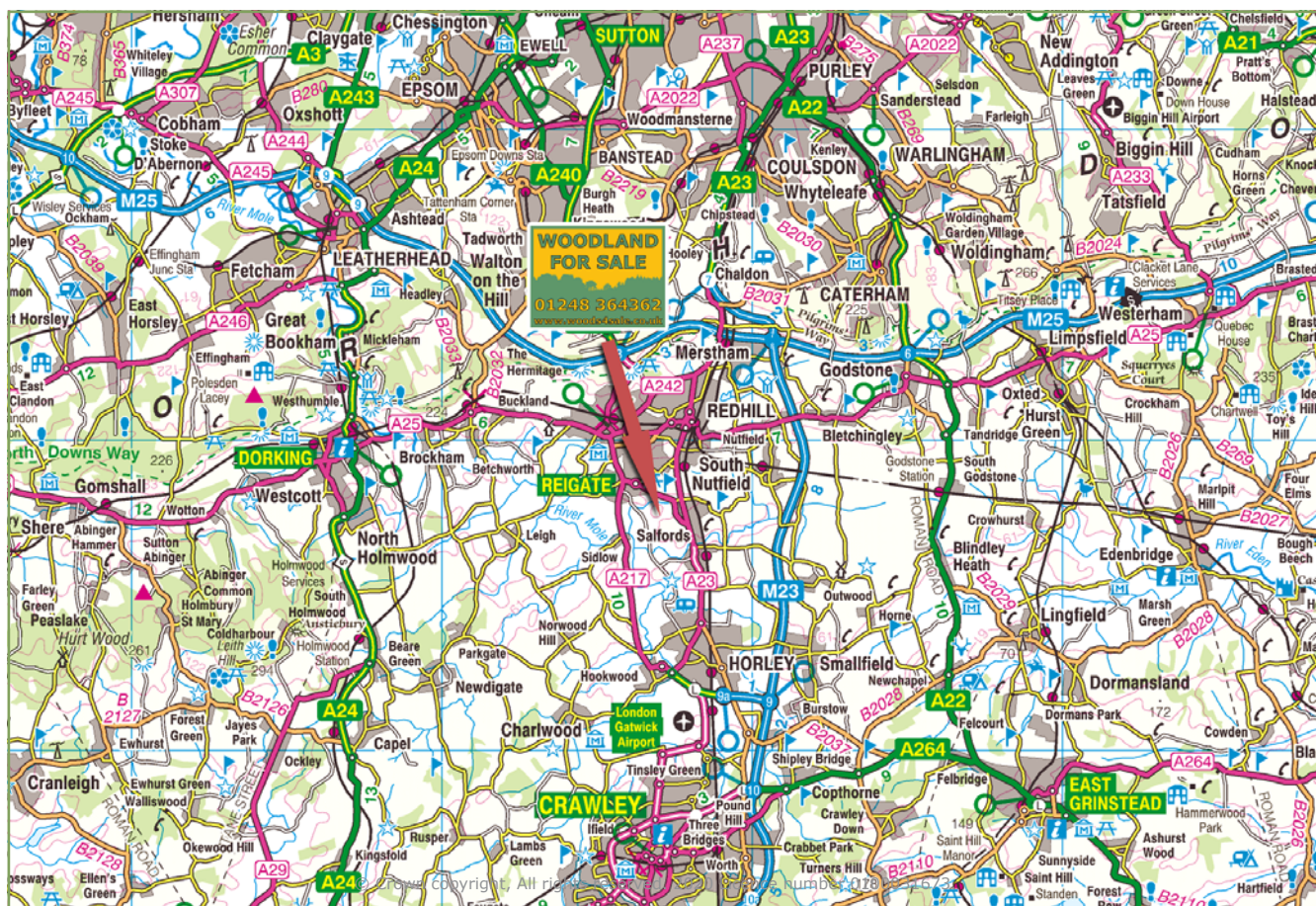
Note

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.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

Swan Wood, Reigate, Surrey



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