

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.



Tanners Wood near Northchapel, West Sussex. 3.88 acres of Ancient Woodland with excellent access. **£45,000 (freehold)**

A picturesque Ancient Woodland with a recently upgraded track and benefiting from two separate access points. Perfectly situated in the South Downs National Park.

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Tanners Wood, Northchapel, West Sussex



Description

Tanners Wood is a glorious Sussex woodland of excellent quality, presenting abundant opportunities for the aspiring woodland owner. It is designated as an Ancient Woodland and situated in the northern part of the South Downs National Park. The surrounding picturesque countryside is archetypal of this region, whilst the busy centres of Chichester and Guildford are some 35 minutes' drive.

Conveniently, the woodland is bounded to three sides by either recently upgraded stone or soft access tracks. Tanners Wood has two access points providing excellent accessibility, particularly useful for extracting any timber. Many fine examples of substantial mature oak and ash, also beech and birch populate the upper canopy, beneath which are hazel, elder, holly and other shrubs.

The wildlife and flora of this Ancient Woodland, established over the last 400 years or longer is highly diverse. Species of bird include barn owls, which nest in a hollow tree, plus numerous warblers and tits. There is a significant population of deer that inhabit the wider woodland and the occasional badger or fox. Abundant bluebells and wood anemones can be seen in spring, there are also ferns such as the scaly male. Good levels of deadwood help sustain the rich biodiversity of the wood.

This stunning woodland is an excellent environment to enjoy. A perfect place perhaps for a family camping holiday or for outdoor recreation, as well as offering excellent opportunities for amenity and small-scale silviculture.

If It Were Mine

I would continue to maintain this woodland keeping the rides and tracks clear, perhaps opening up some informal paths within. A gentle phase of thinning would yield some useful timber, perhaps for rustic

carpentry or even the sawmill.

Please be aware that some management operations may require a licence.

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

Directions & Access

The woodland is situated next to the village of Northchapel in West Sussex.

Head north along the A283 from Northchapel village and after approximately 100 metres there is a turning to some fields on the left with a Woods4Sale sign (point **A** on the plan below).

Please park in a suitable place (being careful not to obstruct the gate) and climb the gate. Sorry we do not provide keys for viewings.

Climb a second gate and continue along the track for 350 metres passing a turning to your left (point **B**) until you reach a crossroads (point **C**).

Take the left turn and continue for 430 metres, bearing right at the two turnings (points **DE**).

Take the left hand turn at the junction (point **F**) continue for 180 metres until you see wooden posts with orange paint (point **G**).

Tanners Wood is to your left.

Locators

OS Landranger Series Sheet No: 186.

Ordnance Survey Grid References:

- Roadside gate: SU 951 299.

- Centre of wood: SU 946 302.

Nearest postcode: GU28 9EH.

Boundaries

The northwest boundary is the northern edge of the track marked by wooden posts with green paint.

The eastern boundary is the centre of the ride and marked by wooden posts with orange paint

The southern boundary is marked the southern edge

Tanners Wood, Northchapel, West Sussex



of the ride marked by wooden posts with white paint. The southwestern boundary is marked by wooden posts and trees with blue paint.

Sporting Rights

The sporting rights are included and not let.

Mineral Rights

The mineral rights are included in the sale, except where reserved by statute.

Rights of Way

There is a right of way at all times and for all purposes for Tanners Wood from the roadside gate up to the woodland boundary (marked **ABCDEFGF** on the plan). A right of way is reserved over the route **GH** for the benefit of the woodlands beyond and over route **EG** for the adjacent woodland for timber extraction only. All shared rights of way are covered by a maintenance clause, with liability according to use. There are no public rights of way within the woodland.

Fencing Liabilities

There are no 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.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

Viewing

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Contact

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

How to Buy this Woodland

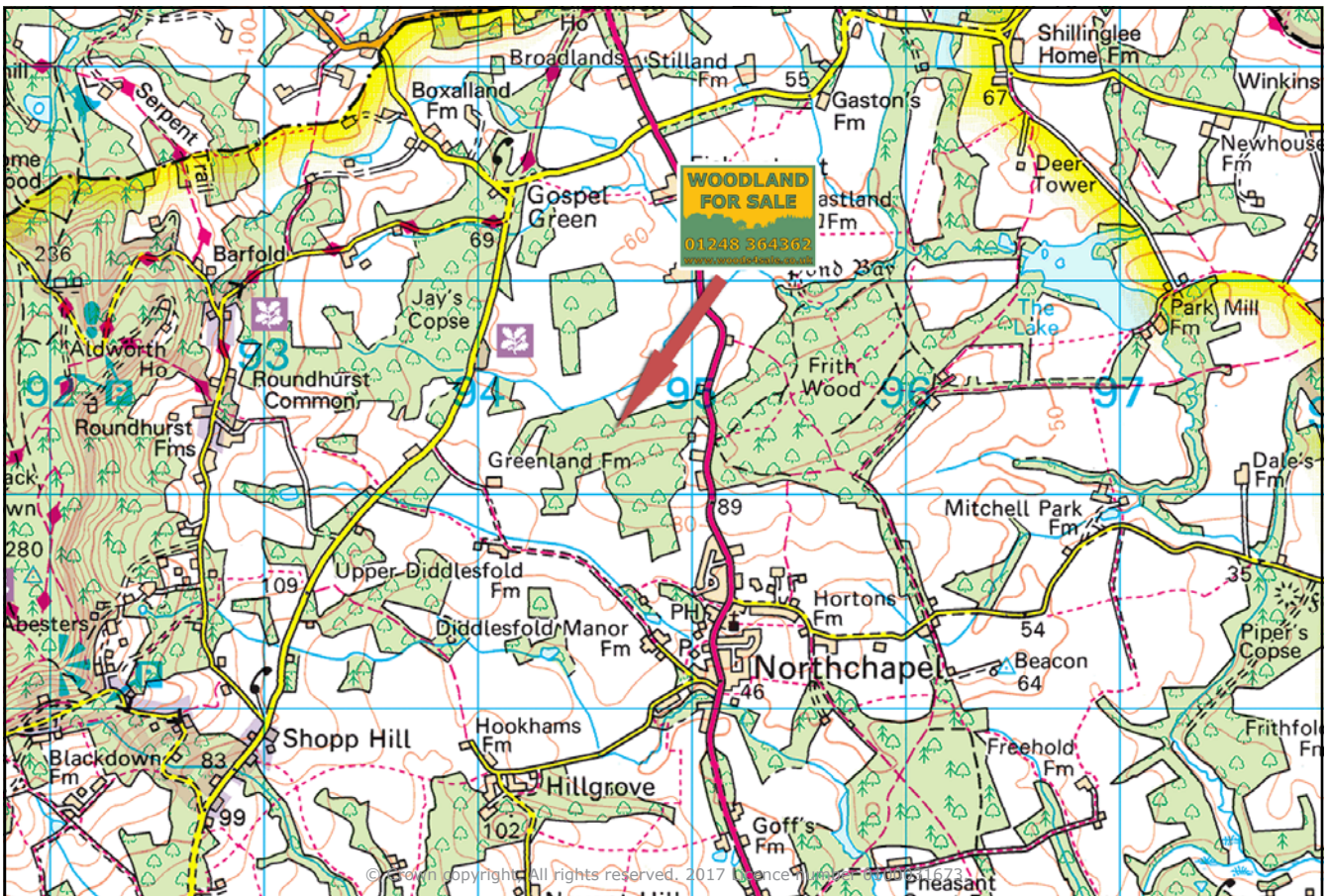
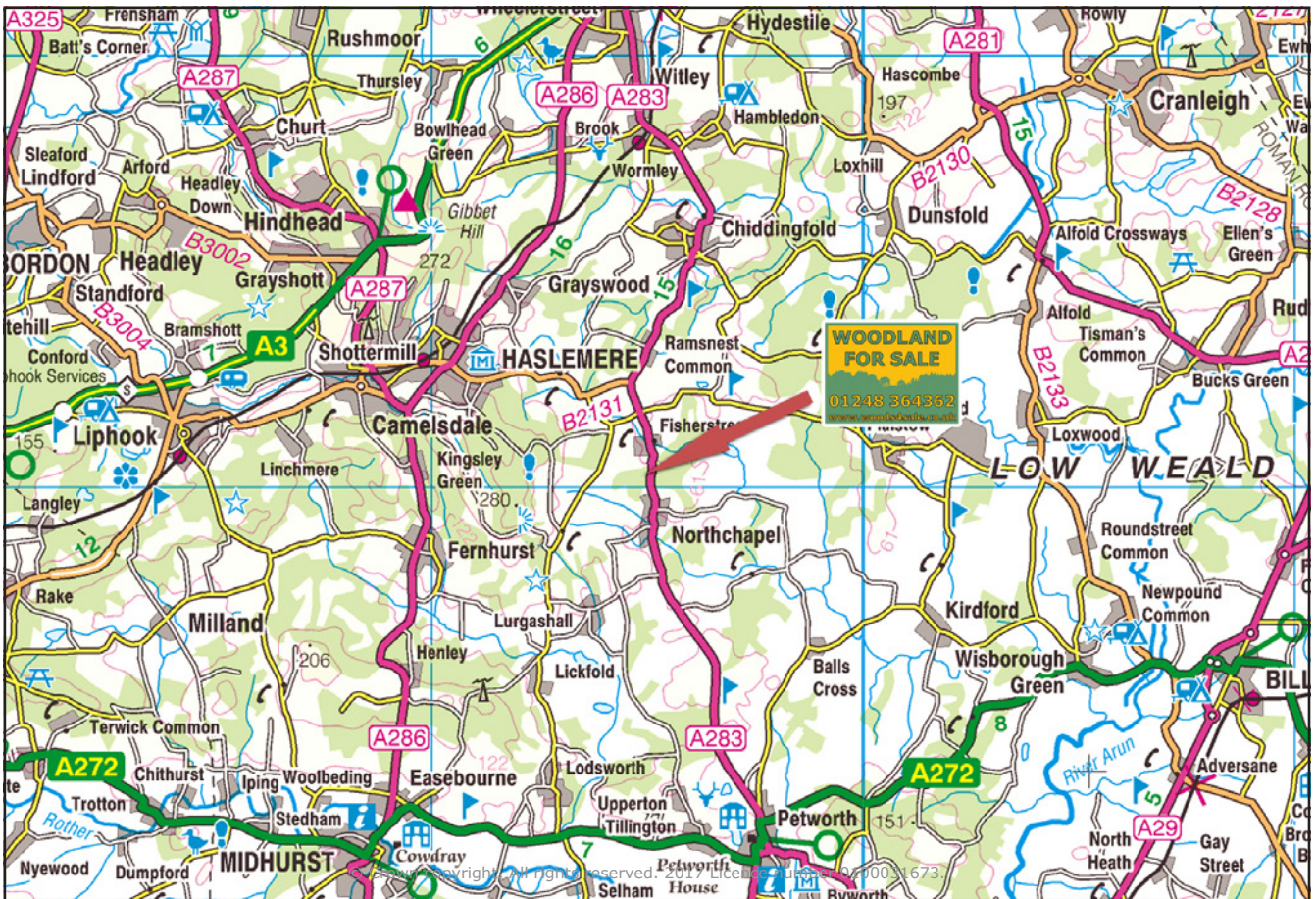
This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a 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 Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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