

# 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.



## Thorpe Wood

Alfold, nr. Guildford, Surrey. 1.76 acres of tranquil mixed woodland with vehicular access, 35 miles from London.  
£24,000 (freehold)

A gorgeous mature woodland with Scots pine and oak, in a rural location, close to the Surrey/West Sussex border.

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## Thorpe Wood, Horsham, Surrey



### Description

Located along a private track and forming part of a wider gated forested area near to the West Sussex border, Thorpe Wood is a delightful copse conveniently situated 11 miles from Guildford.

Standing amongst level loams over clay, the mature canopy planted roughly 30 years ago predominantly comprises Scots pine which is recognised as one of Great Britain's three native conifer. Many of the stems are of good quality and the species is recognized for its timber qualities, suitable for joinery and veneer. Occupying the eastern fringe of the wood are a number of broadleaves including oak, ash and cherry. Wonderful majestic oak can be found towards the northern boundary, beyond which are far reaching rural views. This could be a great place for occasional camping. The shrub layer below consists of birch and intermittent hazel coppice.

Occasional patches of bluebells, primrose, foxglove, lush grasses and blackberry embellish the ground layer during springtime, creating a lovely woodland scene.

A number of mammals inhabit the wider woodland such as both fallow and roe deer, fox, badger and brown long-eared bat. Within this wood, feathered visitors include little owl, woodpecker and an array of harmonious songsters.

Thorpe Wood offers potential for both an aspiring or an experienced woodsman and benefits from vehicular access for a 4WD vehicle all year round and a 2WD car in all but the very wettest of conditions.

### If It Were Mine

I would certainly trim some intertwining paths throughout the trees. One of the grassy locations would make a great place to camp and enjoy a summer

BBQ. As a keen amateur craftsman, I would consider using one of the Scots pine to make something for the home. This could perhaps be milled on site.

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 gate: TQ 053 343  
- Centre of wood: TQ 055 339  
Nearest postcode: RH12 3BQ

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

///retaliate.denser.system

### Directions & Access

- From Guildford, continue south along the A281 passing through Bramley.
- After 10 miles you will reach the village of Alfold, continue through the village along the A281, passing the BP petrol station on the right.
- 0.7 miles after passing the BP petrol station, the road dips just beyond the entrance for RGH

## Thorpe Wood, Horsham, Surrey



Supplies with a turning on the right, indicated by orange **X**s on a Public Footpath signpost.

- Turn right off the road and please park carefully in a suitable safe place not obstructing the steel gates (point **X** on the plan below).
- Walk round the gates (sorry we do not provide keys for viewings) and continue south along the track, passing a large agricultural barn on the left.
- After 360 metres you will see our Woods4Sale sign on a steel gate (point **A**).
- Climb over the gate and continue along the wide soft track for 150 metres and you will arrive at Thorpe Wood ahead and to the right of the track, indicated by a wooden post with red paint (point **B**).

### Boundaries

- The north boundary **BC** is the fence and earth bund with fields beyond.
- The west boundary **BF** follows a shallow ditch, indicated by red paint on occasional wooden posts and trees.
- The south boundary **EF** is the inside edge of the track, indicated by green paint on occasional trees and wooden posts that may be off-set by a short distance.
- The east boundary **CD** is indicated by blue paint on occasional wooden posts, fence posts and trees. **DE** is the high deer fence.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

The mineral rights are excluded from the sale.

### Rights Of Way

- There is a right of way granted at all times and for all purposes over the route **XAB**.

- A right of way is reserved to others over the route **BC**.
- 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 for any commercial or industrial use (apart from the growing and extracting of timber).

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### 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 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.

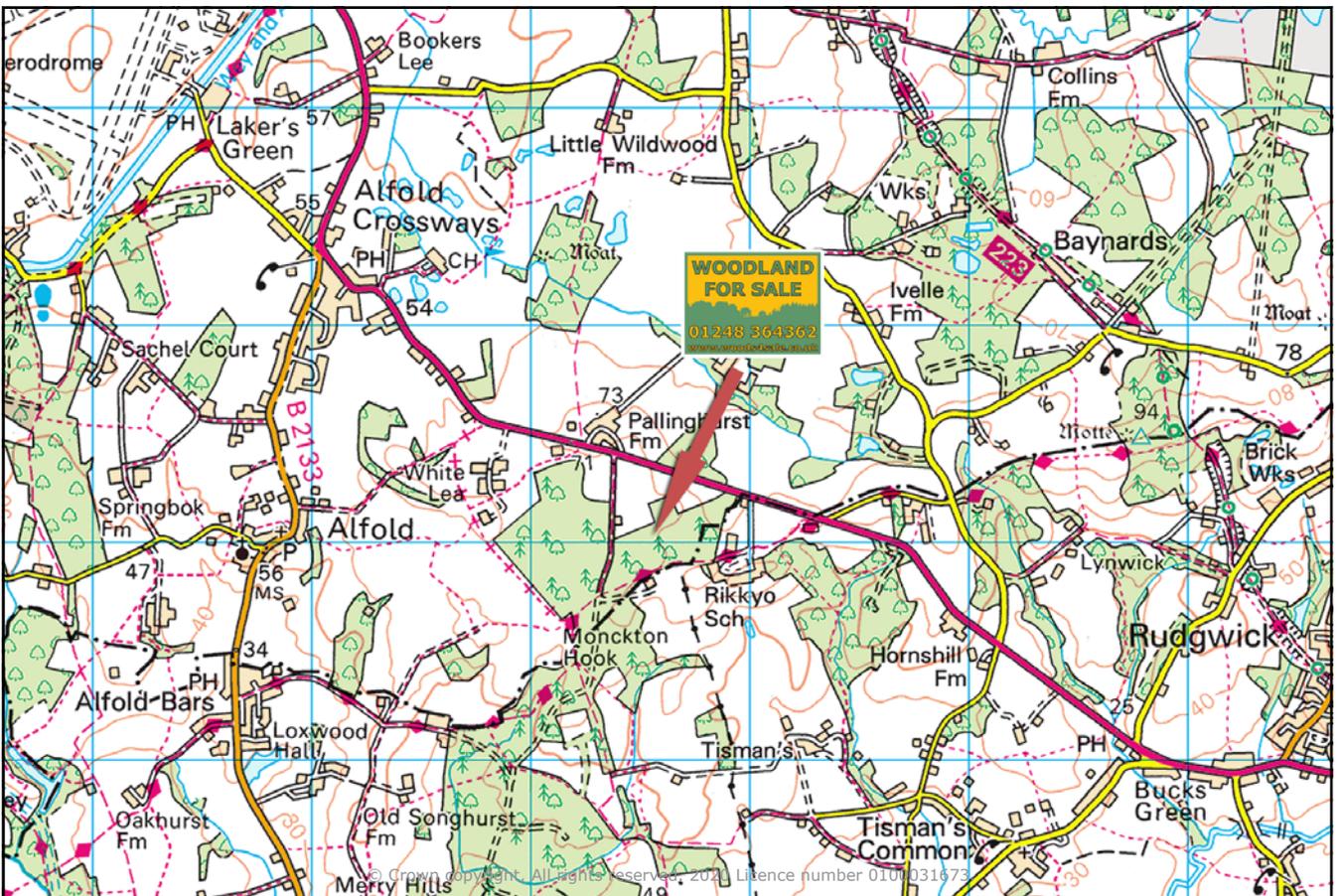
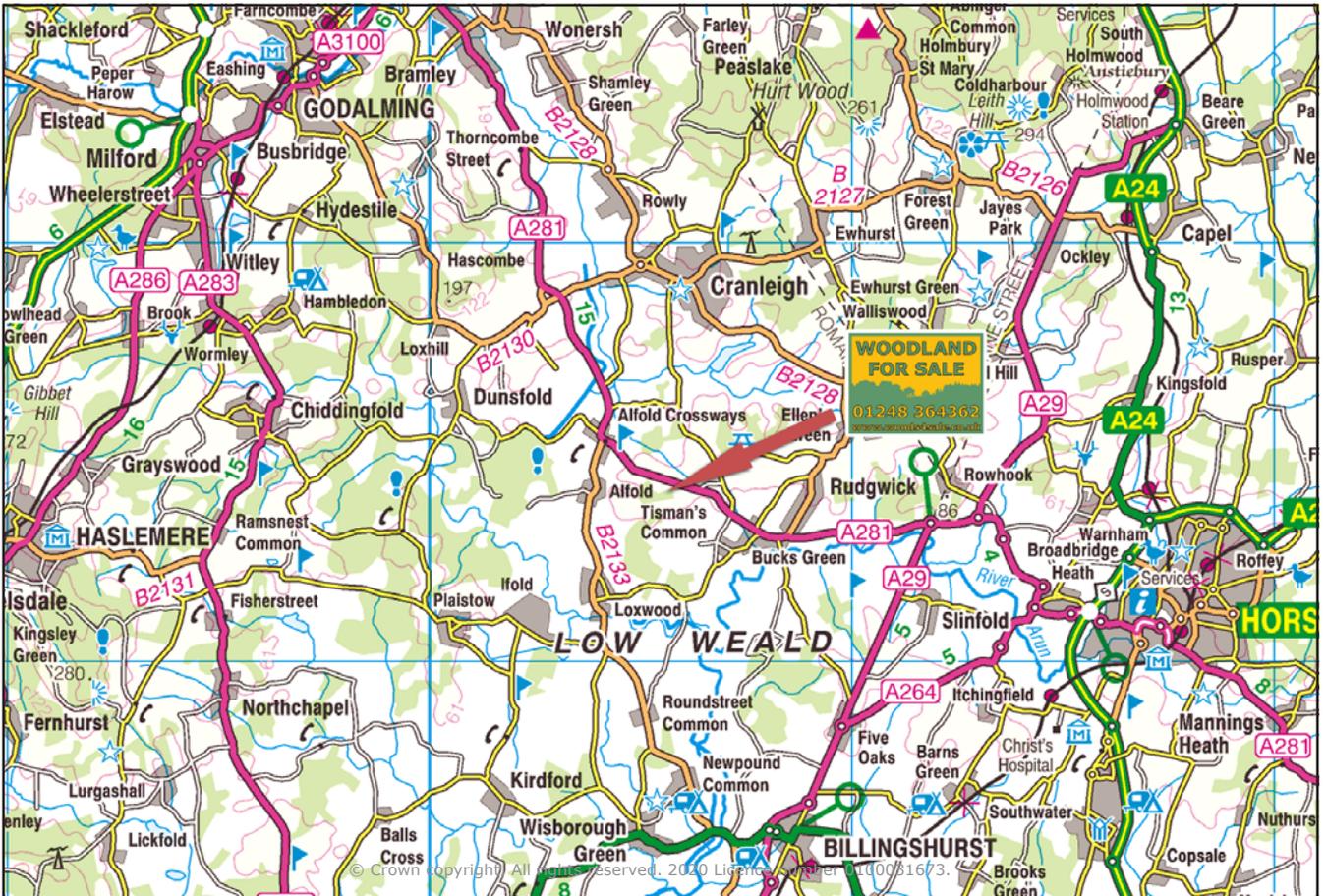
### Woods4Sale Interest

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

### Contact

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

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