

# 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.**



## **Two Eared Wood**

**Alfold, nr. Guildford, Surrey. 1.17 acres of fenced broadleaved woodland with vehicular access, 35 miles from London. £20,000 (freehold)**

A lovely young woodland with sweet chestnut coppice, ash and hazel offering recreational possibilities in a rural location, close to the Surrey/West Sussex border.

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## Two Eared Wood, Horsham, Surrey



### Description

Hoggs Wood is situated 11 miles from Guildford and forming part of a wider gated forested area near to the West Sussex border, Two Eared Wood is an enchanting copse conveniently located 11 miles from Guildford.

This flourishing woodland is situated on predominately level loam over clay soils that slope very gently west and comprises a strong natural succession of sweet chestnut from a past rotation of mature coppice, along with hazel coppice, oak, birch, sycamore, ash and holly. Flanking the northern fence is a majestic ash, making a nice spot for story telling round a fire on a summer's eve. Woodland shrubs, flowers and fence climbers include bushy yellow gorse, honeysuckle, blackberry, primrose, foxglove and rush.

Being fully encompassed by a high deer fence, not only does the woodland present a wonderful sense of privacy, it also offers a new owner plenty of scope to manage some well-established chestnut coppice and perhaps further enhance tree cover with oak and Norway spruce.

A number of woodland mammals take sanctuary in the wider woodland such as both fallow and roe deer, fox, badger and brown long-eared bat have all been spotted. Within this wood, feathered visitors include buzzard, little owl, woodpecker and many harmonious songbirds.

Two Eared Wood offers plenty to keep a weekend woodsman busy 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 consider some additional planting of conifer; Norway spruce could work well here. One



of the grassy locations would make a most excellent place to camp and enjoy some stargazing!

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 053 343

- Centre of wood: TQ 056 339

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.

### 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 Supplies with a turning on the right, indicated by orange Xs on a Public Footpath signpost (point X on the plan below).
- Turn right off the road and please park carefully

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in a suitable safe place not obstructing the steel gates.

- 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 the left attached to a gate, continue along the track for a further 80 metres and you will arrive at a second gate on the left and a pond next to it (point **A**).
- Climb over the gate and continue along the track for 245 metres and you will arrive at some high deer fencing and gate on the left (point **B**).
- Open the gate and enter into the woodland (**please close the gate behind you to prevent deer from getting trapped inside**).

### Boundaries

The woodland boundary is indicated by the high deer fence. *The gates in both the SE and SW corners are set across the diagonal, but in reality, the boundary is just outside the gates as indicated in the shape of the woodland plan.*

### 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**.
- 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).

### 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



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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

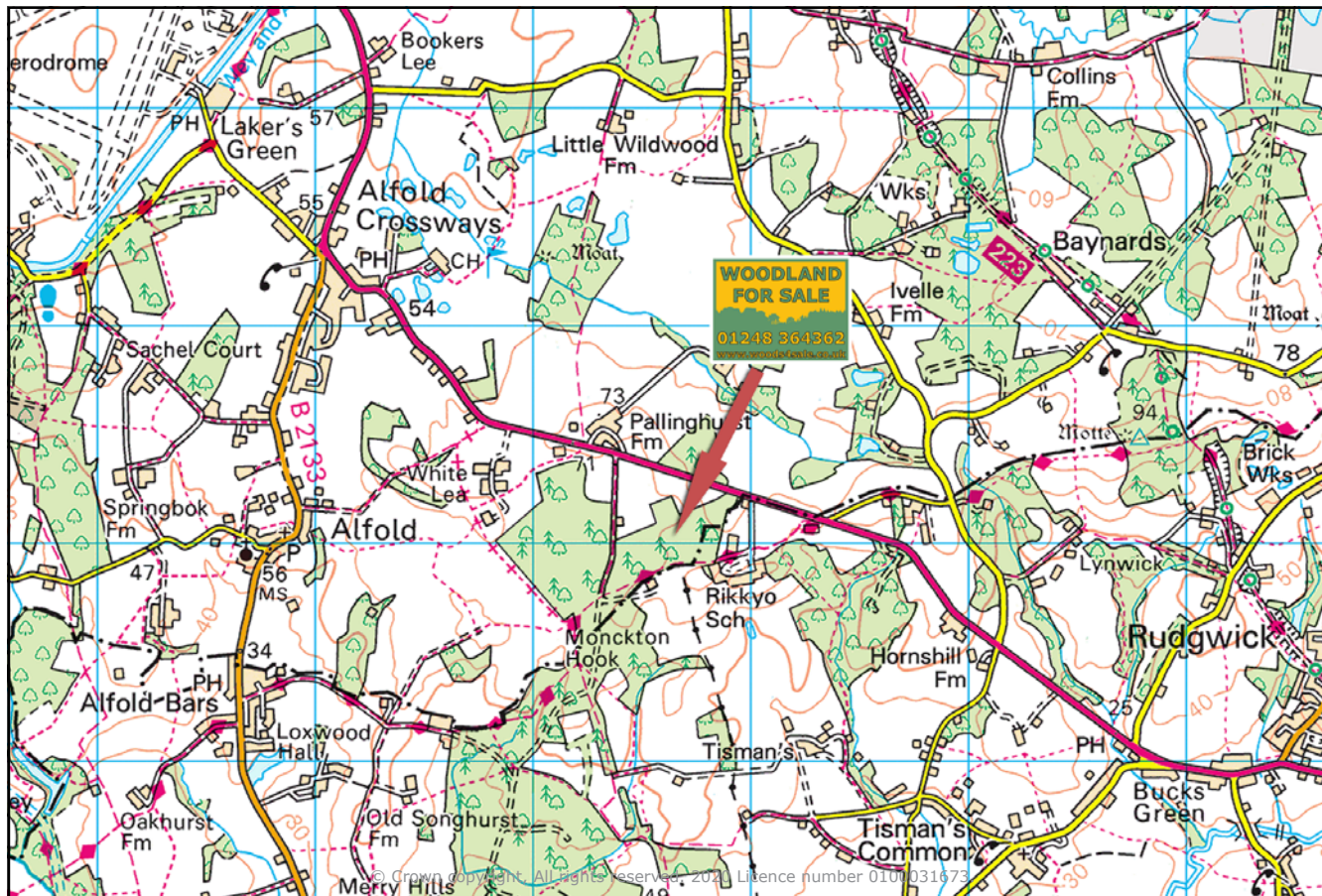
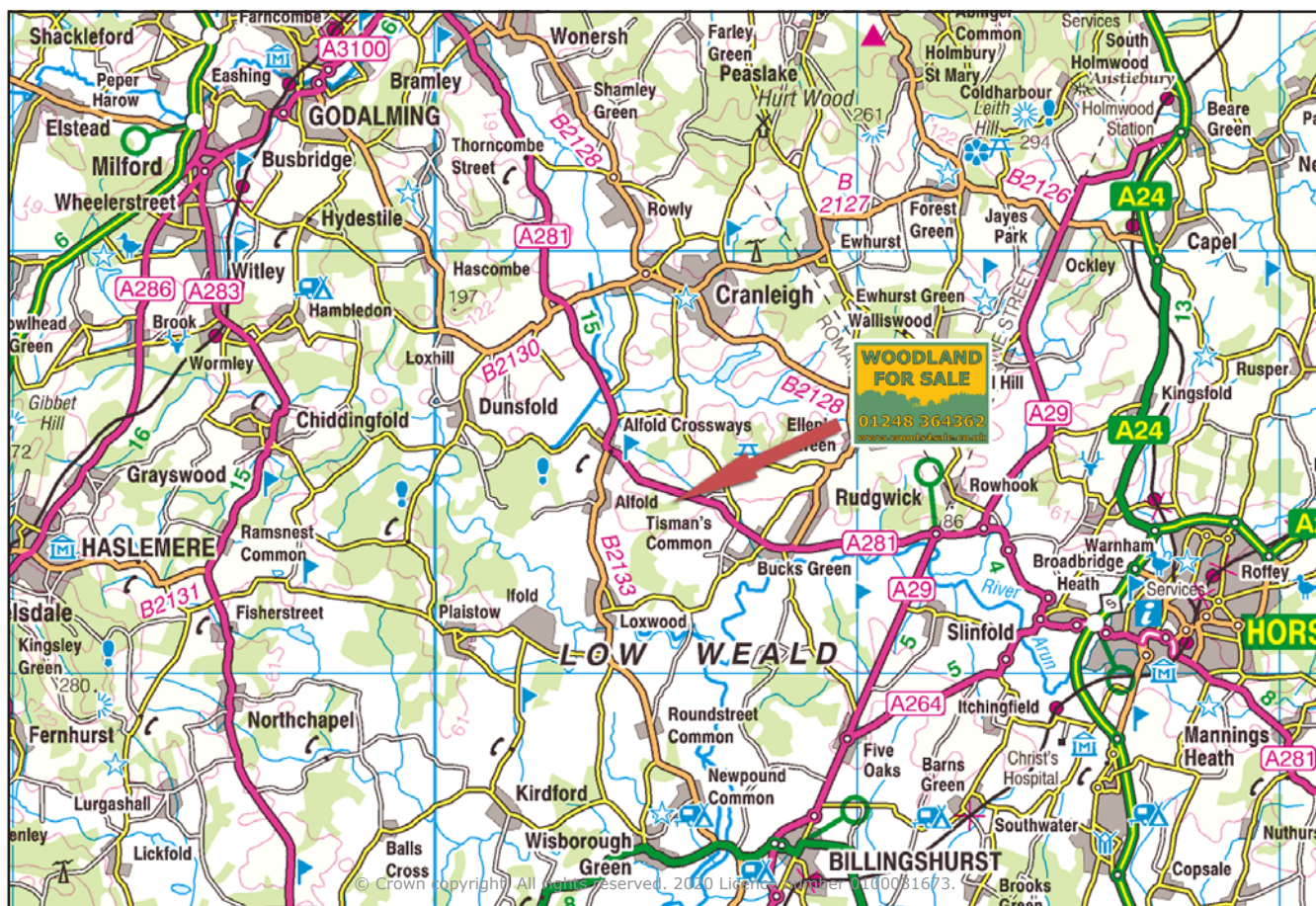
Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### 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).

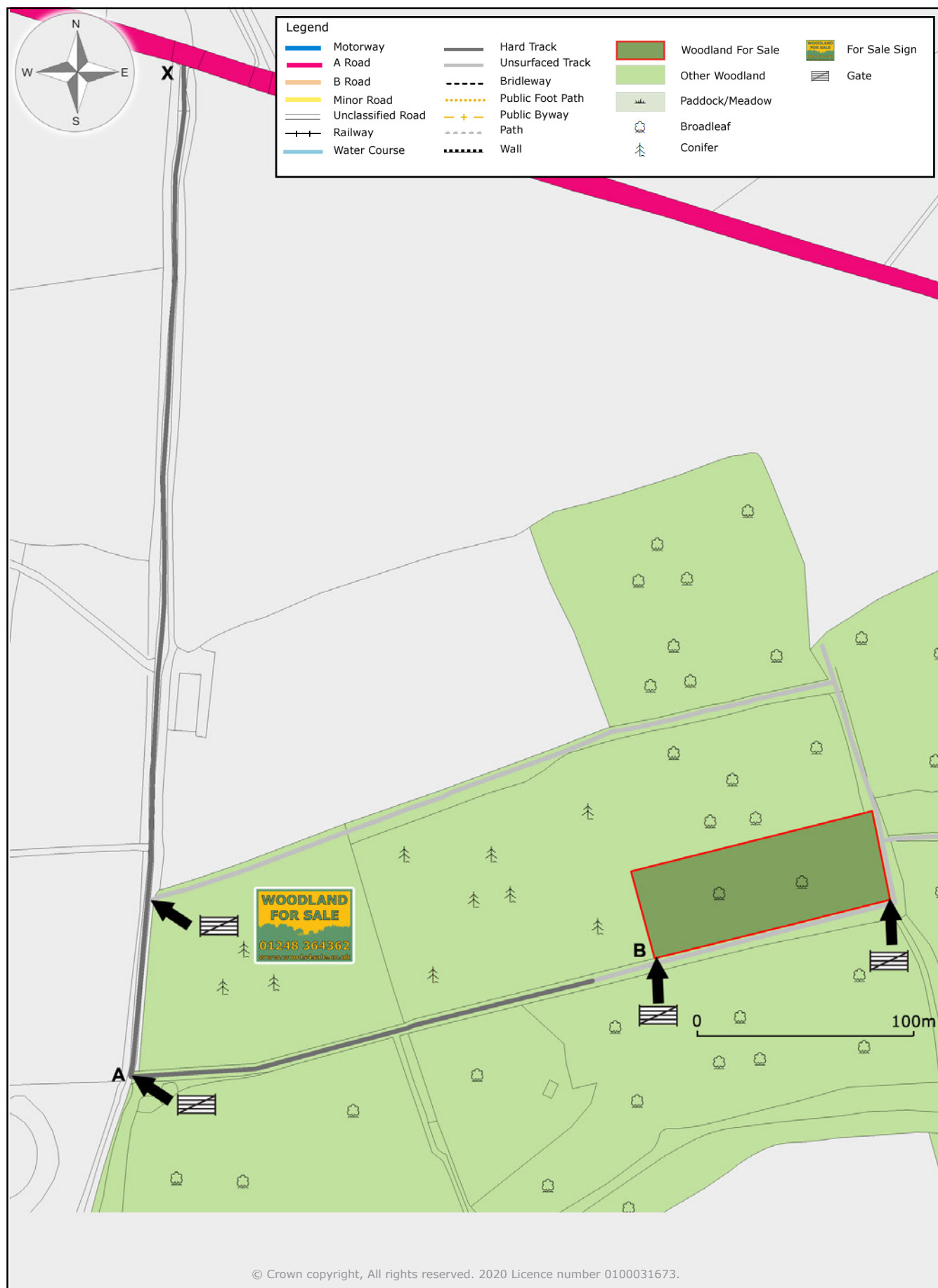


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