

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.



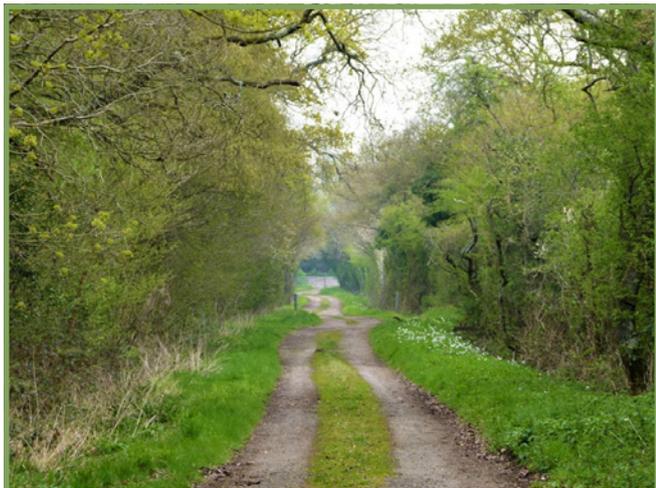
Wilding Copse

near Guildford, Surrey. 1.76 acres of spectacular broadleaves and conifer in a rural setting, 35 miles from London. £27,000 (freehold)

A lovely broadleaf and conifer woodland comprising oak, birch and Norway spruce, well located with good access.

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Wilding Copse, Guildford, Surrey



Description

Wilding Copse is a delightful maturing woodland forming part of a wider gated forest close to the West Sussex border, 11 miles from Guildford.

This serene wood is located on level loamy clay soils with a canopy of oak, birch, cherry, ash and occasional Norway spruce. Flanking the eastern boundary are a number of majestic willow, a lovely species known for its strength and light weight, often used for cricket bats. The lush shrub layer beneath consists of hazel coppice (useful for thumb sticks!), hawthorn and regenerating ash thickets. Come spring, the ground layer is awash with colourful flora including bluebells, primrose, wood anemone and common dog-violet, creating a beautiful woodland scene amongst the stems.

Many woodland creatures take shelter in this calm setting; deer (fallow and roe), fox, badger, brown long-eared bat and adder have been spotted. A variety of feathered visitors, such as little owl, sparrowhawk, woodpecker and many tuneful songbirds also enjoy the tranquillity of this location.

Fringing the length of the southern boundary is an attractive and open grass ride, this would make a delightful spot for woodland recreation such as bush crafts and spoon whittling.

Wilding Copse is navigable with a 4WD vehicle all year round and a 2WD in all but the wettest of weather.

If It Were Mine

Summer evenings with occasional BBQs and overnights would definitely feature in my plans, perhaps along the grass ride to the south. I would also remove the remaining tree shelters, then consider yielding a little birch and ash for firewood.

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 056 340

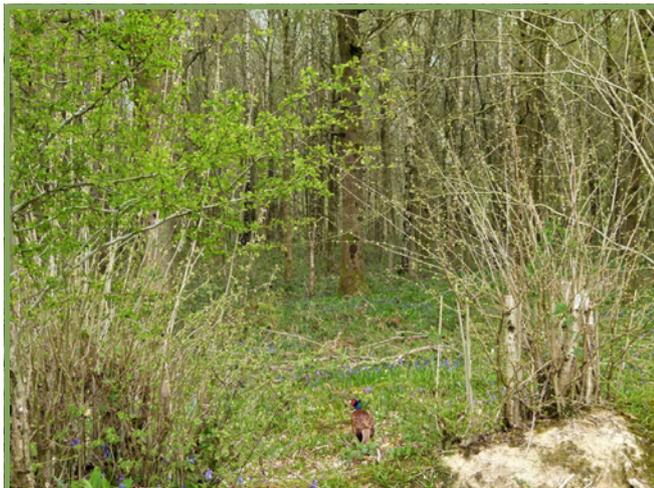
Nearest postcode: RH12 3BQ

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 Crossways, 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 in a suitable safe place not obstructing the steel gates.
- Walk round the gates (sorry we do not provide

Wilding Copse, Guildford, Surrey



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 230 metres and you will arrive at Wilding Copse to the right of the track, indicated by a short wooden post with blue paint (point **B**).

Boundaries

- The east boundary is indicated by green paint on occasional wooden posts, a fence post and tree stool on the inside edge of the track.
- The south boundary is the tall deer fence.
- The west boundary is indicated by blue paint on occasional wooden posts, fence posts and trees.
- The north boundary is the edge of the track indicated by the low earth bund.

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) or any other use that may cause a nuisance or annoyance to the owners or occupiers of the Retained Land.

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

Wilding Copse, Guildford, Surrey



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.

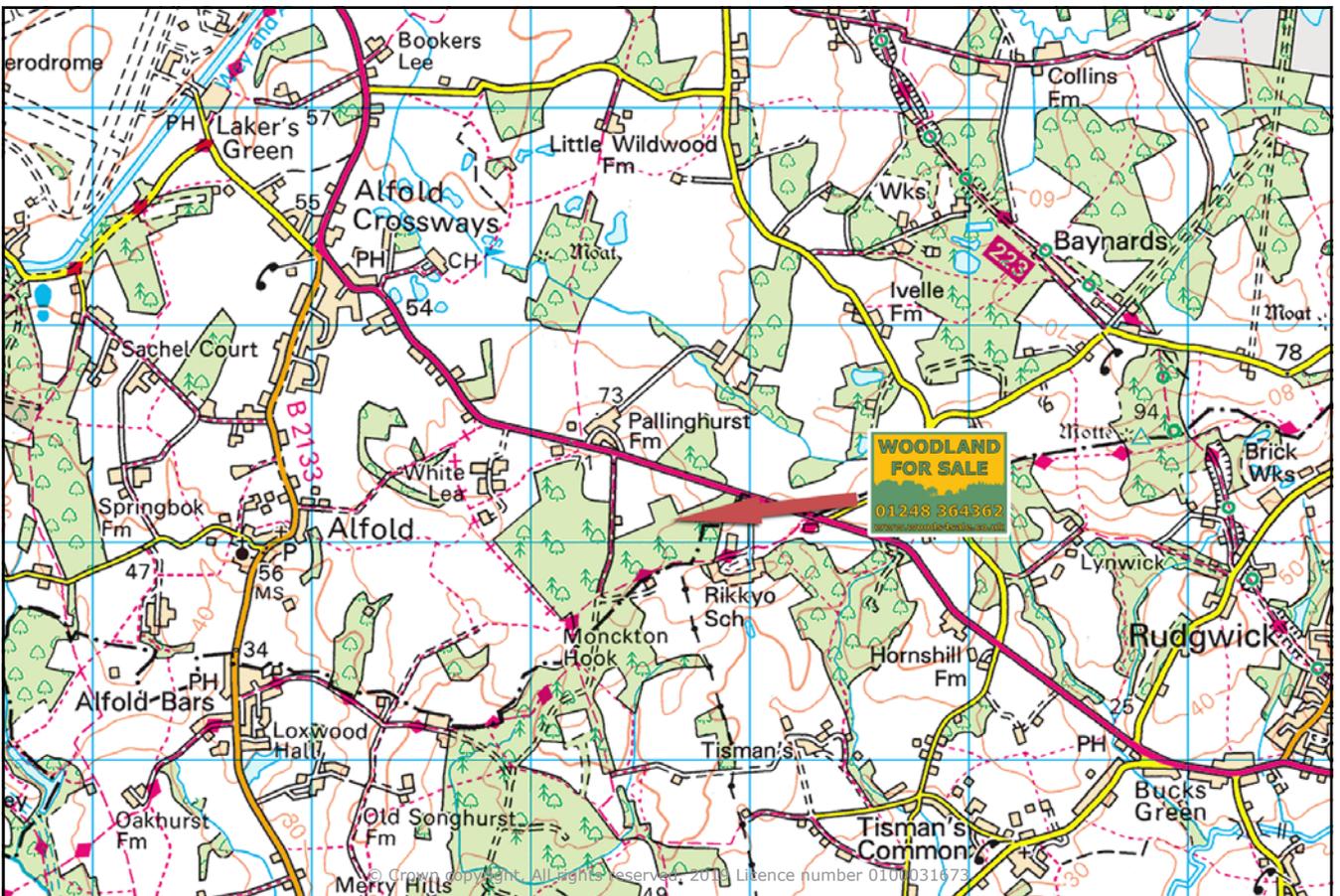
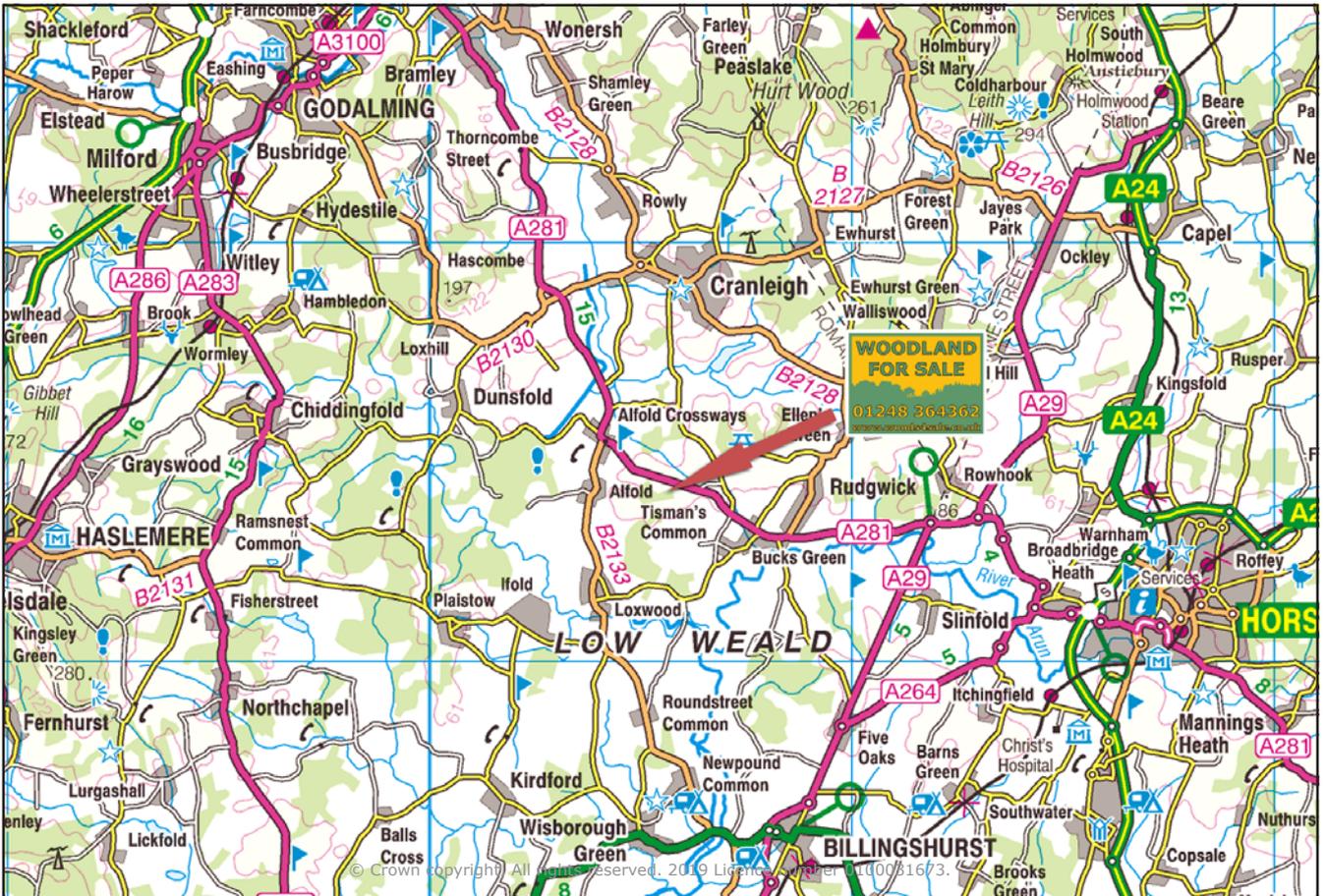
Woods4Sale Interest

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

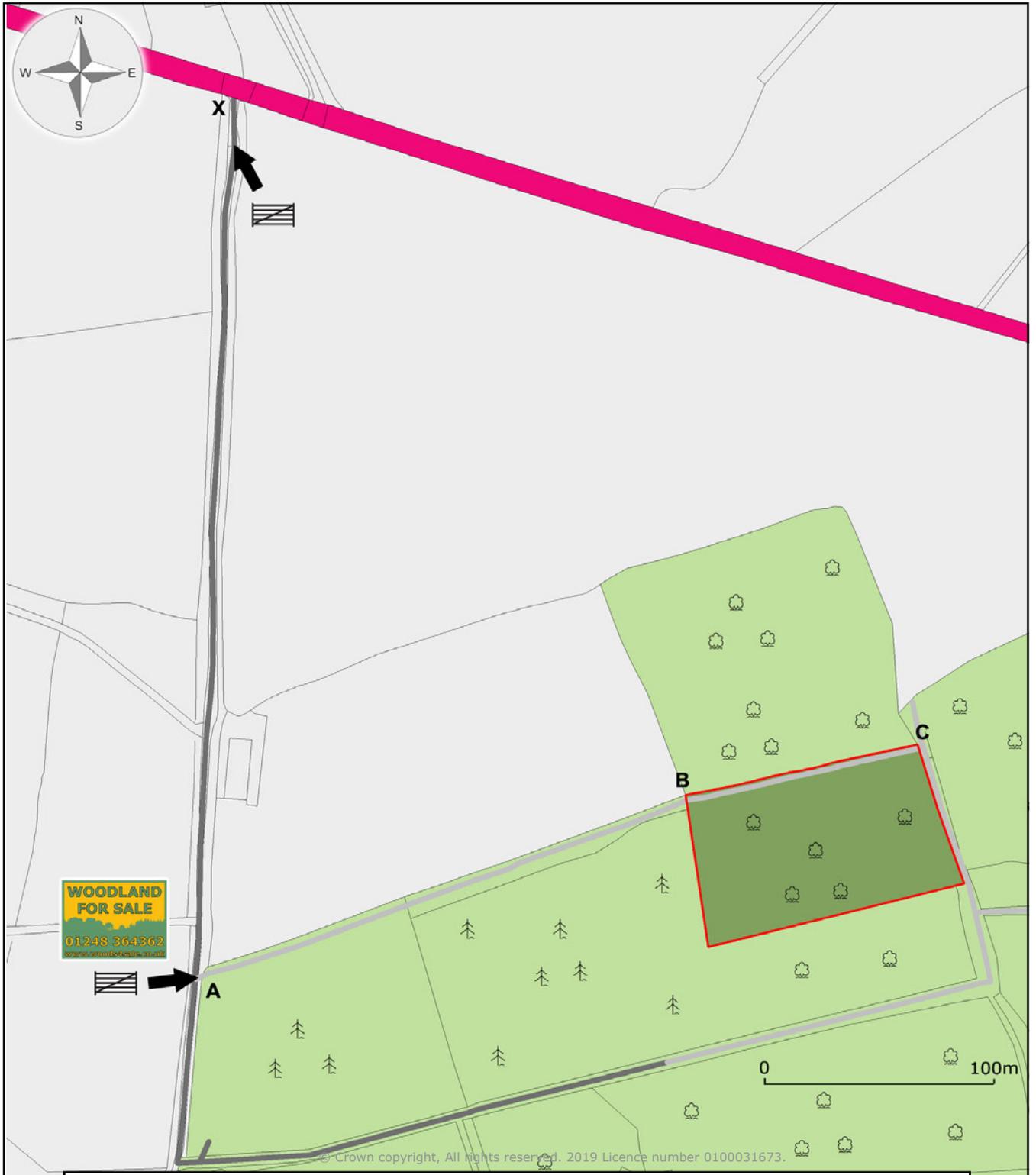
Contact

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

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Legend			
	Motorway		Hard Track
	A Road		Unsurfaced Track
	B Road		Bridleway
	Minor Road		Public Foot Path
	Unclassified Road		Public Byway
	Railway		Path
	Water Course		Wall
	Woodland For Sale		Other Woodland
	Other Woodland		Paddock/Meadow
	Woodland For Sale		Broadleaf
	Other Woodland		Conifer
	For Sale Sign		Gate