

# 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.



## **Windsor Wood** near Northchapel, West Sussex. 4.12 acres of broadleaf woodland with good access. £41,500 (freehold)

A delightfully secluded ancient woodland in the heart of rural West Sussex. With many notable oak, ash and beech. Benefiting from a good access track.

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## Windsor Wood, Northchapel, West Sussex



### Description

Windsor Wood emanates a majestic quality and atmosphere. Outstanding mature oak and beech trees extend to expansive canopies, providing a lovely sense of privacy and shelter. This peaceful woodland is close to the village of Northchapel, West Sussex and the city of Chichester is 40 minutes drive to the south.

The property sits to the north of a larger ancient woodland, in this region of West Sussex historically called the Lower Weald. Its fertile clay soils are perfect for growing broadleaf trees such as oak, ash and sweet chestnut. A recently upgraded hard track brings you to the northwest corner of the wood, which continues as a soft track flanking the northern boundary.

It has a gently sloping terrain, with flat areas and is easily traversed on foot. A diverse range of species grow, including mature ash coppice to the centre, sweet chestnut and field maple. The southeast corner appears to be an old clearing which now has naturally regenerated birch and oak. Careful management could allow these oaks to be grown on to become fine timber trees.

The rich herb layer includes primrose, wood anemone, lesser celandine and a number of ferns such as scaly male. Several species of bird are known to the area including turtle doves, yellow wagtails, nightingales, sparrow hawks and kestrels and there is the occasional animal track.

### If It Were Mine:

There is an existing Forestry Commission thinning licence for Windsor Wood. I would consider making use of this, perhaps coppicing some mature ash and thinning the younger birch, retaining any quality young oaks whilst carefully high-pruning to help them establish into fine examples. However, it is such

a lovely place to just enjoy and explore!

**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 and climb the gate. Sorry we do not provide keys for viewings.

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 right hand turn at the junction (point **F**) and continue for 160 metres until you see a wooden post with white paint. You are now at point **G**, Windsor Wood is ahead and to the right.

### Locators

OS Landranger Series Sheet No: 186.

Ordnance Survey Grid References:

- Roadside gate: SU 951 299.

- Centre of wood: SU 950 303.

Nearest postcode: GU28 9EH.

### Boundaries

The northern boundary is marked by posts with white paint.

The eastern boundary is marked by earth bunds with old posts and dilapidated fence in places.

The southern boundary is marked by trees marked by orange paint.

## Windsor Wood, Northchapel, West Sussex



The western boundary is marked by posts and trees marked 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 Windsor Wood from the roadside gate up to the woodland boundary (marked **ABCDEFGH** on the plan).

All shared rights of way are covered by a maintenance clause, with liability according to use.

There are no public rights of way in this property.

### **Fencing Liabilities**

There are no fencing liabilities.

### **Restrictive Covenants**

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

### **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](mailto:info@woods4sale.co.uk).

### **How to Buy this Woodland**

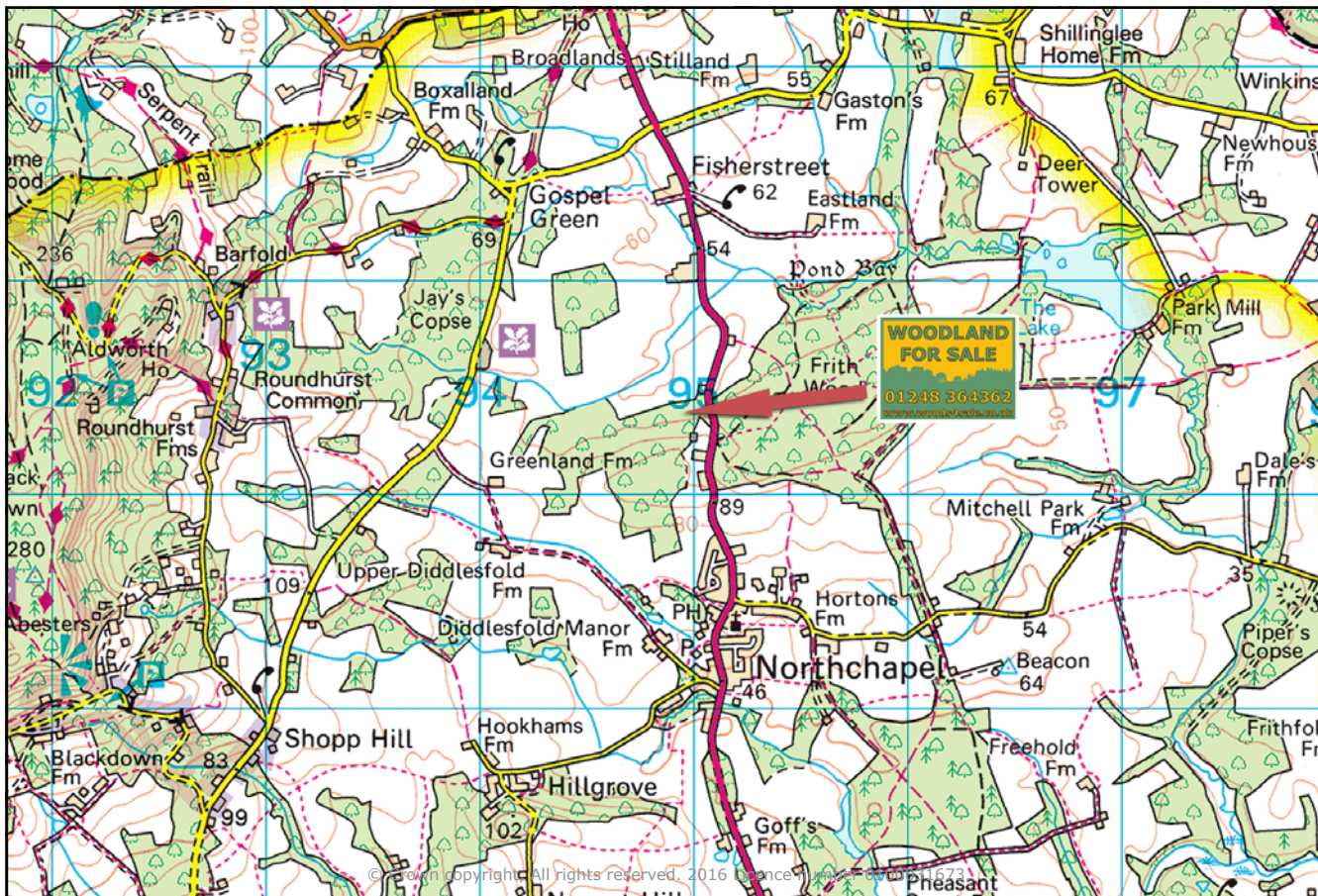
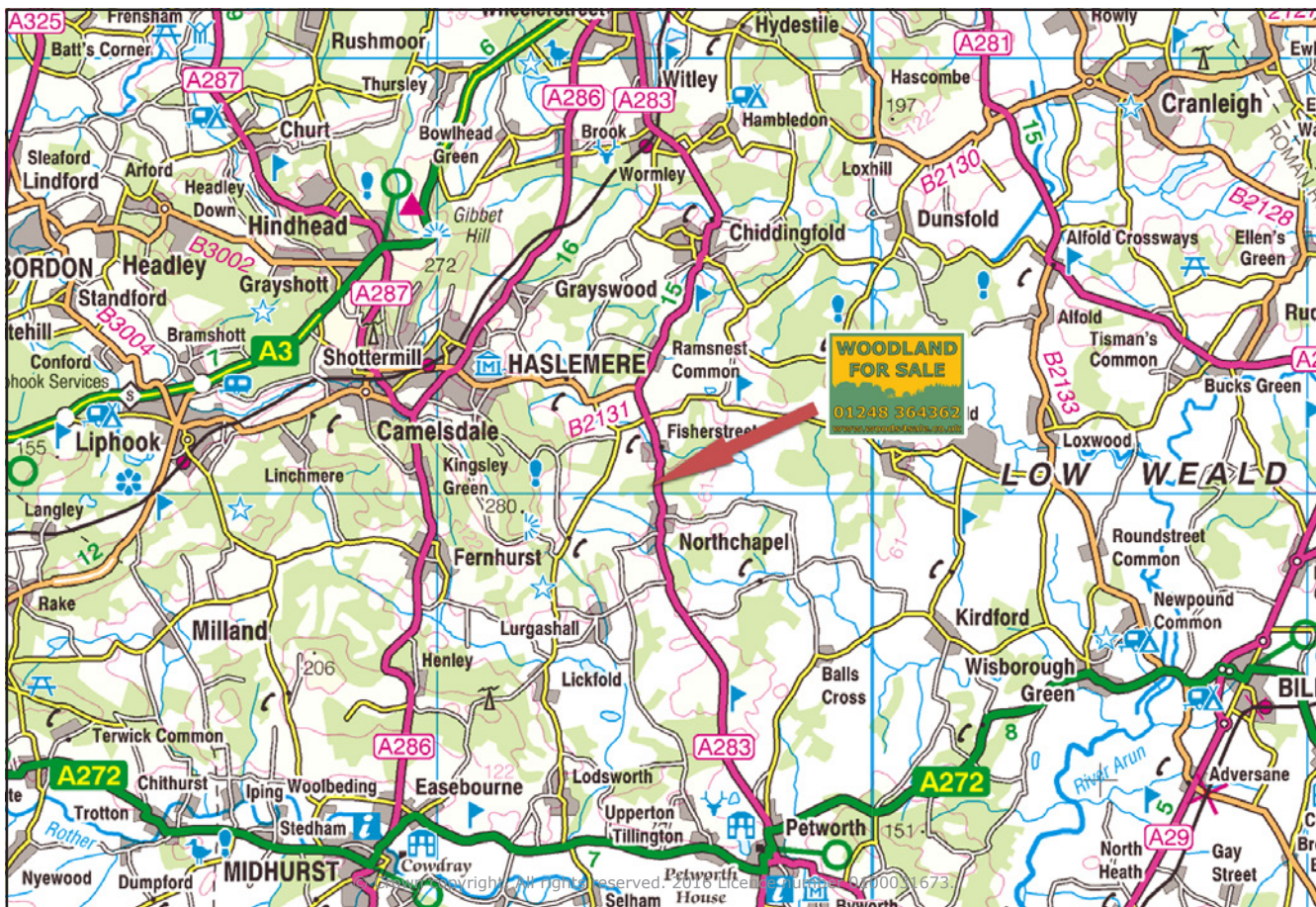
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, 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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