

## Sparrwood Hangar and Red Copse

Plaistow, Billingshurst, West Sussex RH14 0QF

Batcheller  
Monkhouse

# Sparrwood Hangar and Red Copse

Attractive mixed woodland, tucked away in delightful unspoilt countryside to the west of Plaistow village. In all approximately 46.5 acres (18.82 hectares).

Guide Price £310,000



## SITUATION

The land lies in unspoilt countryside, yet just outside of the South Downs National Park. It is to the south west of the thriving village of Plaistow, with a good range of shops and services available at Haslemere, about 7 miles to the west, and the main centre of Guildford about 14 miles to the north.

## DESCRIPTION

A beautiful ancient natural woodland set well away from public roads providing a mixture of mainly indigenous trees interspersed with woodland rides and with a delightful stream running through a deep ghyll. It has potential for some commercial forestry or woodland related amenity and leisure activities (subject to any necessary prior consent being obtained). This diverse woodland provides a haven for wildlife.

In all approximately 46.5 acres (18.82 acres).

## ADDITIONAL INFORMATION

**Taxation:** After two years ownership, commercially managed woods qualify for 100% relief from Inheritance Tax. Timber sales are free of all income tax and do not attract Capital Gains Tax. In certain circumstances it is possible to roll over capitals gains into the proportion of the purchase price attributable to the value of the land.

**Local Authority:** Chichester District Council  
East Pallant House, 1 East Pallant, Chichester, West Sussex, PO19 1TY.  
Telephone: 01243 785166 [www.chichester.gov.uk](http://www.chichester.gov.uk).

**Rights and Easements:** The land is sold subject to and with the



benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other way leaves or easements. There are two public footpaths running through the woodland.

**Plans and Areas:** These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** The woodland is Freehold. Land Registry Title Number WSX312890.

## DIRECTIONS

From Chiddingfold proceed south on the A283 and after about 2.3 miles turn left at the Fisher Street crossroads, signed Plaistow and Shillinglee. Upon reaching the village sign for Plaistow, continue for 0.2 of a mile and the drive to Sparrwood Farm will be found on the right hand side. Proceed along the drive, which is coloured blue on the sale plan and the entrance to the wood will be reached on the left hand side on the point of a right hand bend.

RMP/05.04.2019

## VIEWINGS

At any reasonable time, providing prior notification is given to the sole agents. For an appointment to view please contact our Pulborough Office

T 01798 872081 E [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock and ensure gates are shut at all times.

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**Haywards Heath**  
01444 453181

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**Pulborough**  
01798 872081

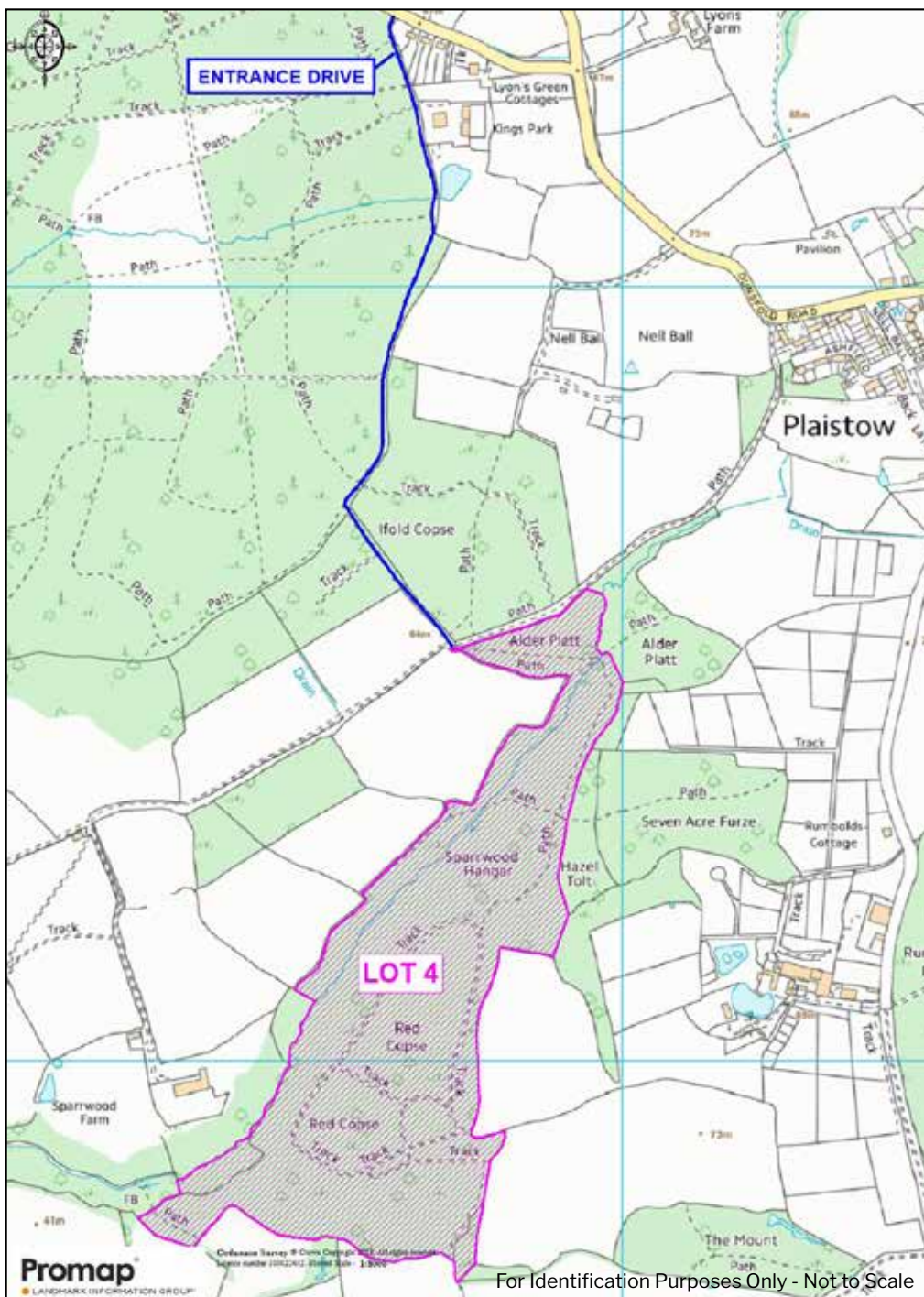
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  2. The particulars do not constitute any part of a Contract;
  3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
  4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
  5. All measurements and distances are approximate;
  6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
  7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
  8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

