

Willand Wood

Streels Lane, Ebernoe, Petworth, West Sussex, GU28 9LF

**Batcheller
Monkhouse**

Willand Wood

Approximately 51.9 acres of beautiful mixed woodland in a single block between Chiddingfold and Petworth

- Set in Beautiful West Sussex Countryside
- Diverse Woodland
- Mix of Broadleaves and Conifers
- Internal Rides and Paths
- Attractive Streams Running Through
- Good Access from Country Lane
- Less than a Mile from the A283
- Approximately 51.9 acres (21.00 ha)
- Price Guide £425,0000



SITUATION

The woodland nestles in a beautiful unspoilt part of the West Sussex countryside just south of the hamlet of Ebernoe with good access from a country lane and less than a mile east of the A283.

It lies within the South Downs National Park, forming part of Ebernoe Common.

The historic town of Petworth lies about 4.5 miles to the south with a range of independent shops and Petworth House and grounds which is a beautiful National Trust property. The village of Northchapel is about 2.2 miles and the popular small town of Haslemere with a mainline railway station about 7 miles away.

DESCRIPTION

The woodland lies in a single block with vehicular access from the corner of a country lane through a metal gate, which leads to a network of paths and rides. It is a beautiful wood which offers much diversity with a mix of Broadleaves and Conifers. There is a predominance of Oak standards with a coppice understorey, and some Sweet Chestnut coppice. Conifers noted include Scots Pine, Fir and Lawson Cypress. The majority is reasonably level apart from a gill with an attractive stream which runs through the eastern side.

It is a haven for wildlife and there are three areas designated as part of the Ebernoe Common Site of Special Scientific Interest by Natural England.

IN ALL APPROXIMATELY 51.9 ACRES (21.00 ha).

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: Southdowns National Park, North Street, Midhurst, West Sussex, GU29 9DH.

T: 01730 814810. W: www.southdowns.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 wayleaves or easements. There are two public footpaths crossing 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, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: The woodland is freehold and forms part of Land Registry Title Number WSX37147.

DIRECTIONS:

From Petworth proceed northwards on the A283 towards Northchapel and Chiddingfold and after about 3.7 miles before reaching Northchapel and shortly after a fuel filling station on the right, turn right signposted Ebernoe into Streels Lane. Proceed for about 0.8 of a mile and the entrance to the woodland will be reached on the right hand side at a sharp left hand bend.

RMP/27.2.2020

VIEWINGS

For an appointment to view please contact our Pulborough Office:
T 01798 872081 E sales@batchellermonkhouse.com

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

Battle
01424 775577

battle@batchellermonkhouse.com

Haywards Heath
01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

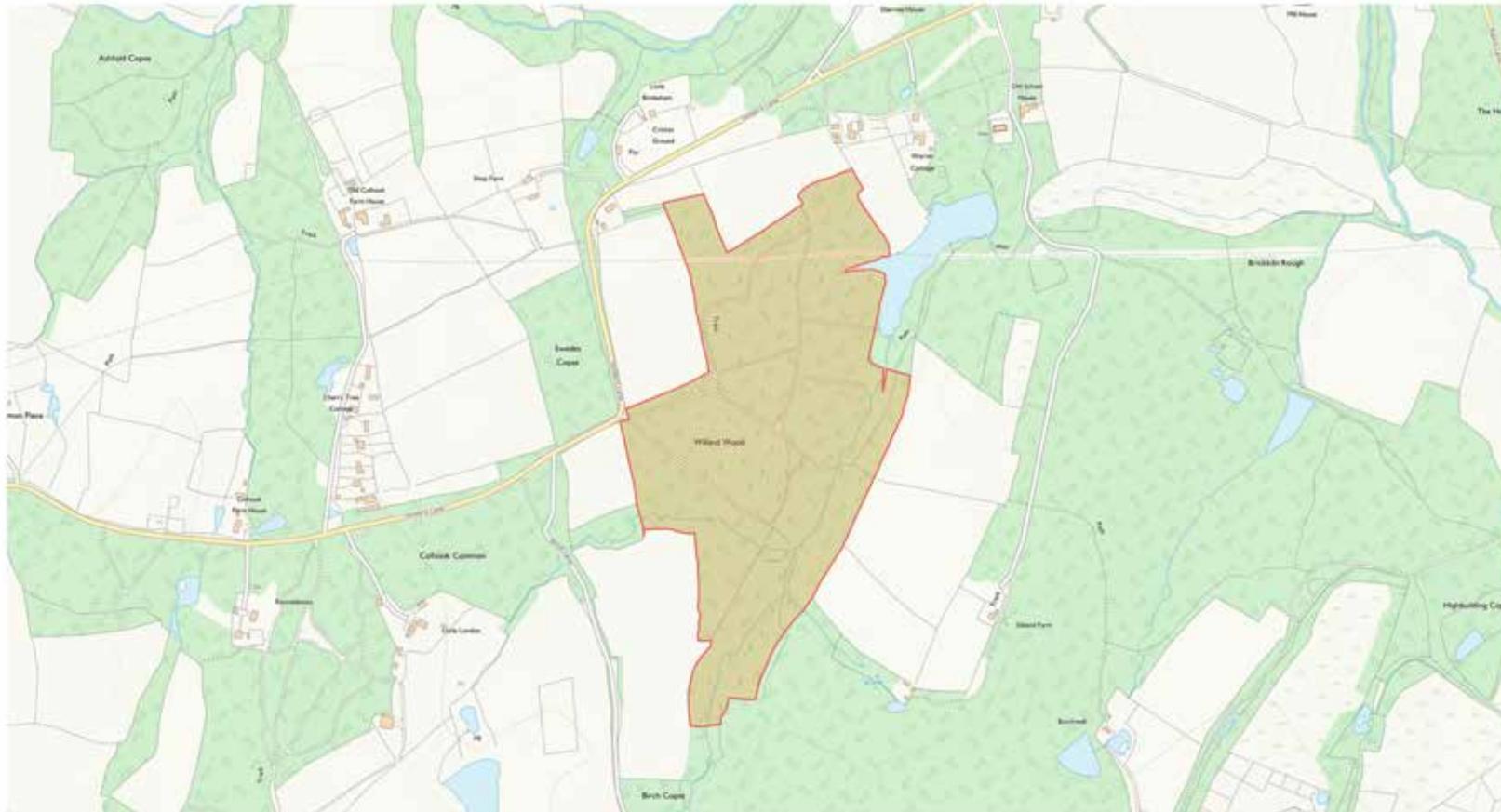
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020

twells@batchellermonkhouse.com

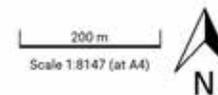
London
Mayfair Office

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Ordnance Survey

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NOTE:
Batcheller Monkhouse gives notice that:
1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact; 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. 9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

