



Little Severals Wood

Woolbeding, Midhurst, West Sussex, GU29 9RJ

Batcheller
Monkhouse

Our Corner of England



LITTLE SEVERALS WOOD

An attractive parcel of amenity/commercial woodland extending to approximately 6.06 acres (2.45 ha).

- Delightful Rural Location
- Good Access from the A272
- Mature Softwoods
- About 6.06 Acres (2.45 ha)



DESCRIPTION

An attractive parcel of amenity/commercial woodland with access and road frontage to the A272. It comprises a single block of mature softwoods, mainly Scots Pine and extends in all to approximately 6.06 acres (2.45 ha).

SITUATION

The woodland forms part of a larger wood known as The Severals, which adjoins Midhurst Common, less than a mile from the centre of Midhurst, a picturesque country town with local shops and amenities. The River Rother runs through the town, which is adjacent to Cowdray Park renowned for polo and its golf course.

The larger town of Petersfield lies approximately 9 miles to the west.

The woodland lies within the South Downs National Park.

ADDITIONAL INFORMATION

Local Authority: Chichester District Council, East Pallant House, Chichester, West Sussex, PO19 1TY, tel: 01243 785166, www.chichester.gov.uk and South Downs National Park Authority, North Street, Midhurst, West Sussex, GU29 9DH, tel: 01730 814810 www.southdowns.gov.uk

Services (not checked or tested): It is assumed that no services are connected.

Rights and Easements: Rights of way for adjoining properties exist over the driveway which forms the entrance and continues around the west and south sides of the woodland, and also there are existing pedestrian rights of way along a path close to the east boundary.

The entrance drive referred to above is also a public footpath.

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.



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: Freehold. Land Registry Title Number WSX51281.

DIRECTIONS

From the centre of Midhurst, proceed westwards on the A272 towards Petersfield. After approximately 0.8 of a mile, and just beyond Manor Cottage on the left and the right hand turning to Woolbeding on the right, the entrance to the woodland will be reached on the left hand side.

RP/28/04/2021



OFFERS IN EXCESS OF £140,000

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

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.

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Sussex GU29 9RJ



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