



# Belwood Copse

Wildham Lane, East Marden, Chichester, West Sussex, PO18 9JF

Batcheller  
Monkhouse

Our Corner of England



# BELWOOD COPSE

An enchanting woodland copse, tucked away in the heart of the South Downs, yet with good road access, amounting to just under 3 acres.

- Beautiful Woodland Copse
- Road Frontage
- Own Access to Internal Central Ride
- Mixed Broadleaves
- Including Hazel Coppice, Hornbeam, Beech and Birch
- Opportunity for Woodland Hobbies or Private Family Camping
- Approximately 2.98 Acres



## DESCRIPTION

The woodland copse is approached via its own five bar wooden gate, which leads to an internal central ride providing easy access. It is a level site with frontage to a small country lane. Overlying chalk, it supports a mix of broadleaves including hazel coppice, hornbeam, birch and beech. In addition it benefits from a variety of flora and fauna, including a wonderful display of bluebells in the Spring. As a small amenity woodland, it provides opportunities for woodland crafts such as coppicing and charcoal burning, or creates the possibility for private family camping from time to time. In all approximately 2.98 acres (1.21 ha).

## AMENITIES

**Local:** The hamlet of East Marden is less than a mile away. Villages in the area include Chilgrove, Funtington and Lavant.

**Towns and Cities:** The historic city of Chichester lies about 9 miles to the south.

**Leisure:** In the heart of the South Downs bordering Forestry Commission woodland with lots of opportunities for rural walks. Other nearby amenities include Goodwood for horse racing, motor racing and golf, West Dean Gardens and The Weald and Downland Living Museum.

## ADDITIONAL INFORMATION

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

South Downs National Park, North Street, Midhurst, West Sussex, GU29 9DH. Tel: 01730 814810. Website: [www.southdowns.gov.uk](http://www.southdowns.gov.uk)

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

**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.

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



**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.

**Tenure and Possession:** Freehold. Land Registry Title Number WSX225474.

## DIRECTIONS

From Chichester proceed northwards on the A286 towards Midhurst and after just under 3 miles having passed through Mid Lavant, turn left onto the B2141 and after about 4.25 miles having travelled through Chilgrove, turn left towards East Marden. Proceed through the hamlet, bearing to the left and after just under 1 mile the entrance to Belwood Copse will be reached on the left hand side, before Wildham Wood.

RMP/26/04/2022

**GUIDE PRICE: £70,000**

### Viewings

At any reasonable time, providing prior notification is given to the Sole Agent. 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. Ensure gates are shut at all times.

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

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

Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto: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.

[batchellermonkhouse.com](http://batchellermonkhouse.com)



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West Sussex**



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