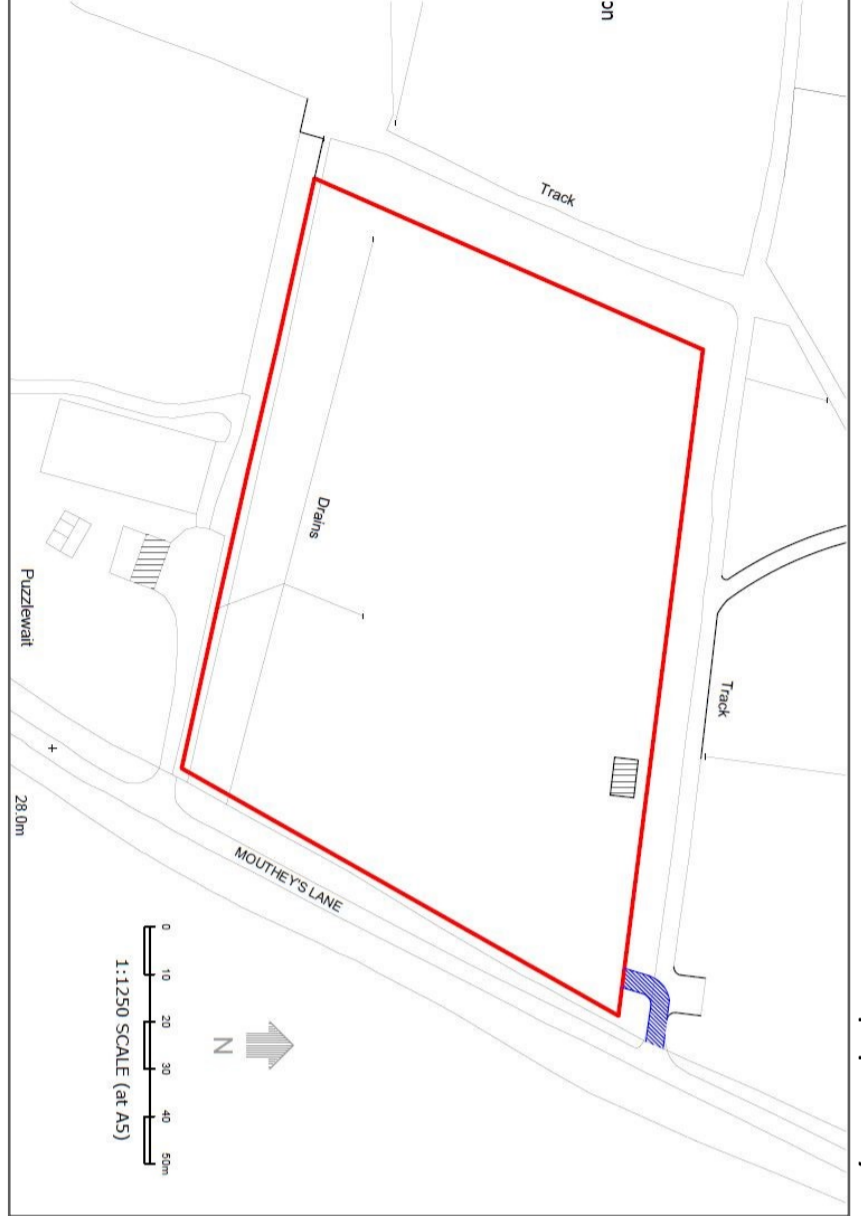
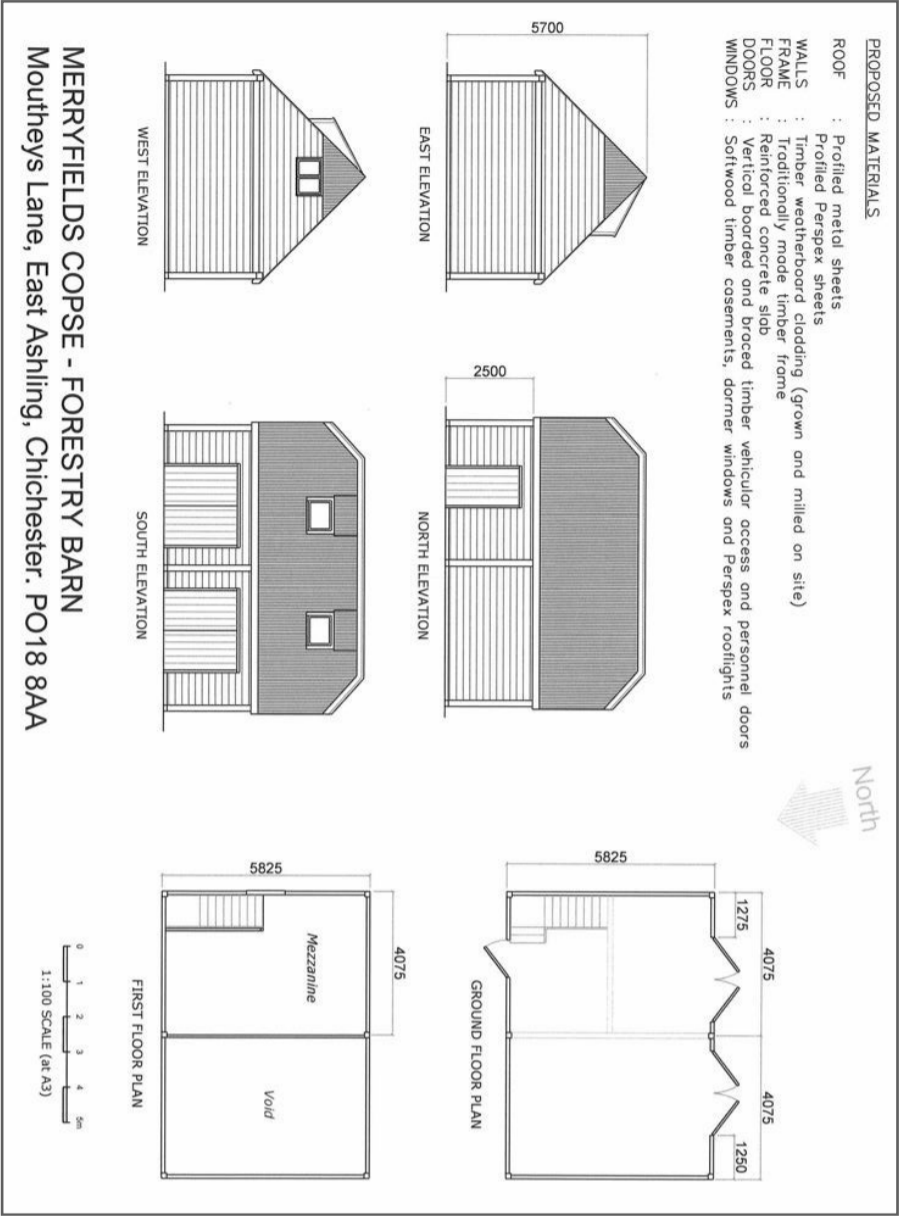


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STRIDE & SON

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Mouthey's Lane, East Ashling

Merryfields Copse, Mouthey's Lane, East Ashling, PO18 8AA.

Situated to the west of Chichester, just over **3.25 acres** of wood and wood pastureland. The property has a mature hedged frontage to Mouthey's Lane and provides a great opportunity for a multitude of recreational uses subject to necessary consents, and / or as a small scale forestry business.

The land comprises approximately 2 acres of mixed conifer and broadleaf woodland with the remaining 1.2 acres being wood pastureland. The land benefits from a recently constructed timber framed forestry building with most of the timber used to construct the building being harvested from the adjoining woodland.

We understand the land offers potential for camping either under an exemption certificate or subject to planning permission. The site would also suit a forest school venue having recently been used as a temporary base for the local Scout Group.

The woodland is also home to a wide variety of wildlife including herds of fallow deer and has great potential for wilding or environmental enhancement.

The vendor suggests that the conifer plantation is nearly of an age, and size, to be suitable for commercial timber harvest with the hardwoods being well suited to firewood production.

TIMBER BUILT

FORESTRY BARN: 7.88m x 5.67m. Timber elevations under a pitched corrugated roof on concrete base. The barn is accessed via two sets of timber double doors on the south-west facing elevation and by a doorway on the north-eastern elevation.

KITCHENETTE: Range of timber base and wall units. Inset composite sink and draining board with mixer taps over. Inset storage cupboard.

Half of the building has a vaulted ceiling and a timber stairwell leads to:

1st FLOOR MEZANNINE: 5.54m x 3.90m. Dormer window and roof lights on the south-west.

SERVICES: Mains water. Future possibility of an electricity connection by separate agreement and negotiation with the vendor.

LOCAL AUTHORITY: Chichester District Council, 1 East Pallant, Chichester, West Sussex, PO19 1TY.

Telephone: 01243 785166 www.chichester.gov.uk

Planning reference for the barn FU/19/01500/PNO

SPORTING & MINERAL

RIGHTS: These are included in the sale, except as reserved by statute.

RIGHTS & EASEMENTS: We understand a right of access will be granted by the current owner (area hatched blue on the plan), who also owns and occupies the adjoining woodland. **The terms of the legal right of access are to be agreed by solicitors before exchange of contracts.**

TAXATION: Our client informs us that after two years of ownership commercially managed woods may qualify for Inheritance Tax relief and may, in some circumstances, attract Capital Gains Tax relief.

DIRECTIONS: Leave Chichester to the north on the B2178 following signs to Funtington & East Ashling. Follow the road for approximately 3 ½ miles and just before entering East Ashling turn left into Mouthey's Lane. The access to the land will be found on the right-hand side of the road (see plan).

PRICE GUIDE: £275,000 FREEHOLD

In preparation of these sales particulars, we have relied upon information supplied by our client. Prospective purchasers should make their own enquiries in relation to any change of use or tax planning and seek professional advice before proceeding.

