



Witley Manor Wood, near Godalming, Surrey



2.78 acres , offers in the region of £60,000 (freehold)

Woods4Sale

Nearest postcode: GU8 5SP **OS Map No:** 186 **What3Words:** Roadside gate (A): [///poetry.riots.prelude](https://www.what3words.com/poetry.riots.prelude)



A captivating mix of beech, oak, and birch with amenity possibilities and roadside frontage, 40 miles southwest of London.

Once forming part of a rural estate, Witley Manor Wood now exists as an attractive parcel of amenity woodland with plenty of scope for recreation. It is located just outside the village of Witley and has shared access along the southwestern side over a stone track.

Situated for the most part on damp, sandy loam soils with a few drier areas, the lofty mature canopy is a wonderful mixture of oak, beech, alder, poplar, sweet chestnut, sycamore, birch and Scots pine. Within the shrub layer below, you will find laurel, hazel coppice, box and holly. Clusters of bamboo are also in occupation, undoubtedly established due to the below-ground rhizome transfer from neighbouring residential gardens. A new owner may consider their removal as part of a future management objective.

Evidenced by the veteran Scots pine beyond its northern boundary, it is probable that much of the wood was established for estate landscape appeal rather than commercial purposes. The western side is designated as Ancient Woodland, demonstrated by occasional bluebells – a known indicator species. Other woodland ground dwellers include primrose, wood anemone, herb-robert, dog's mercury and honeysuckle, whilst ferns such as hart's tongue and bracken are also present. Around April time, you are likely to notice the intriguing aroma of the western skunk cabbage which are dotted along the northern portion of the woodland stream.

A peaceful spot towards the southern tip of the wood could lend itself to an area for honing bushcraft skills; and there is plenty of material to hand. One could also hoist a parachute canopy for shelter here from both sun and showers.

Mammals such as dormouse, deer (roe and muntjac), badger, fox and squirrel find peace within the serenity of the woodland. They are joined by a feathered population of robin, coal tit, nuthatch, chaffinch, greenfinch and numerous harmonising songbirds.

Our Forester's Thoughts

Sam says...

"I would begin by clearing the drier areas of the woodland, as well as broadening the parking pull-in near the road. Domestic fuel for the hearth is a definite possibility here. I would consider constructing some wooden raised footpaths to access the hidden areas amongst the laurel. Bird boxes and trail cameras mounted to trees would be a welcome addition to both increase and observe the woodland fauna."

Please remember some management operations require approval and/or a licence.

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Directions

- From Milford, head south on the A283 following signs for Petworth, passing The Star pub on the right.
- Continue through the village of Witley passing the White Hart pub on the left and the village hall (Chichester Hall) and walled recreation ground shortly after.
- As you leave the village, you will see a post box and redbrick barn on the left (approximately 375 metres after the village hall), with a turning on the left just after.
- Turn left here onto Culmer Lane.
- Continue along Culmer Lane for 260 metres until you reach a turning onto a track into some woodland on the left (point **A** on the plan below), just before the railway bridge, with a sign for Well Cottage and Lagg Cottage as well as our Woods4Sale sign on a tree.
- Turn left onto the track and park immediately to the right in the scallop pull-in, taking care not to obstruct the track of entrance.
- Walk over the low bund and into the woodland you have arrived at Witley Manor Wood.

Rights of Way

- *There is a right of way for Witley Manor Wood for all times and all purposes over the route **AB**.*
- *There are no public rights of way within this woodland.*
- *A maintenance clause covers all the shared rights of way, with liability according to use.*



Boundaries

- The north boundary **BC** is indicated by wooden posts, some of which have orange paint, along with a tree with orange paint towards the west of the wood.
- The east boundary **CD** is indicated by the fence with railway land beyond.
- The south boundary **DA** is an earth bund with verge and council highway beyond.
- The southwest boundary **AB** is the northeastern edge of the track.

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

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Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

Fencing Liabilities

There are no known fencing obligations.

Third Party Rights

There is a right for owners of the adjacent properties to access the land to service any pipes or service media that are present in the land, with a duty to repair any damage caused in doing so.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

How To Buy

This woodland is being sold via 'Offers in the Region of' the advertised price. We require the following information in writing before we forward your offer to our client (please ensure you have funds in place before doing this):

- *The name of the woodland and the offer you wish to submit*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors.



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Disclaimer

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

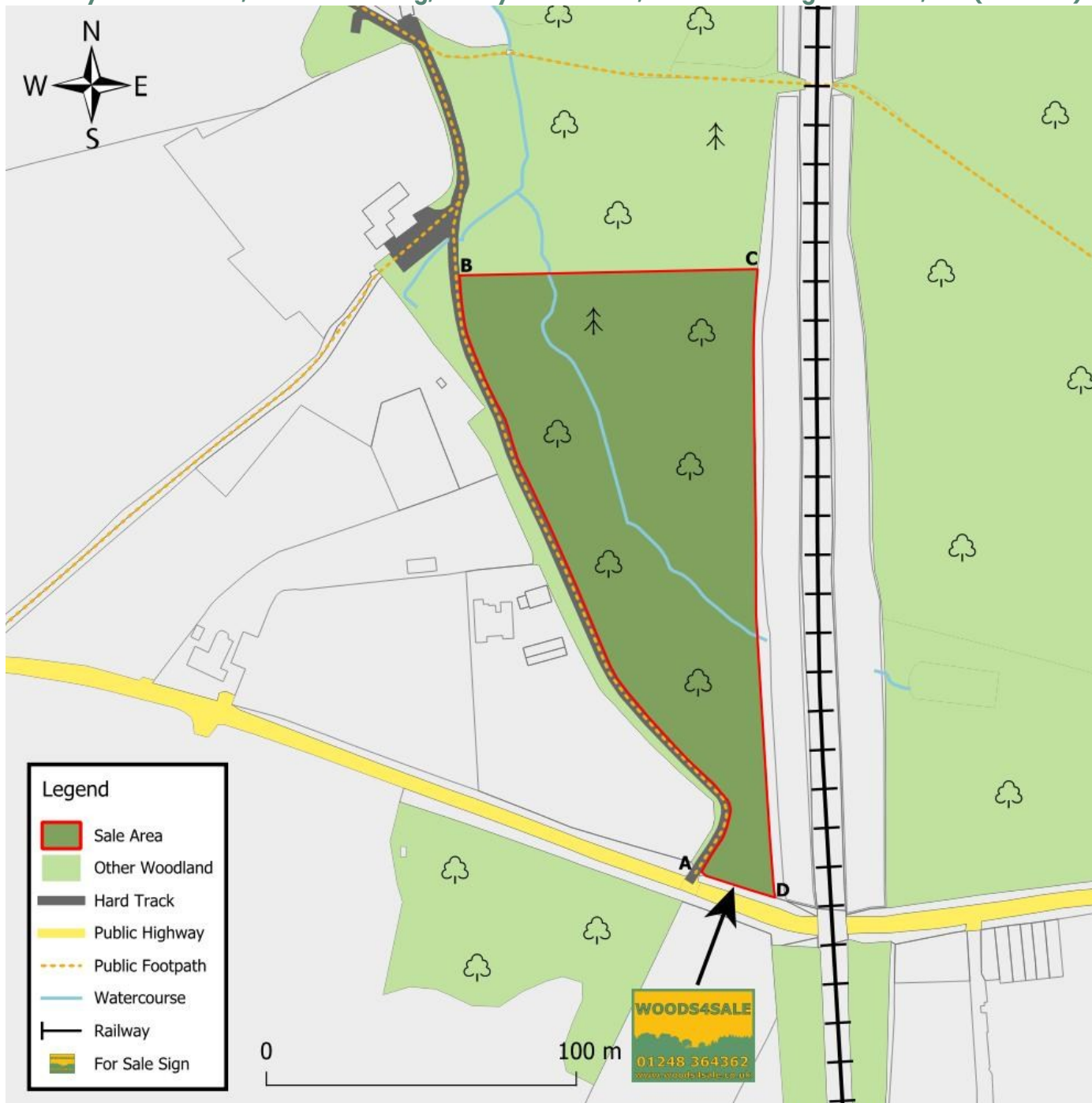
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