



## Baynards Wood, near Rudgwick, Surrey

**2.45 acres, £46,000 (freehold)**

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**Nearest postcode:** RH12 3AD **OS Map No:** 187 TQ 078 349 **what3words:** Entrance: ///serenade.parsnip.dime



## Baynards Wood, near Rudgwick, Surrey. 2.45 acres, £46,000 (freehold)



### ***A fabulous Ancient Woodland with oak, ash and birch in rural Surrey.***

Baynards Wood is part of a larger wooded area situated in pastoral Surrey, and close to the West Sussex border. It is accessed through a locked gate and along a stoned track .

Located over gently sloping loamy and clayey soils, the lofty canopy comprises oak, ash, birch, willow and sweet chestnut; in particular, there is a magnificent example of a mature chestnut coppice near the western boundary, large enough that one can stand in the centre and look upwards through the stems. In the shrub layer below you will find hawthorn, hornbeam, holly, field maple and hazel coppice; a new custodian could consider using some of the hazel for a supply of charcoal – a specific charcoal-making oven that utilises a heating process called pyrolysis to convert biomass into coal would be ideal for this endeavour.

The woodland is designated as Ancient Woodland, meaning it has been under tree cover since at least 1600 AD. This classification also means the area has more sensitive ecological features, such as undisturbed soils, flora, and fungi. Ground-dwelling indicator species include bluebells, wood anemone, dog's mercury, primrose and hard fern.

Tawny owl, green woodpecker, nuthatch, and countless warbling songsters make up the feathered population drawn to this tranquil setting. Mammals known to the locale include deer (fallow, red, and muntjac), badger, fox, whiskered bat, and hare.

### **Our Forester's Thoughts**

#### **Sam says...**

*"There is a natural opening towards the west of the wood that, if cleared, would undoubtedly make a great spot to carry out occasional firewood processing and stacking, as well as honing one's bushcraft skills. Hanging a parachute between the trees would offer some welcome shelter. Setting up a few trail cameras to study wildlife movements would be on my list, and of course, camping with family and friends on warm summer nights is a given! "*

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

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### Directions

- Head north from Rudgwick along the B2128 until the road bends sharply to the right with a small grass island to the left.
- Take the left turn here onto Barnyards Lane, there is a mustard coloured house on the left and a post box set into the wall of a garage/shed.
- Immediately after this turning at the Give Way junction turn left onto Cox Green Road.
- Drive down Cox Green Road for approximately 1 mile until you arrive at a bridge with red brick walls on either side. *(The layby on the left with short wooden posts before the bridge is the best place to park (point X on the plan below) and continue on foot from here).*
- Walk across the bridge - on the other side, there are two wooden gates on the left set back from the road (point A).
- Walk around the left-hand gate with the sign 'Downs Link' attached to it. Sorry, we do not provide keys or codes for viewing purposes.
- Continue south along the stone track passing some green shipping containers on the right.
- After 165 metres, you will arrive at the northwestern corner of Baynards Wood (point B) indicated by our Woods4Sale board.

**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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### Rights of Way

- *There is a right of way over the routes **ABC** and **BD**.*
- *There are no public rights of way within this woodland.*



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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.

### Residential Planning Permission

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

### Boundaries

- The northern boundary follows a historic low earth bank, indicated by blue paint on occasional trees.
- The southern boundary is indicated by blue paint on occasional trees.
- The western boundary is the eastern edge of the stone track, indicated by yellow paint on occasional trees.
- The eastern boundary follows a path, indicated by red paint on occasional trees on the outside edge of a historic track.

### How To Buy

*This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):*

- *The name and price of the woodland*
- *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.

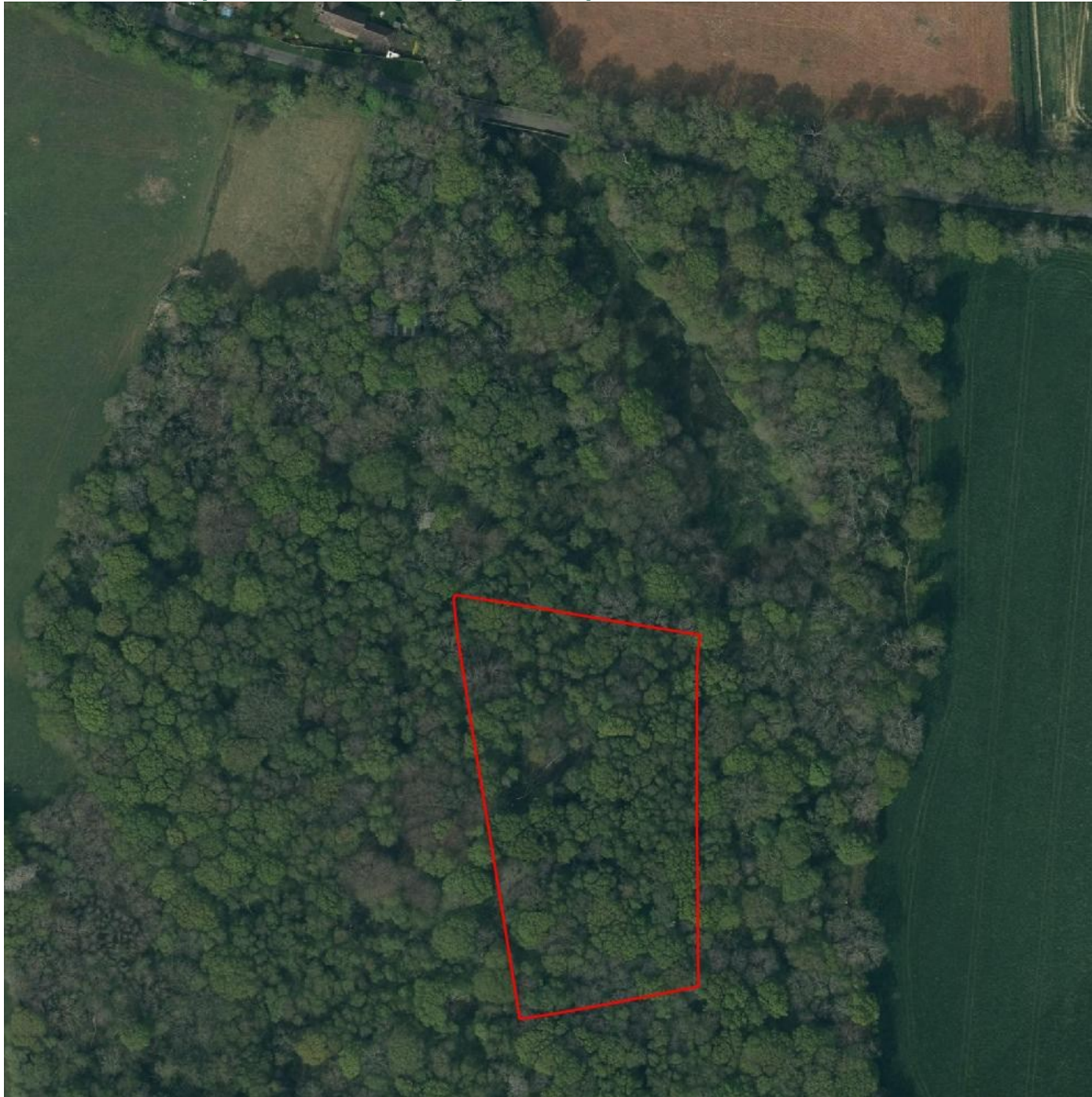


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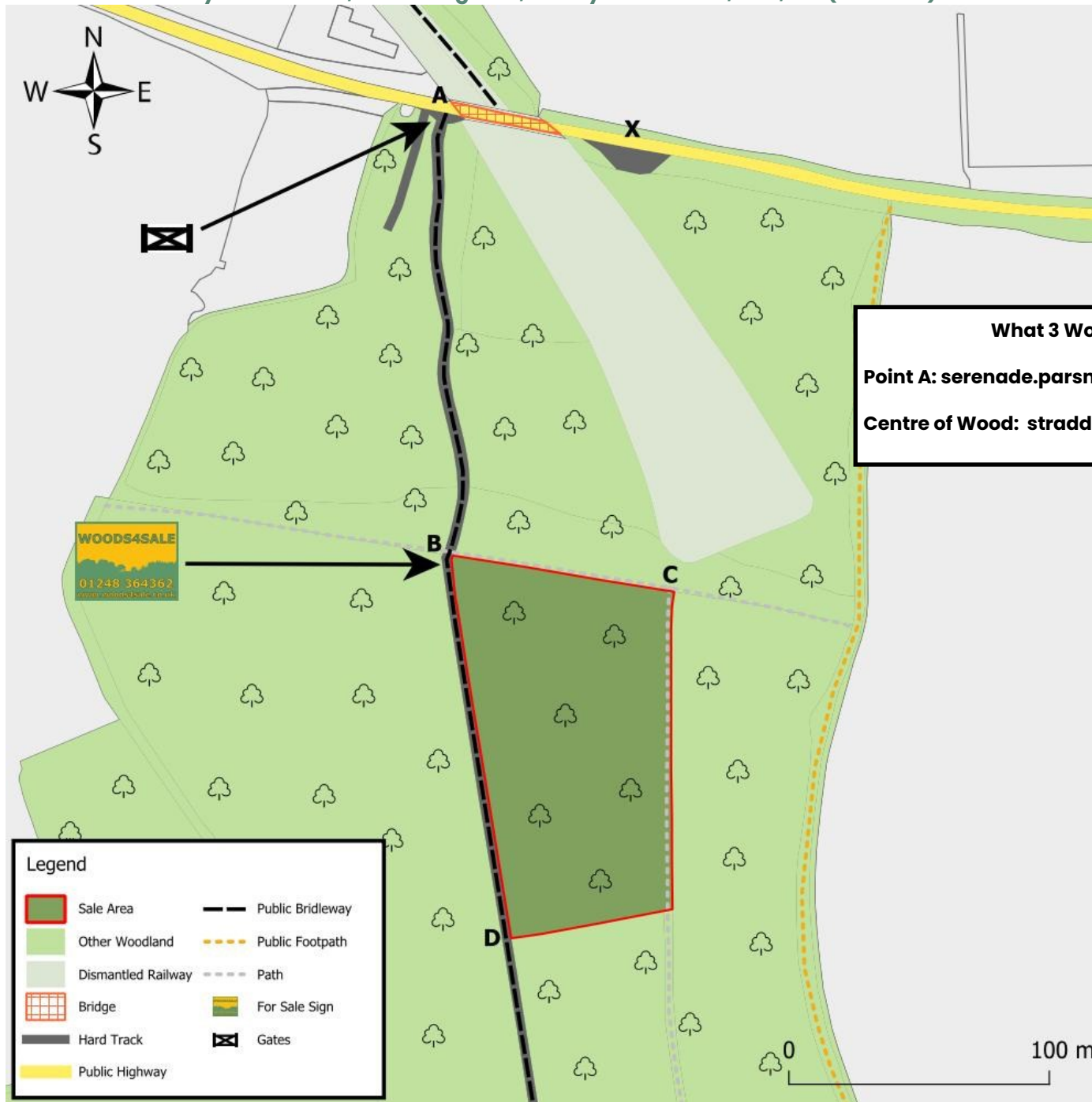




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**What 3 Words Locators**

**Point A: serenade.parsnip.dime**

**Centre of Wood: straddled.scrapped.expressed**



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**Woods4Sale**

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