



Hopkins Reeds Wood South, Wormley, Surrey



Woods4Sale

7.89 acres, Offers in the region of £138,000 (freehold)

Nearest postcode: GU8 5UX **OS Map No:** 186 SU 938 378 **what3words:** Point A: [///momentous.salsa.quirky](https://www.what3words.com/PointA:///momentous.salsa.quirky)



A mixture of oak, Norway spruce and hazel coppice nestled in the Surrey Hills National Landscape, accessed via a surfaced track.

Hopkins Reeds Wood South is a designated Ancient Woodland forming part of a larger wooded area in pastoral Surrey and is accessed at the end of a stoned track that leads into the woodland via a locked gate.

Located on gently sloping loamy clay soils with a few undulations, the central part of the woodland canopy essentially comprises of a blend of broadleaves, which are encompassed by instances of conifer. The medley of broadleaf trees includes mature oak, beech, birch, ash and willow, with some of the oak standards being of excellent quality. The surrounding conifers are predominantly lofty Norway spruce, with yew and western red cedar scattered throughout. Moving down to the shrub layer, you will notice hazel coppice,

hawthorn and holly which are complemented by a vibrant array of ground dwellers – namely honeysuckle, red campion, wood anemone, primrose, hard fern, scaly male fern, bracken and great wood-rush.

The hard track, which leads almost to the centre of the wood, has a handy clearing at the end making it ideal for any management projects, and there is undoubtedly enough space to tow a mobile sawmill if required.

A meandering stream to the south not only offers nourishment for wildlife but also serves as a pleasant place to camp. The peaceful surroundings attract an array of feathered patrons, with greenfinch, treecreeper, woodpecker, and owl all making an appearance. Woodland mammals known to the location include deer (muntjac and roe), wood mouse, badger and fox.

Our Forester's Thoughts

Sam says...

"Over time, and with a woodland management plan in place, I may consider felling and phasing out the Norway spruce with a view to perhaps replant with cedar and sycamore. I would also consider felling some of the ash, which would make brilliant firewood for the log burner- extracting it probably wouldn't be too much of an upheaval given the access and workable space.

The private feel of the woodland makes it a great place for recreation, and I would take advantage of this by enjoying a day of bushcraft and birdwatching, followed by a night under the stars."

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

Directions

- From Milford, just off the A3, continue south on the A286 towards Midhurst and Haslemere.
- Continue south along the A286 (Haslemere Road).
- After nearly 3 miles, you will arrive in the hamlet of Brook; turn left at the crossroads just after the Dog and Pheasant pub, signposted for Sandhills and Chiddingfold.
- Continue along Brook Road, and after just over half a mile, turn right at the post box in the hamlet of Sandhills onto Hatch Lane, where the tarmac will turn into a stone track.
- Continue down Hatch Lane, passing a residential wall made of railway sleepers, and continue past the residential properties.
- After 180 metres, you will see a sign on the left for Lockwood Centre. Continue along the track, passing a gated entrance for Hopkins Reed Wood on the left.
- After a further 560 metres, you will arrive at a steel agricultural gate to the left with some Heras fencing on either side and our Woods4Sale sign on a tree (point **A**).
- Please park in a suitable place and climb over the gate (sorry we do not provide keys for viewings). You are now in the northwest corner of Hopkins Reeds Wood South.

Rights of Way

- *Hopkins Reeds Wood South is accessed off Hatch Lane at point **A**.*
- *There is a right of way granted for all times and all purposes over the route **AC** and a further right of way over **AB**, but this is currently not in use. A maintenance clause covers this track.*
- *There is a short section of public bridleway that just slightly crosses over the woodland boundary at the southwest corner (point **Y** on the plan).*



Boundaries

- The eastern boundary is indicated by a dilapidated fence and occasional posts along the Norway spruce tree line.
- The southern boundary is indicated in part by the northern bank of the stream, along with the wire fence with concrete posts set slightly north of the stream.
- The western boundary is the top of an earth bank that follows a dilapidated fence and a more recent line of stock fence.
- The northern boundary is indicated by a dilapidated fence that in part has been reinstated with recent posts and stock fence, with a woodland ride and track beyond.

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.

Residential Planning Permission

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

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.



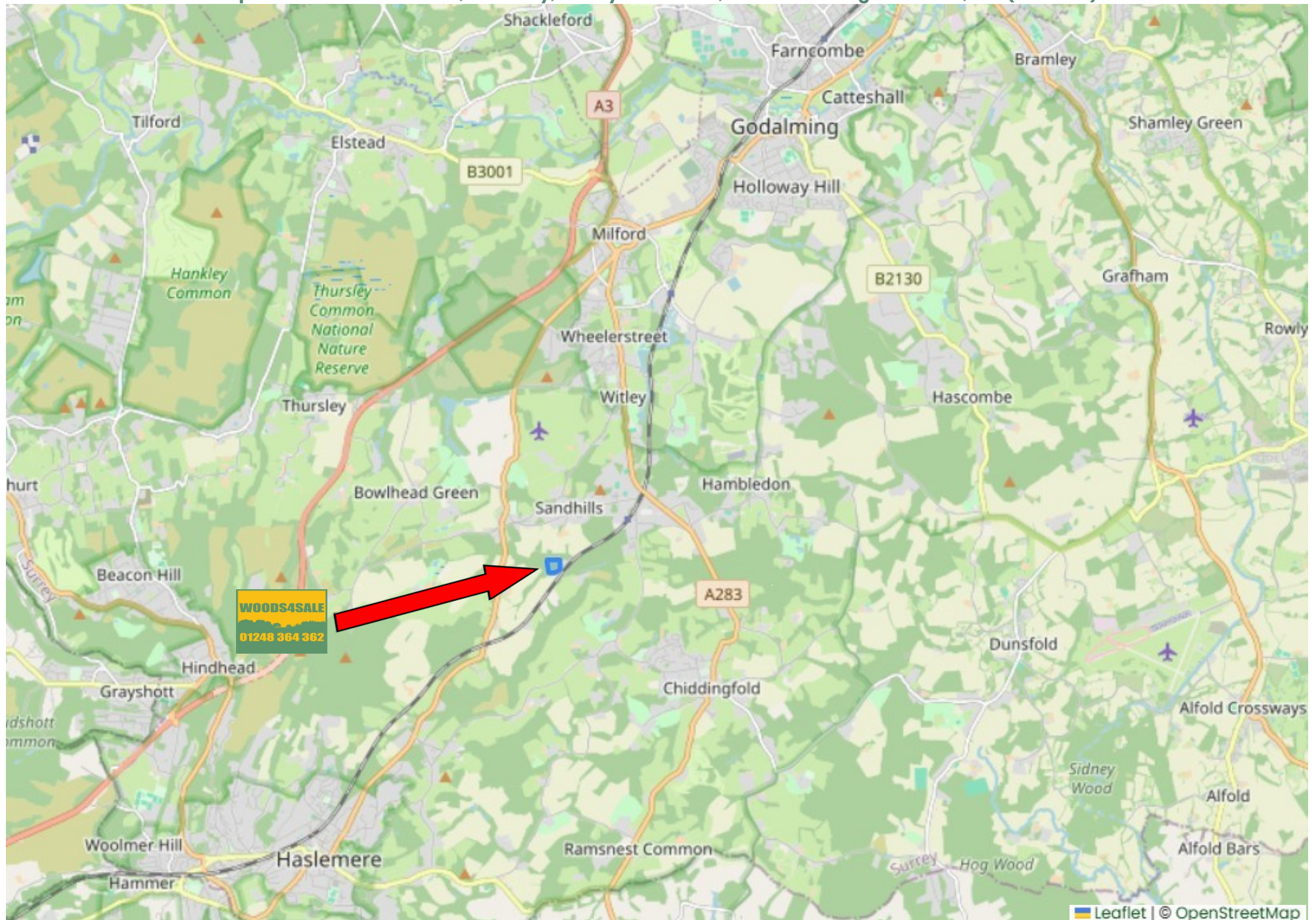
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Disclaimer

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.

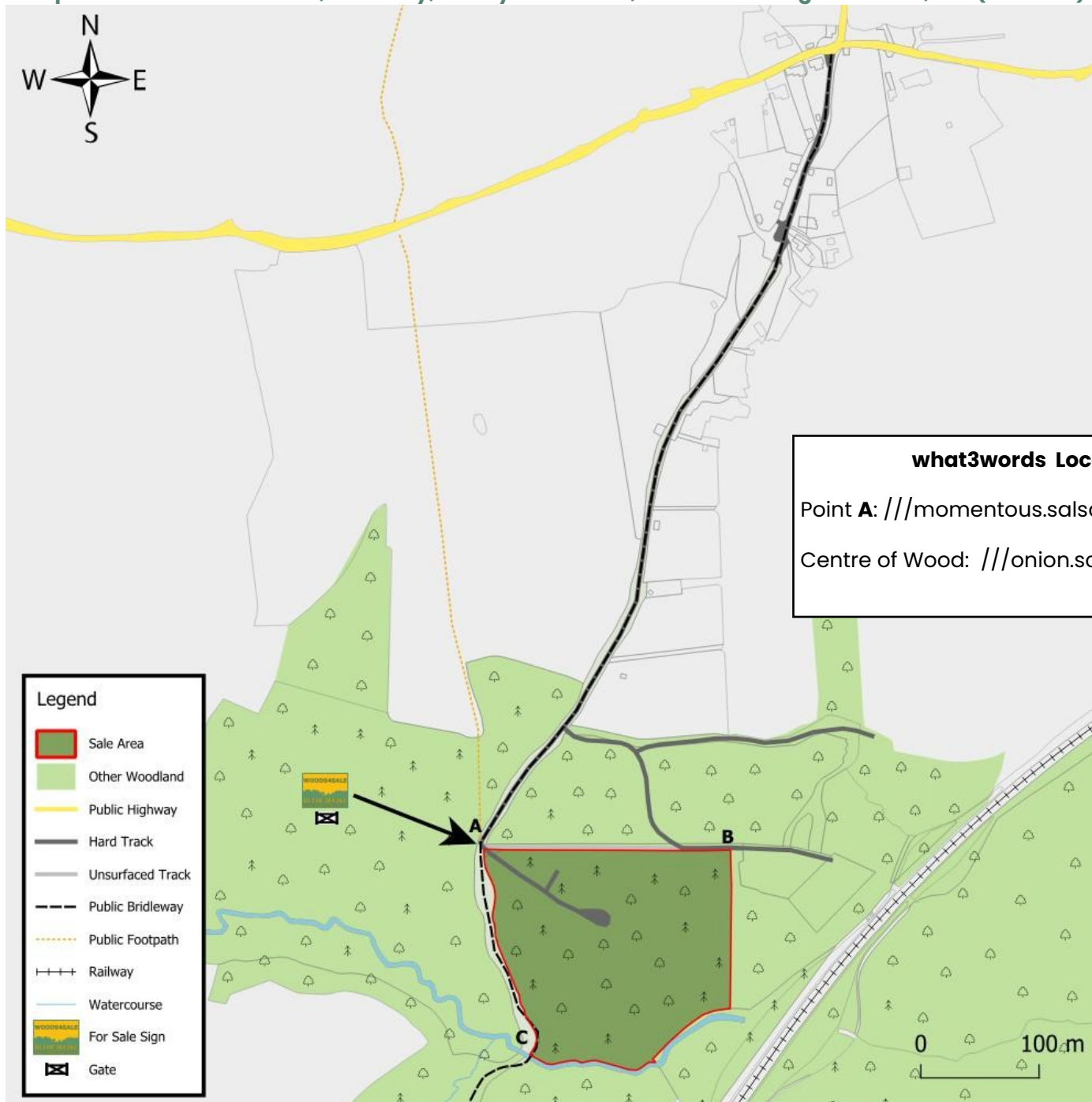
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