



FREEHOLD FOR SALE BY PRIVATE TREATY

30.08 Acres (12.48 Hectares)

NORTHSIDE WOOD

Near Ropley, Hampshire

Offers Around £275,000 are invited for this property

OS Grid Ref: SU620326 Lat/Long: 51.090045,-1.116050 Nearest Post Code: SO24 9SR
what3words: volume.dabbling.shortcuts

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

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IMPORTANT NOTICE

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LOCATION

The woodland is situated approximately 1.8 miles to the north west of Ropley. Ropley is 9 miles to the south west of Alton, 10.5 miles east of Winchester and 10 miles north west of Petersfield. All distances are approximate.

DESCRIPTION

Situated on the southern edge of the larger Sutton and Whites Wood complex of woodlands. Northside Wood is a well sized commercial woodland investment.

Access to the woodland is via the route shown AB on the sale plan from Northside Lane. This 18 ft. wide access is owned and included in the sale. The access gate is locked. Visitors to the wood can park by the gate and walk to the wood. This access to the north western corner of the woodland connects with a ride which joins the unsurfaced ride running north-south through the woodland.

Northside Wood is a rarity in Hampshire. The woodland is stocked with several good-sized areas of productive conifers planted in the 1960s, 1985 and 1990. These include heavily stocked pine and larch as well as an area of poorer pure pine. The balance that wraps around the more productive conifer centre is a mixture of mature ash and sycamore. This wood contains a great deal of timber that has the potential to generate immediate timber income subject to felling consent.

A stocking plan and schedule is available from the selling agents upon request.

Those who appreciate woodland flowers will be impressed with the spring showing of wildflowers. The woodland is not classified as an Ancient woodland site. This will give a new owner a great deal of flexibility when considering which species to replace areas of conifer felled for timber income.

SPORTING AND MINERAL RIGHTS

The shooting rights are owned and included in the sale. They are not let. The hunting rights are excluded.

Mineral rights up to 200 feet below the surface are owned and included in the sale. Beyond 200 feet they are excluded.

MANAGEMENT

Northside Wood is managed by W M Hamer (Forestry Consultant) Kiln House, Kintbury, Hungerford, Berkshire RG17 9UD. Tel 07768 491268. Their Mr William Hamer will be pleased to discuss past and future management with prospective purchasers.

FENCING

The purchaser is responsible for maintaining the fence along the southern boundary of the route marked AB on the sale plan. There are no known fencing liabilities on the other boundaries.

RIGHTS OF WAY

The woodland is sold subject to a right of way for agricultural purposes over the route coloured blue on the sale plan.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. The purchaser will be expected to satisfy himself as to their accuracy. Any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to the hunting and mineral reservations.

VIEWING

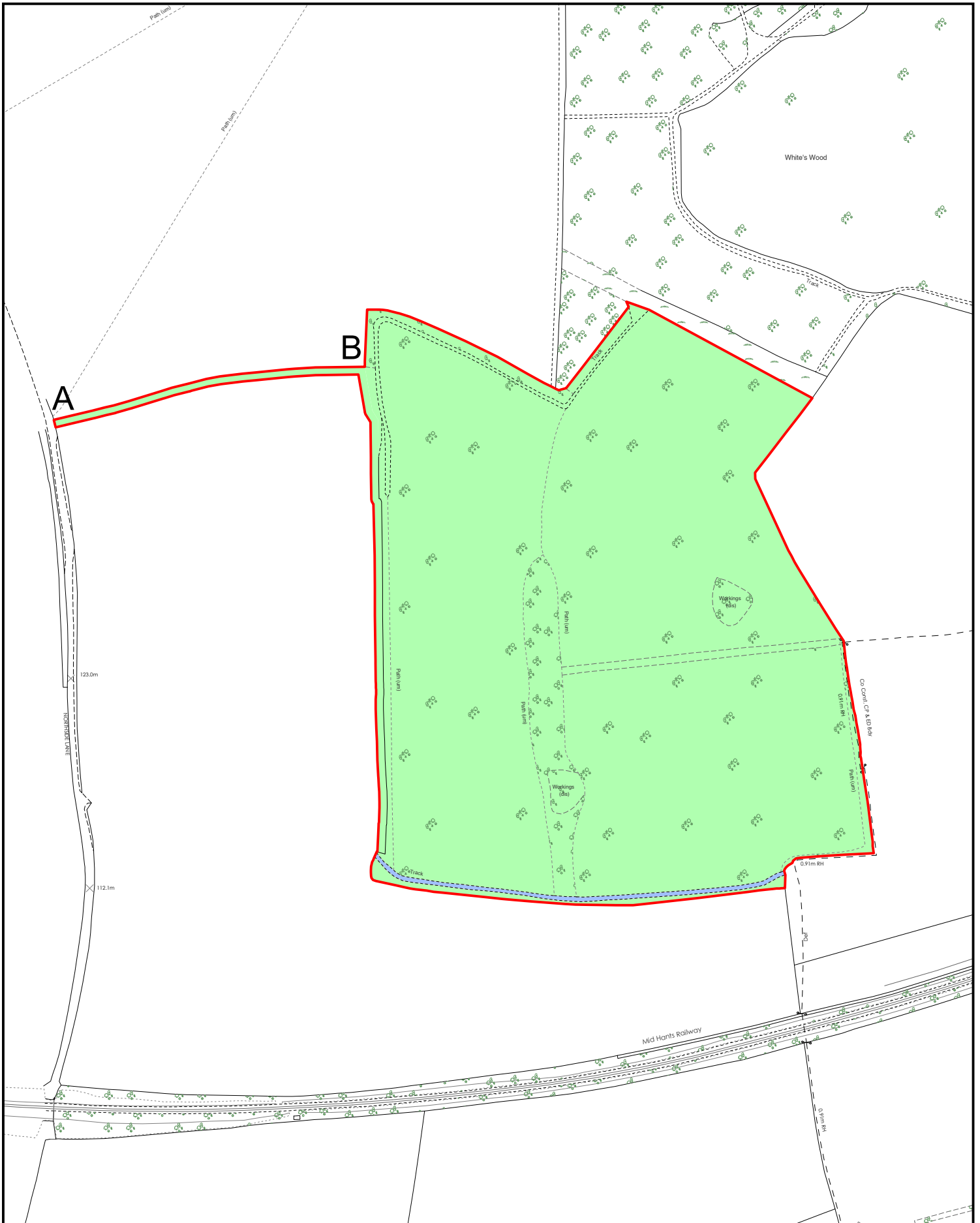
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Northside Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the selling agents to whom offers should be submitted.

Anti-Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk



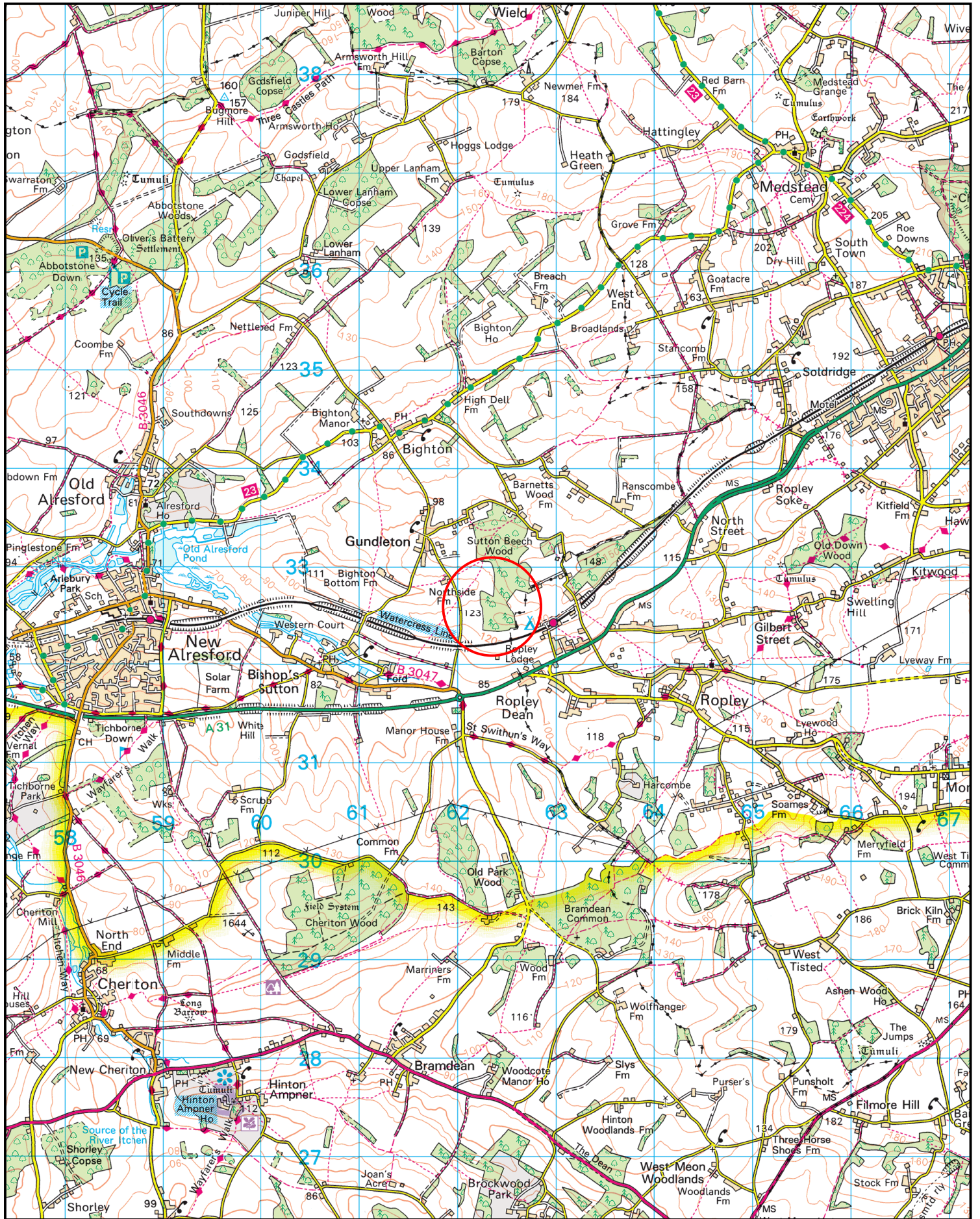
Northside Wood

Location SU 624 325
 Scale 1:3,500 @ A4
 Drawing No. U13494-01
 Date 09.02.21



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Northside Wood

Location SU 624 325
 Scale 1:50,000 @ A4
 Drawing No. U13494-02
 Date 14.07.20



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Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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