



FREEHOLD FOR SALE BY PRIVATE TREATY

31.81 Acres (12.87 Hectares)

WEATHERMORE COPSE

Four Marks, Hampshire

Offers Around £240,000 are invited for this property

OS Grid Ref: SU680351 Lat/Long: 51.110706,-1.028288 Nearest Post Code: GU34 5AN
what3words: mailboxes.promote.grants

Selling Agents

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

For further information contact Jack Clegg

Find more woodland properties for sale on our website



IMPORTANT NOTICE

Tustins Group 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 Tustins Group 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 Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared July 2026.

LOCATION

Weathermore Copse is located on the eastern side of the village of Four Marks in Hampshire. Alton is located 5 miles to the north-east, Winchester 14 miles to the west and Basingstoke 16 miles to the north. All distances are approximate.

DESCRIPTION

Until its dispersal in the mid-1970s following the death of Sir Richard Sharples, Governor of Bermuda, Weathermore Copse formed part of the historic Chawston Estate, once owned by Edward Austen Knight, the brother of celebrated novelist Jane Austen.

Nestled within the South Downs National Park, Weathermore Copse is an attractive and diverse mixed woodland, offering a rich variety of tree species and age classes. The southern corner is dominated by an impressive stand of mature, well-presented beech, while the centre of the woodland features productive mid-rotation and younger conifers. In the northern section, established sweet chestnut coppice adds further character and management potential.

The conifer stands include European larch, planted in 1986, and Japanese larch planted in 1990, together with a 2017 planting of Douglas fir and western red cedar. The woodland is further enriched by areas of silver birch, ash and strong sycamore natural regeneration, creating an appealing and varied landscape with both commercial and amenity value.

The wood is serviced by a good network of rides whilst access into the wood is taken off Weathermore Lane on the southern boundary.

A small electricity substation can be found in the northern part of the wood and shown shaded blue and marked X on the sale plan. This substation is subject to a 50-year lease from 7th September 1995. Further details can be provided by the Selling Agent on request.

SPORTING AND MINERAL RIGHTS

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

Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold subject to a right of way in favour of the leaseholder to access the electricity substation over the route shown by the broken blue line on the sale plan.

COVENANTS

There are covenants relating to the electricity substation lease, with details available on request from the Selling Agent.

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. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement 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 substation lease.

VIEWING

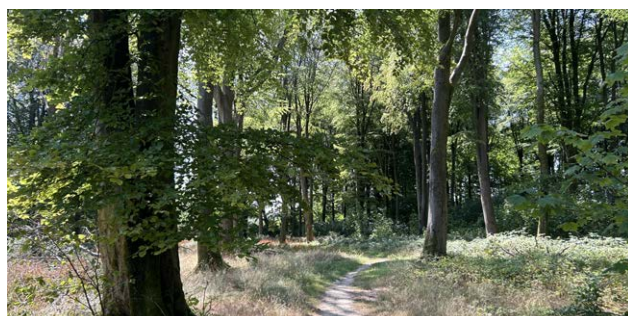
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

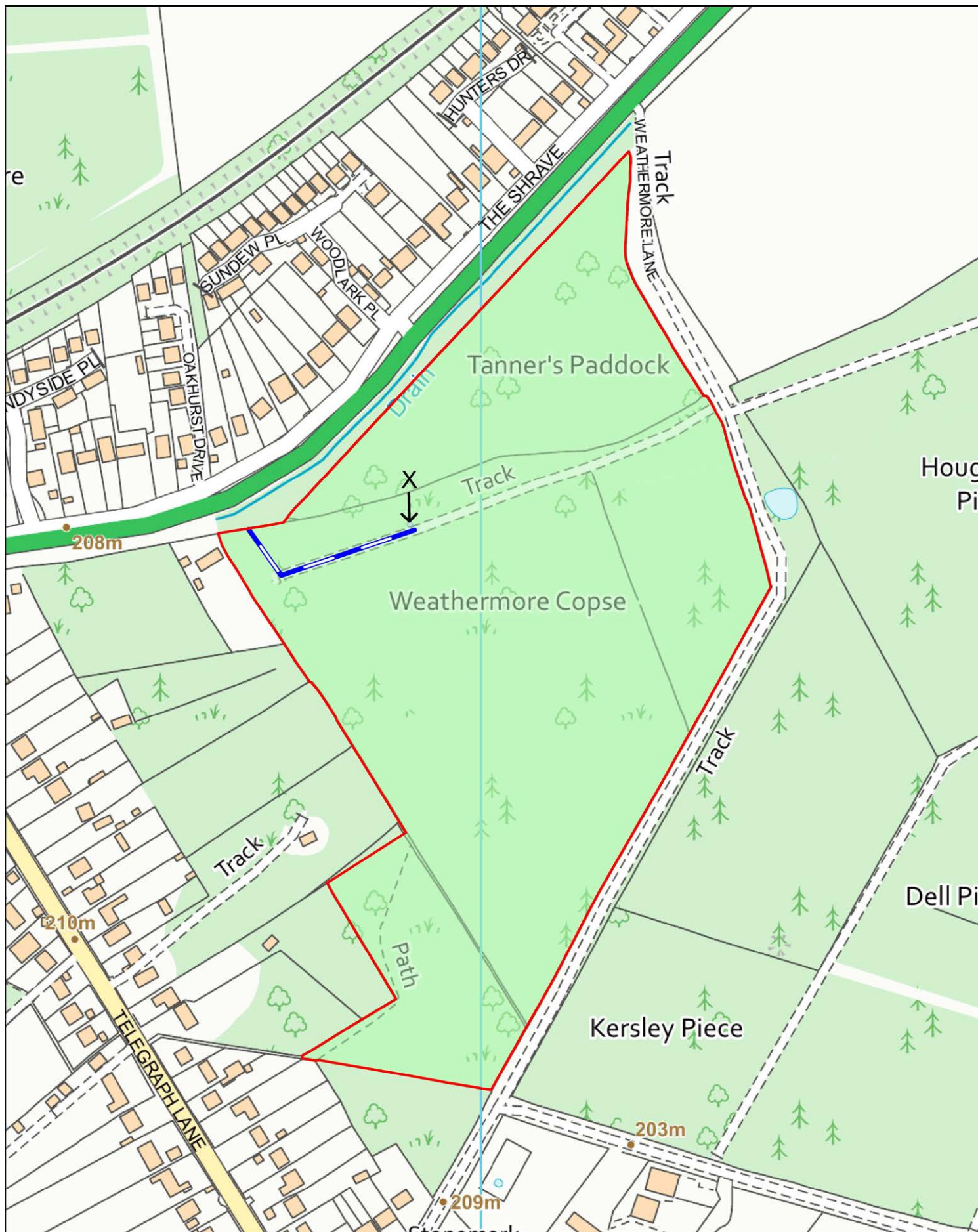
METHOD OF SALE

Weathermore Copse 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, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk





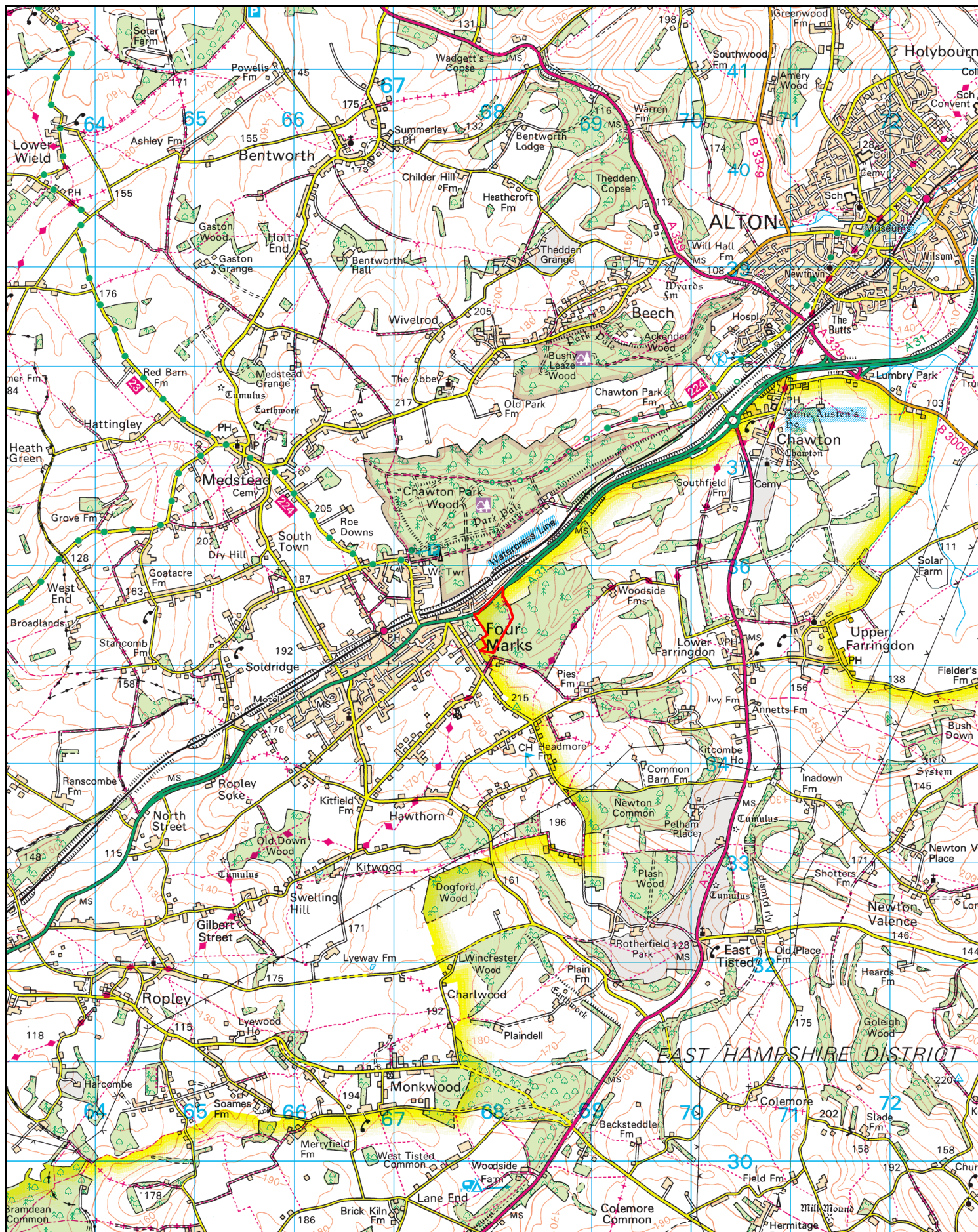
Weathermore Copse

Location SU 680 354
Scale 1:3,500 @ A4
Drawing No. ZAA29018-01
Date 30.07.26



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:2,500
mapping with the permission of
the Controller of HMSO
©Crown Copyright
Licence No. VA 100033416



Weathermore Copse

Location SU 680 354

Scale 1:50,000 @ A4

Drawing No. ZAA29018-02

Date 30.07.26



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:2,500
mapping with the permission of
the Controller of HMSO
©Crown Copyright
Licence No. VA 100033416

WEATHERMORE COPSE

Four Marks, Hampshire



Tel: 01869 254 938 info@tustins.co.uk

Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX6 3JQ

www.tustins.co.uk