Tustins
CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 229 491
info@tustins.co.uk

FREEHOLD FOR SALE BY PRIVATE TREATY

19.24 Acres (7.78 Hectares)

GULLET WOOD

Ropley, Hampshire

Offers Around £ 125,000 are invited for this property

OS Grid Ref: SU649346 Lat/Long: 51.107311°N -1.074240°W Nearest Post Code GU34 5JE

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John 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 2020

LOCATION

The woodland is situated approximately 4 miles to the north 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.

DESCRIPTION

Gullet Wood offers space and tranquillity in profusion. Located without any county road frontage this woodland is about as rural as they come.

Investors looking for a peaceful place to spend time and relax as well as produce high quality firewood for keeping their home fires burning should certainly look at this property. With spring flowers in abundance most will appreciate the value of the forest floor for its species diversity only seen in an Ancient Woodland.

The woodland is accessed via a BOAT (Byway Open to All Traffic) from Grosvenor Road, a public highway, to the eastern end of the wood. This route is marked AB on the sale plan. Visitors to the wood can drive up to the edge of the woodland.

Stocking is broadleaved and species include Ash, Oak, Beech and Cherry. Trees are wide ranging in age with a really good understorey of Hazel and natural regeneration. The current owners have thinned the woodland in the past.

Gullet Wood is classified as an Ancient Semi Natural Woodland. This is woodland that has been in existence since 1600AD with a mainly native species mix. Woodlands that are designated as Ancient Woodland are highly prized in today's environmentally aware woodland market and grant aid is often aimed at improving the condition of these important rural features.

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 are owned and included in the sale.

MANAGEMENT

The owners have been advised by W M Hamer (Forestry Consultant) Kiln House, Kintbury, Hungerford, Berkshire RG17 9UD. Tel 07768 491268 over the preparation of the current Management Plan. William Hamer will be pleased to discuss this and future management with prospective purchasers.

FENCING

There are no known fencing liabilities.

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 reservation).

VIEWING

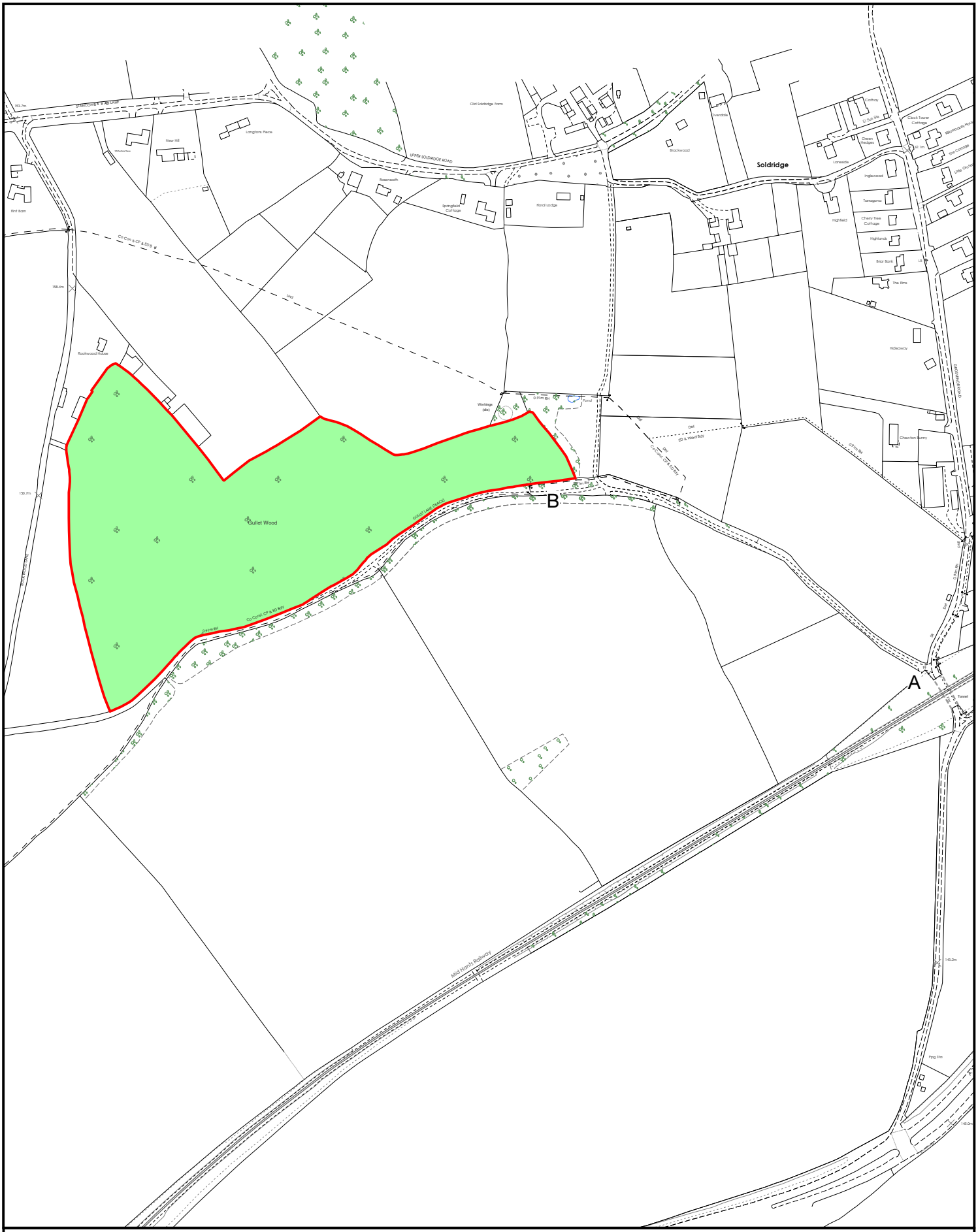
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Gullet 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 purchaser. Further information can be obtained from the HMRC website www.gov.uk



Gullet Wood

Location SU 647 345

Scale 1:5,000 @ A4

Drawing No. U13492-01

Date 14.07.20

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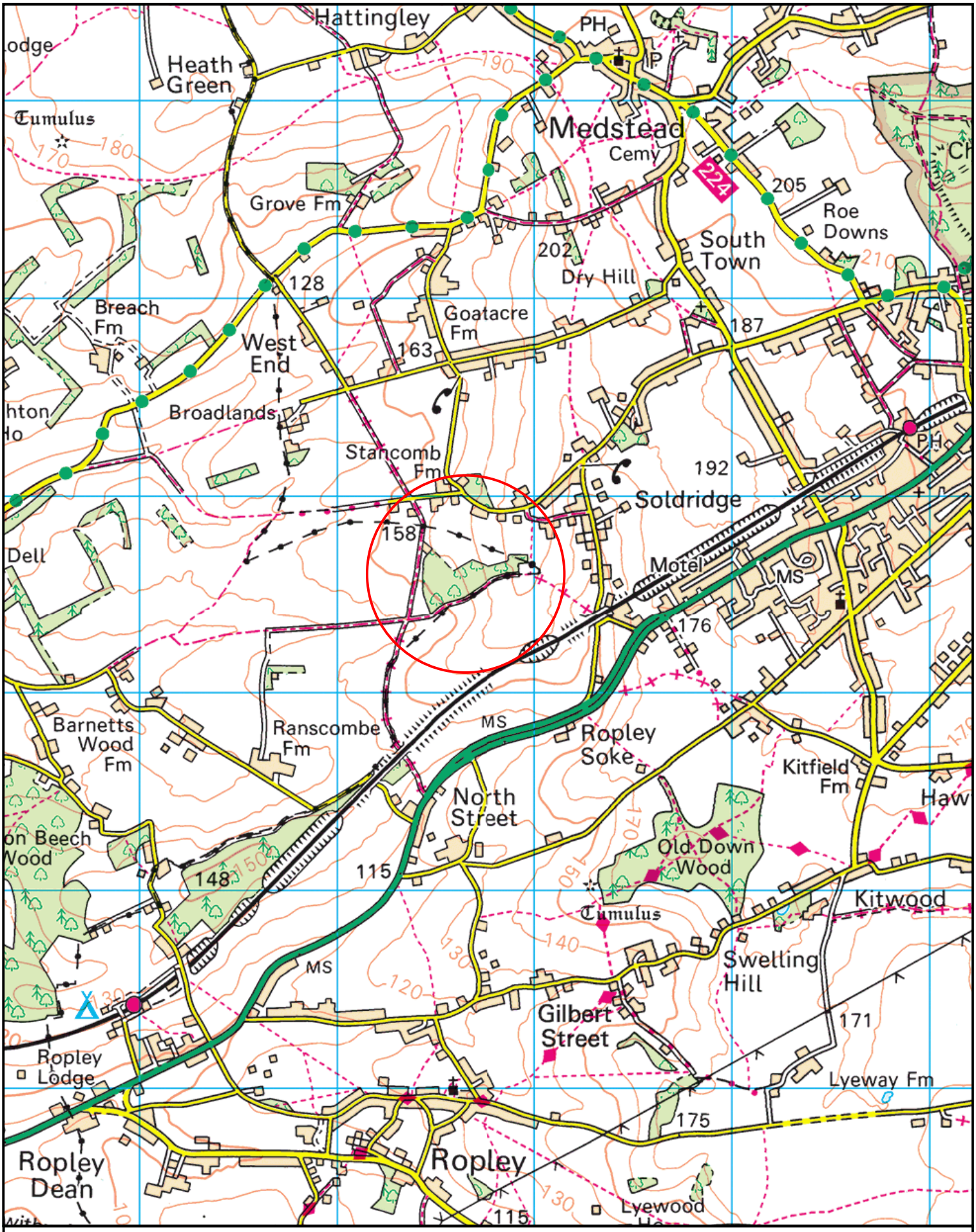

Gullet Wood

Location SU 636 345

Scale 1:50,000 @ A4

Drawing No. U13492-02

Date 14.07.20

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GULLET WOOD

Ropley, Hampshire

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