



Charcoal Copse | Guildford Road | Slinfold | West Sussex | RH13 0QZ

H.J. BURT
Chartered Surveyors : Estate Agents

Charcoal Copse | Guildford Road | Slinfold | West Sussex | RH13 0QZ

Offers in Excess Of: £70,000 | Freehold

- Attractive part-replanted mixed ancient woodland.
- Approx. 6.45 Acres (2.61 Ha).
- Oak standards over hazel coppice & other mixed broadleaf species.
- Peaceful rural location of great amenity appeal.
- Shared private gated hard access track. Adjacent public footpath.
- Nearby carp fishing lake with day/night ticket access.

Description

Charcoal Copse comprises an attractive and compact block of mixed ancient woodland being part replanted and with Oak standards over Hazel coppice. The wood occupies a peaceful rural location to the North-West of the village of Slinfold and West of the large market town of Horsham. The woodland forms a compartment within a larger area of broadleaf and conifer woodland to the North of Furnace House Farm and lying to the North of Guildford Road/A281 which leads West from Horsham and Broadbridge Heath and above the village of Slinfold with connections to the South and North on the A29 and also then continuing to Cranleigh and Guildford. There is a small open fronted wood built shed.

Accessed by a private gated (padlocked) hard track shared with neighbouring woodland owners, Charcoal Copse is a short distance up the entrance track which then forms part of the land being sold to one section. In amongst the semi mature Oak trees there is also some Ash, Hornbeam as well as Hazel coppice and some areas of Bluebells to the South side of the track. Extending overall to approx. 6.45 acres (2.61 Ha), the woodland has good amenity appeal as well as for conservation opportunities and thinnings for firewood and other timber products.

Location

The woodland is situated approx. 5.5 miles West of Horsham and 17 miles South of Guildford which both offer extensive facilities and with local facilities in the nearby village of Slinfold within 2.5 miles. The A23/M23 at Crawley is within 12 miles and links to other main routes as well as the M25 and national motorway network. The surrounding area to the woodland is rural with larger areas of neighbouring woodland with farmland beyond. The Furnace Lake Fishery - a day and night carp and catfish fishery open to the public - is within convenient walking distance of the woodland.



Information: Property Ref: HJB02957. Photos & particulars prepared: Sept 2024 (Ref RBA).

Services: No mains services connected to the woodland.

Access & Title: The neighbouring woodland owners enjoy rights of way access over the hardened entrance track (also a Public Footpath) running along the edge of Charcoal between points C & D on the plan and with a right of way in favour of Charcoal Copse understood to be over the track between the points between the points and A, B & C. HM Land Registry title number WSX317899.

Local Authority: Horsham District Council.

Viewing and Health & Safety

All parties viewing are requested to ensure that all shut gates are kept shut and gateways are kept clear. We ask you to be as vigilant as possible when making your inspection for your own personal safety and particularly around any areas of water, livestock, buildings, trees and machinery.

Directions: See appended plan. [what3words///dares.faced.motion](https://www.what3words.com/dares.faced.motion)

H.J. BURT Steyning

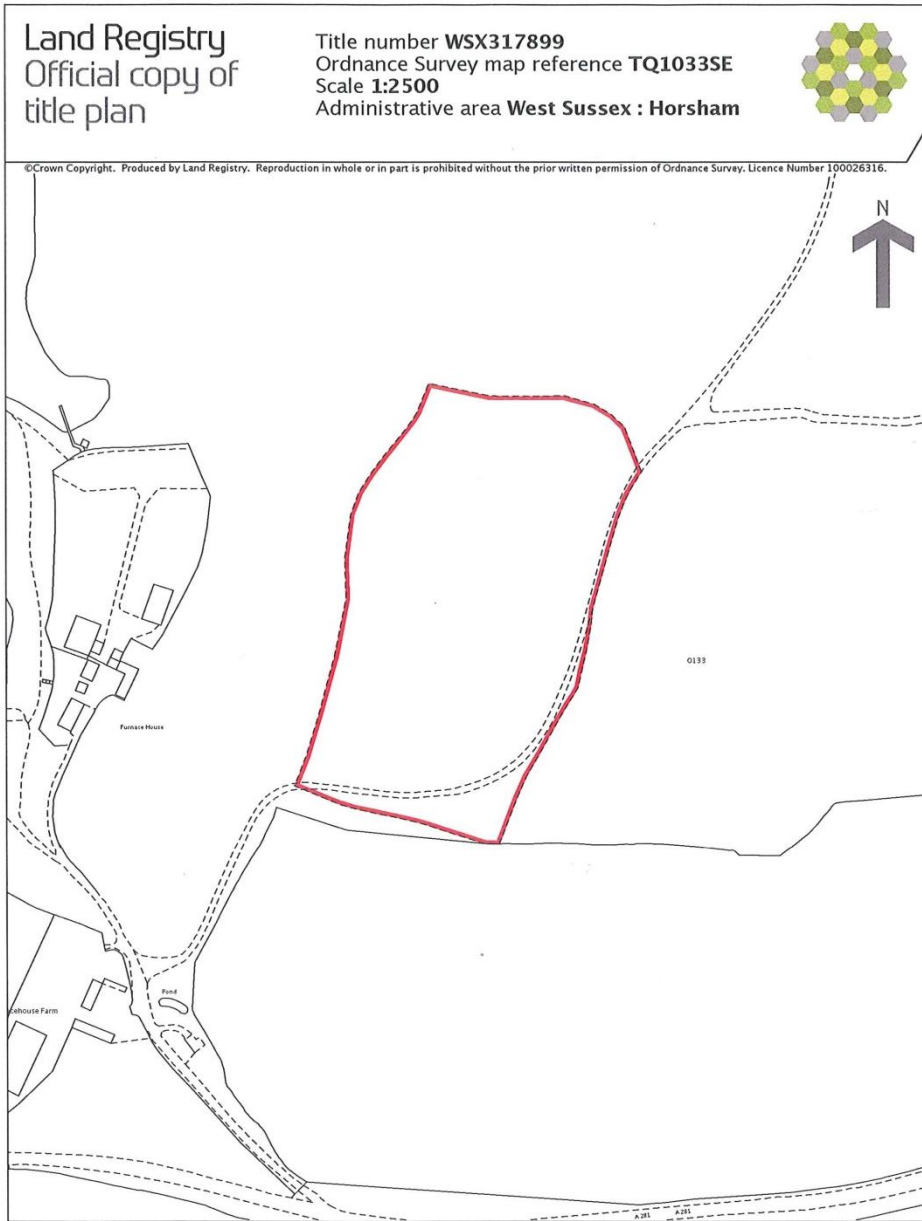
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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.





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