



FREEHOLD FOR SALE BY PRIVATE TREATY

16.13 Acres (6.53 Hectares)

FIVE OAKS WOOD

Five Oaks, West Sussex

Offers Around £120,000 are invited for this property

OS Grid Ref: TQ096280 Lat/Long: 51.040711,-0.436454 Nearest Post Code: RH14 9AG
what3words: hack.liberated.common

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Jack Clegg or John Clegg

Find more woodland properties for sale on our website

LOCATION

Five Oaks Wood is located 1 mile to the north of Billingshurst, 8 miles west of Horsham and 17 miles south-east of Guildford. All distances are approximate.

DESCRIPTION

Planted in 2011 by the Woodland Trust under the English Woodland Grant Scheme, Five Oaks Wood comprises a varied mix of predominantly broadleaved species interspersed with areas of open land making this an attractive proposition for an amenity purchaser.

Planting includes oak, both pedunculate and sessile, cherry, hazel, white beam, hornbeam, field maple and silver birch as well as a variety of fruit trees spread across the property.

In addition, several specimen species were included in the planting, such as foxglove-tree, wellingtonia, copper beech, London plane and tulip tree.

A full planting schedule can be provided on request from the Selling Agent.

The open land represents approximately a third of the property and offers opportunity for further planting should a purchaser wish. A band of mature broadleaves separates the two fields.

A minimal annual payment under the Farm Woodland Payment scheme is available until 2027 whilst there are certain management requirements a purchaser will be expected to undertake until 2043. Again the Selling Agent can provide further details 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

The purchaser will be responsible for maintaining the fence shown with inward facing T-marks on the sale plan.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for horticulture, agriculture, forestry or the grazing of horses and ponies over the verge between Stane Street and the north-western corner of the woodland boundary.

The woodland is sold subject to rights of way in favour of two neighbouring landowners over the route shown with a broken blue line 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. 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.

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. The gate is locked - please contact the Selling Agents for the combination lock code. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Five Oaks 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

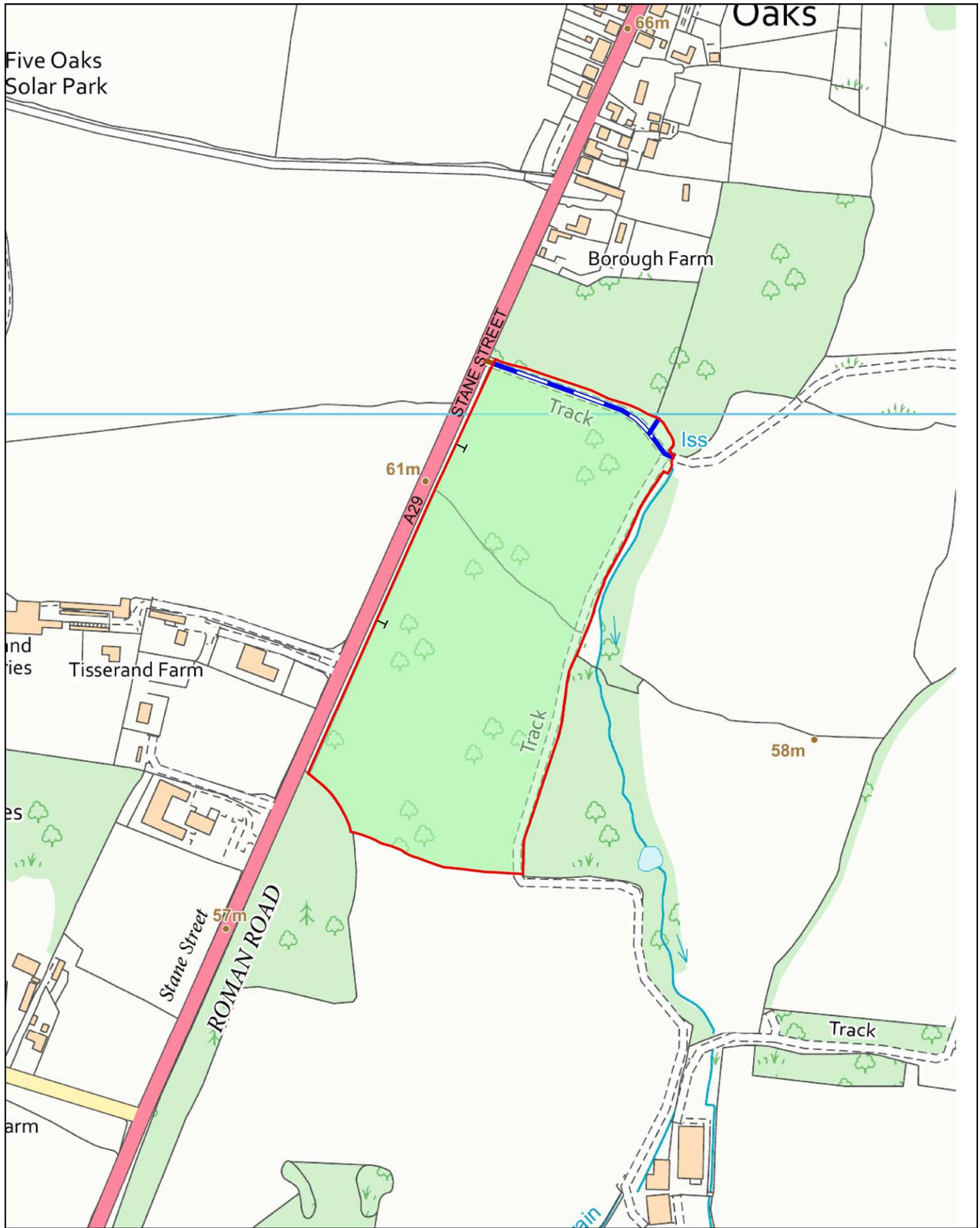
Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the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





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 September 2024.



Five Oaks Wood

Location TQ 096 278
 Scale 1:4,000 @ A4
 Drawing No. Y23341-01
 Date 20.09.24



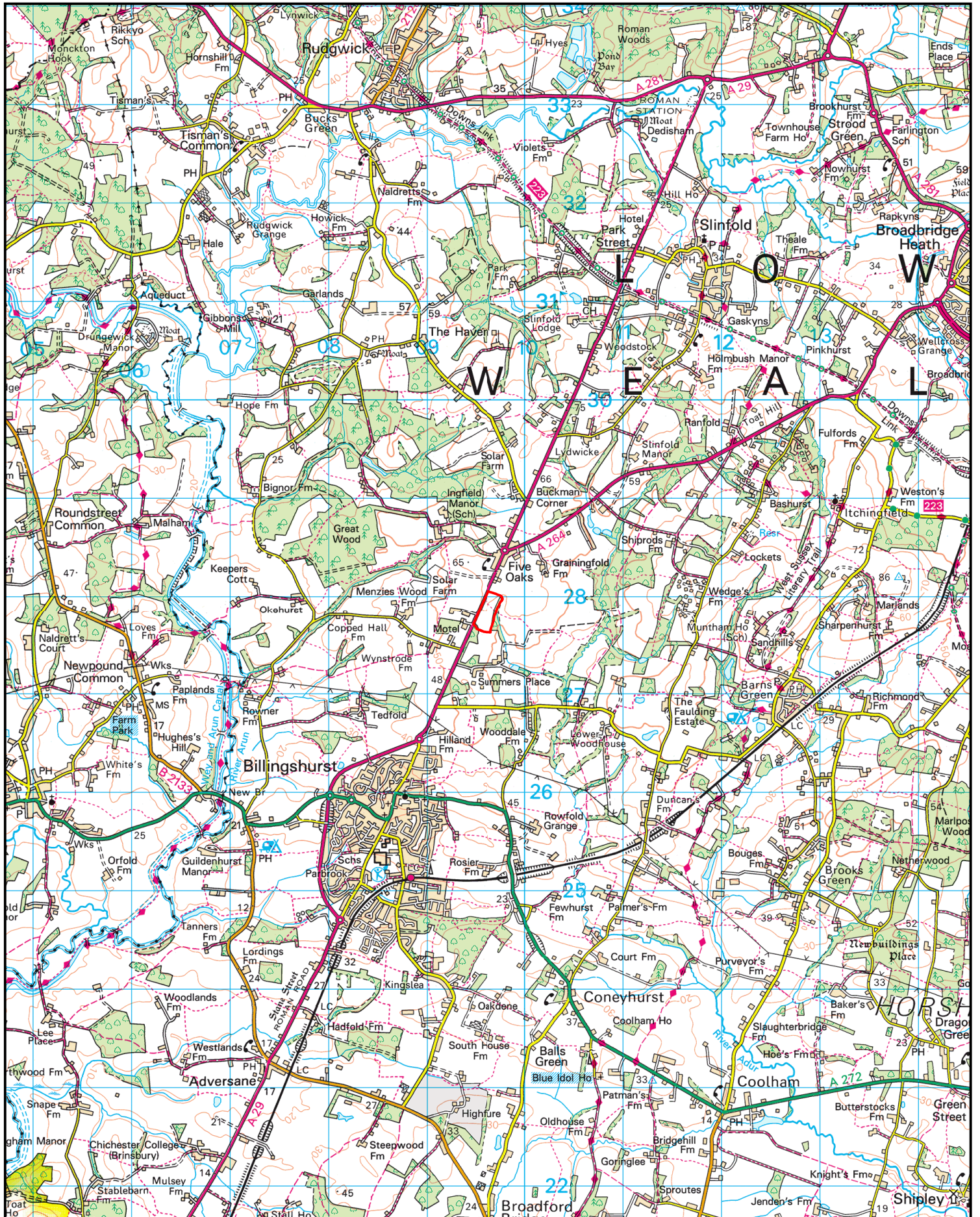
Tustins

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Five Oaks Wood

Location TQ 096 278
 Scale 1:50,000 @ A4
 Drawing No. Y23341-02
 Date 20.09.24



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FIVE OAKS WOOD

Five Oaks, West Sussex



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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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