

South Longfield Wood West Sussex

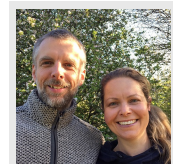
An attractive established ancient woodland featuring mature oak, hornbeam and birch.

Details

Price: £65,000 Freehold
Location: Rusper, near Crawley, West Sussex
Size: 3 ½ acres for sale
OS Landranger: OS No 187
Grid ref: TQ 222 389
Nearest post code: RH12 4RL

Local manager

Ruth and James Feltham
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ruthandjames@woodlands.co.uk



Description

South Longfield Wood is part of a larger woodland known as Orltons Copse.

There are some splendid mature trees including oak and hornbeam, and an attractive woodbank within the wood itself. Birch and ash are also found in the wood. Close to the woodbank a rustic bench has recently been installed where a new owner can sit and watch the birds and insects. Privately owned woods are situated on all sides of South Longfield Wood.

There is a [Tree Preservation Order](#) on South Longfield Wood (details of this TPO are available upon request), however a thinning licence has recently been approved. South Longfield Wood and the adjoining woodlands are part of a Local Wildlife Site - details are [available here](#).

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

Tree species found in South Longfield Wood include oak, hornbeam, birch and ash. It is worth noting that Woodlands.co.uk offer £300 towards [a course](#) for a new owner. Please note the £300 will be available for any course that relates in some way to managing or enjoying a woodland, for example introduction to woodland management, chainsaw training (strongly recommended by us especially if you are likely to use a chainsaw in the woods), bushcraft courses or craft courses such as hurdle making.

Wildlife

It is noted in the Local Wildlife Site notes that the woods here support a rich variety of bird species including Nightingale, Woodcock, Goldcrest, Tawny Owl and Great Spotted Woodpecker. A new owner could install some bird and bat boxes and build a simple hide to observe which species are present.

Features

- A mixed broadleaf woodland situated approx. 5 miles from Crawley.
- Tucked away off a country lane and surrounded by private woodlands on all sides.
- Rustic bench in a small private clearing.

Access, tracks and footpaths

South Longfield Wood is accessed from a quiet country lane (The Mount), down a stoned track, through a locked metal gate (an owner will be provided a key for this locked gate). A track leads to the ride stop entrance on the east side of South Longfield Wood. There is a 2nd right of access which leads to the southwest corner of the wood.

There are no public footpaths adjoining or within the wood itself.

Rights and covenants

The wood is sold with the sporting rights.

The owner of South Longfield Wood will be asked to enter a [covenant](#) to ensure the quiet and peaceful enjoyment of the wood.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

South Longfield Wood is a manageable size enabling a new owner to learn about woodland management. Camp privately overnight and enjoy the opportunity to immerse in nature and build a campfire. Other ideas can be found here:

<https://www.woodlands.co.uk/owning-a-wood>

Local area and history

It is understood that the woods here were once a collection of gardens for horticulture. South Longfield Wood has been recently named after 'Longfield' which according to old maps, was the name of the garden located here.

The [Sussex Border Path](#) lies to the north of the woods and various public footpaths are available nearby, allowing a new owner plenty of opportunities to explore the local area.

Horsham is approximately 8 miles from South Longfield Wood, Crawley approx. 5 miles. Gatwick Airport is approx. 6 miles from South Longfield Wood.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

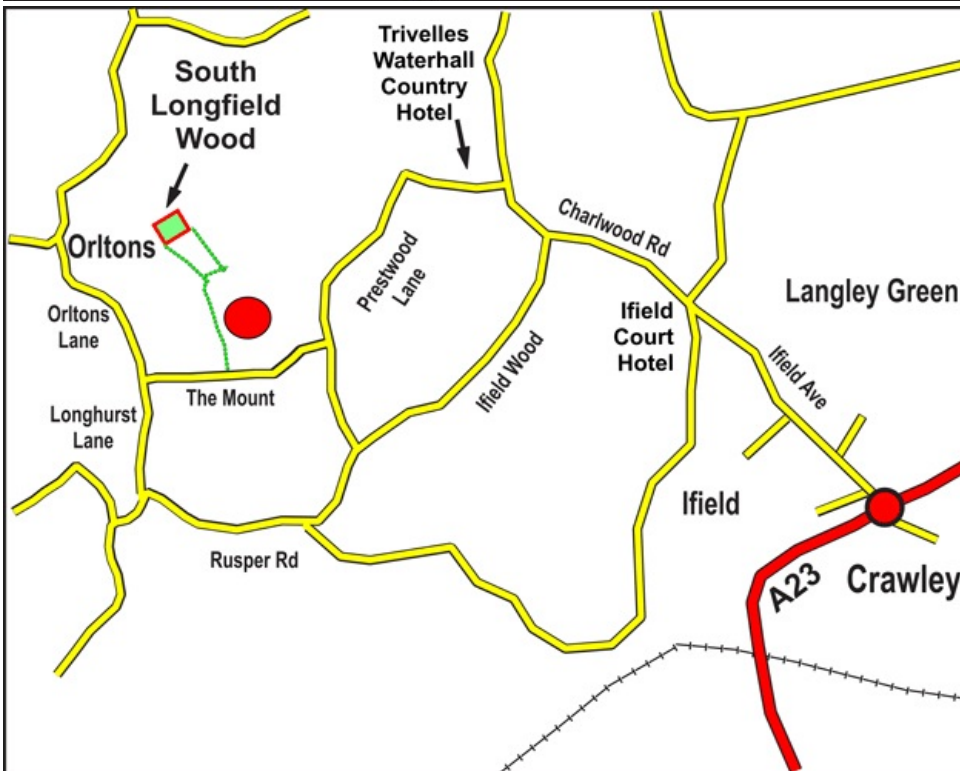
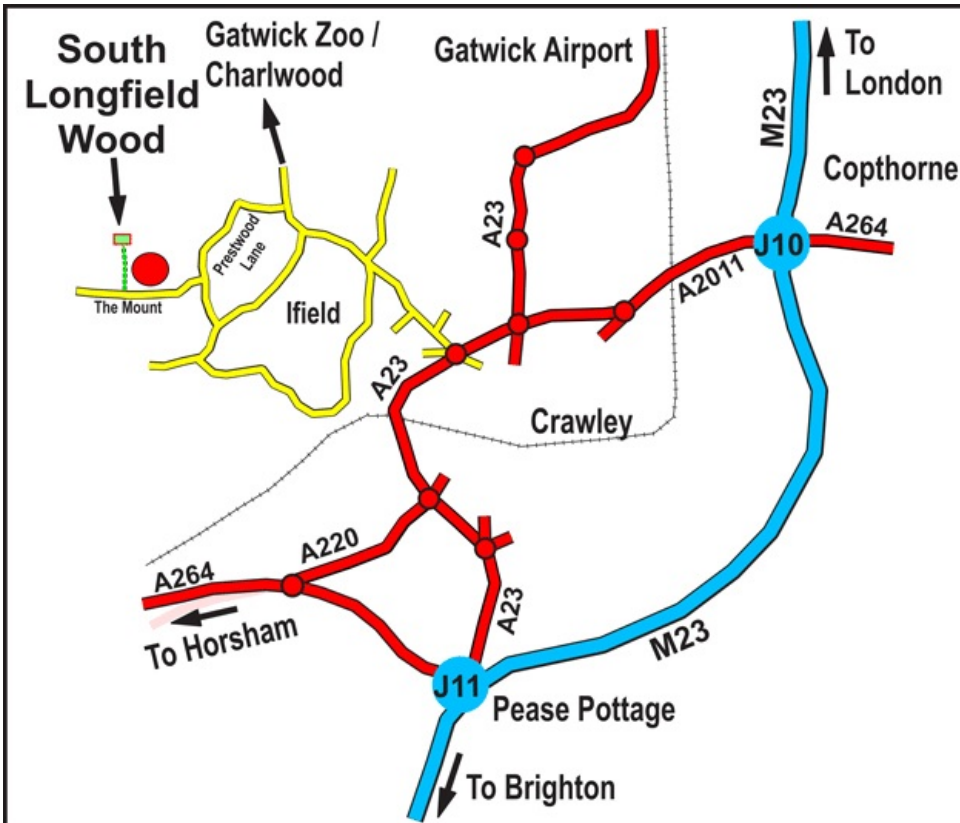
Directions

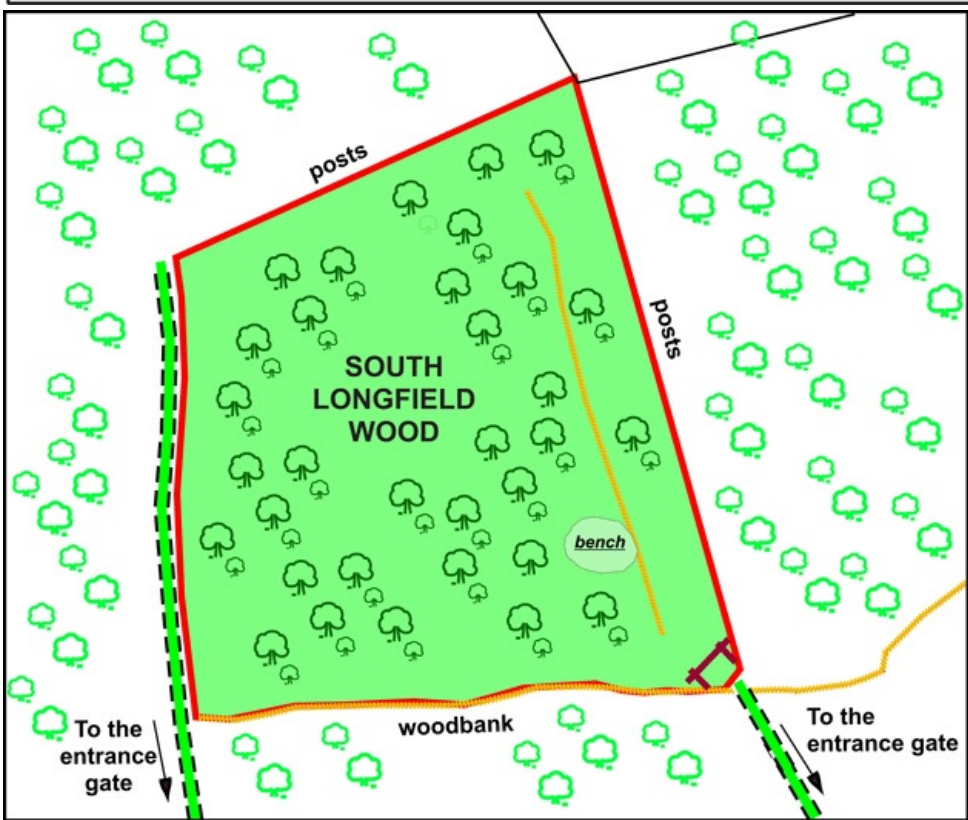
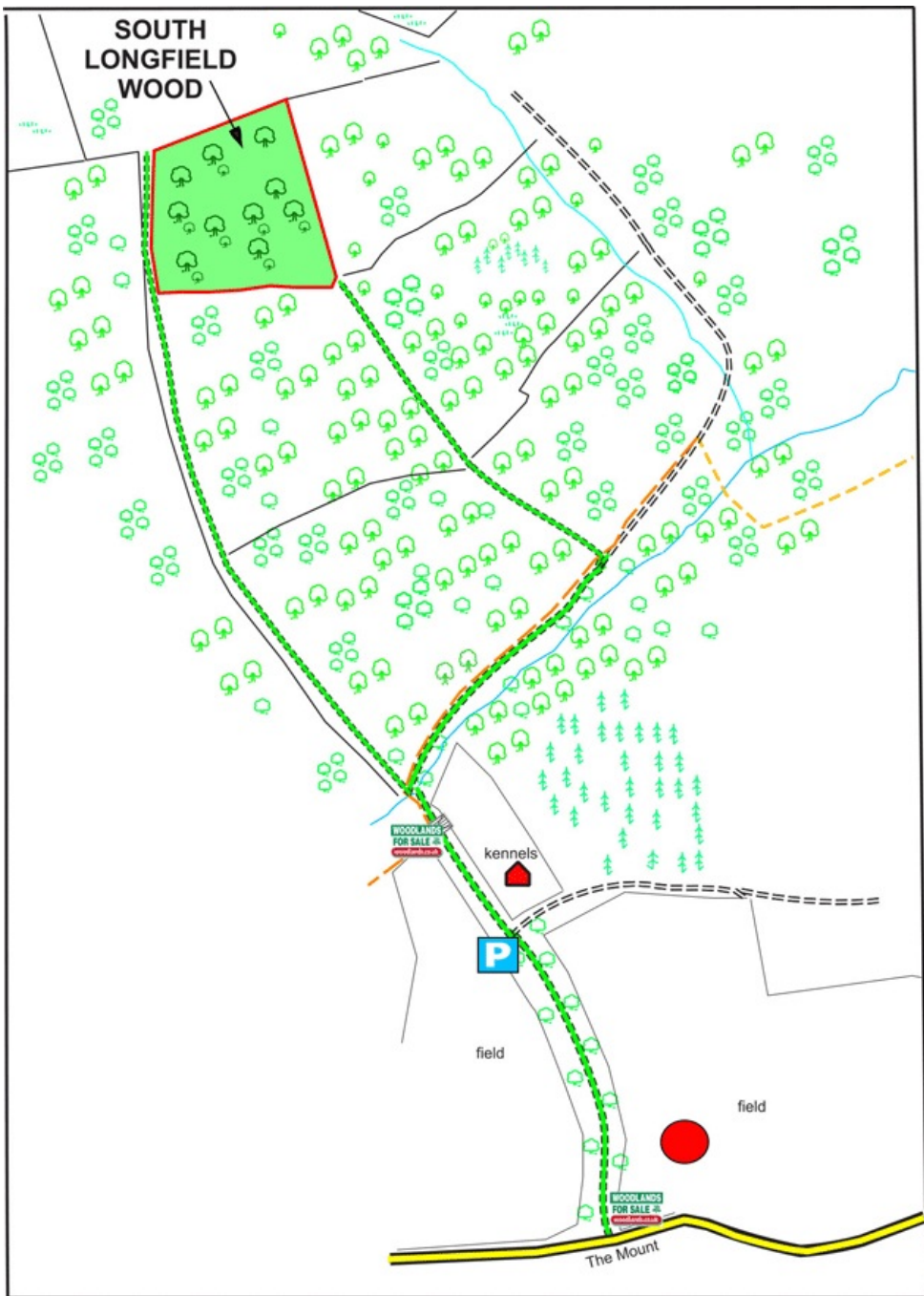
Please note, for satellite navigation, use the post code RH12 4RL. This will take you to within approx. 0.5 miles south of South Longfield Wood on The Mount as shown by the red dot on the map. Coordinates to the track leading to the woods off The Mount are: N51.129705, W-0.250309. To find the wood follow the instructions below.

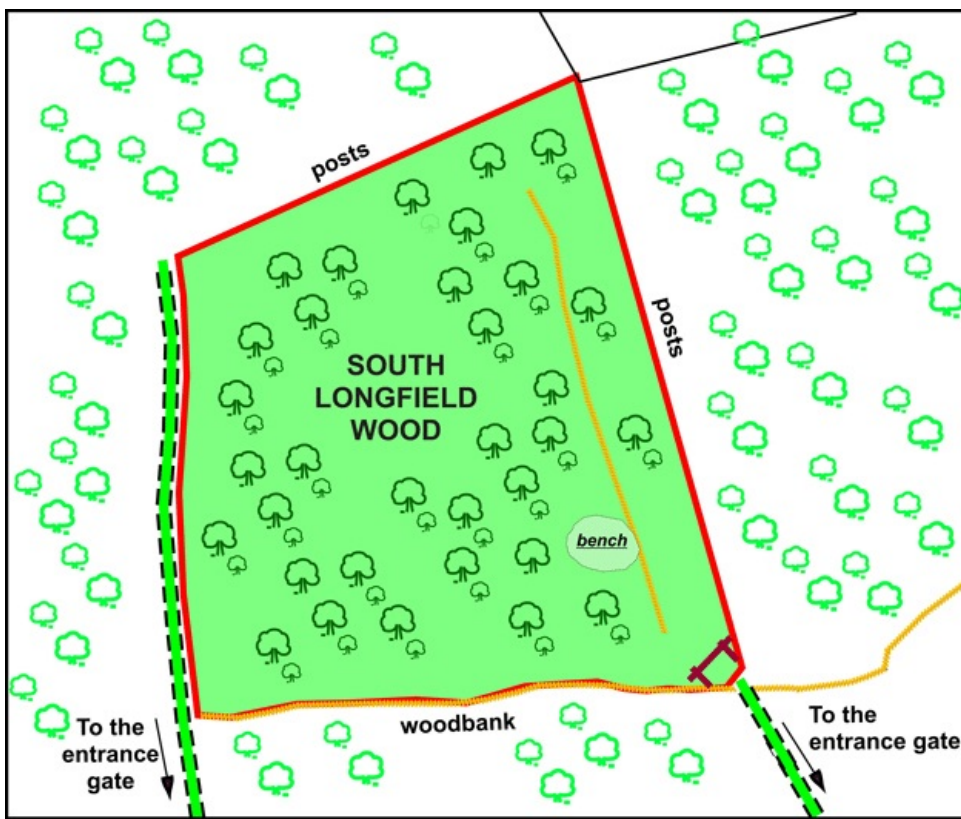
- From the M23 at Junction 11 take the A23 Brighton Road signposted to Charlwood, Ifield and Gatwick Zoo.
- At the 3rd roundabout take the left turn onto Ifield Avenue (just before you reach the Sainsbury's petrol station).
- Continue approx. 2 miles (Ifield Avenue turns into Charlwood Road) and take a left turn onto Prestwood Lane. (There is a signpost to Trivelles Waterhall Country Hotel).
- Go past Trivelles Waterhall Country Hotel and follow the road round to the left. After approx. 1 mile take a right turn onto The Mount.
- Follow this road for approx. 0.5 mile until you will see a stoned track on your right-hand side with a 'Woodlands for Sale' sign on a tree. This track also leads to Keepers Mount Kennels.
- Turn up the track and drive approx. 250 meters until the track widens out and there is space to park. Please do not obstruct any gates or the track.
- Walk down the track, keeping the kennels on your right, go over the green metal gate (with a 'Woodlands For Sale' sign on it) and then turn right just past the stream bed.
- From here follow the main track for about 200 meters until you reach a T-junction. Turn left and follow the track for approx. 320 meters (passing between Pudding Wood and Bobtail Wood). You will see the ride stop entrance to South Longfield Wood on the left at the top of this track with its boundaries marked in red.
- Sat Nav note: The post code RH12 4RL is for the point shown on the location map by the red dot.

Boundaries:

The boundaries of the wood are indicated with RED markings.







Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.