

Barbary Wood Surrey

A small manageable woodland with mature oak, great access and a stream.

Details	Local manager
<p>Price: £85,000 Freehold</p> <p>Location: Near Cranleigh, Surrey</p> <p>Size: 2 ¾ acres for sale</p> <p>OS Landranger: OS No 187</p> <p>Grid ref: TQ 050 342</p> <p>Nearest post code: RH12 3BQ</p>	<p>Ruth and James Feltham 07812 165081 ruthandjames@woodlands.co.uk</p> 

Description

Barbary Wood is located off the Horsham Road (A281) between Alfold Crossways and Bucks Green. It is on the Surrey / West Sussex border approx. 5 miles from Cranleigh and 10 miles from Horsham. Private and secure, Barbary Wood is easily accessed all year round via stoned tracks. There is a place for a new owner to park within the wood itself. Paddocks / fields are to the west and north of the wood letting in lots of light encouraging wildflowers to flourish on the forest floor.

A rustic bench has recently been installed in a small private clearing. There is a stream through the wood, which attracts plenty of wildlife into the woods, including deer. The woodland features mature oak, birch, wild cherry, ash, hazel and the occasional conifer. (See 'Trees' section below for more information).

We offer support for new woodland owners, including books, subscriptions, introductions to neighbours, advice on local suppliers and money towards relevant training. You can read more about this here: <https://www.woodlands.co.uk/owning-a-wood/support/>

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

Barbary Wood features mature oak, birch, wild cherry, ash, hazel, field maple, holly, hawthorn. There are a couple of self-seeded young Norway spruce. The birch and ash could be harvested for firewood; birch is easily split and dries easily. Ash features as a minor species, and is showing some signs of dieback, however it is an extremely good firewood when seasoned. In the coming years this woodland has potential to provide a steady and sustainable supply of excellent firewood.

The southern / eastern area of Barbary Wood has been designated as a [Plantation on Woodland Site \(PAWS\)](#) by Natural England. Patches of Dogs Mercury can be found in the wood, an ancient woodland indicator. PAWS is woodland that has been under constant tree cover since at least 1600AD. It is valued as a rich reserve of biodiversity.

Wildlife

A new owner could install some bird and bat boxes and build a simple hide to observe which species are present.

For ideas on how to manage your woodland for wildlife why not have a look here:

<https://www.woodlands.co.uk/owning-a-wood/managing-your-woodland-for-wildlife/>

Features

- Easily accessed from the Horsham Road, with stoned tracks leading to the wood itself.
- An attractive oak woodland with a small stream.
- Privately owned woodlands to the south and east and paddocks / fields to the north and west.
- The Sussex Border Path and various other public footpaths are found in the local area allowing plenty of varied woodland and countryside walks.

Access, tracks and footpaths

Barbary Wood is easily accessed off the Horsham Road (A281) via a double set of locked metal gates, down a stoned byway, and through a second locked metal gate (an owner will be provided the combination number / keys for these locked gates). A stoned track provides access to the wood itself. There is a place for a new owner to park within Barbary Wood. A stoned track runs along the south boundary and an unsurfaced track along the east side of the wood, allowing easy access for woodland management (see 'Wood Maps').

There are no public footpaths within the wood itself. There is a public footpath outside the northern boundary of the wood (this is fenced off).

Rights and covenants

The wood is sold with the sporting rights.

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

Barbary Wood provides an excellent opportunity for a new owner to take on the rewarding role of caring for and managing a small woodland. Here are some ideas of activities the whole family can enjoy and participate in:

- Harvesting firewood logs.
- Occasional private family camping.
- Wildlife observation e.g. building a hide or putting up bird and bat boxes or trail cameras to see what's passing through.
- Creating private paths round the wood and small clearings within the wood itself.
- Learning all about woodland management.

Woodlands.co.uk are pleased to offer up to £300 for new owners to attend a **woodland related course** of their choosing to pursue their woodland interests. We offer support for new woodland owners, including books, subscriptions, introductions to neighbours, advice on local suppliers and money towards relevant training. You can read more about this here:

[**https://www.woodlands.co.uk/owning-a-wood/support/**](https://www.woodlands.co.uk/owning-a-wood/support/)

Local area and history

Why not explore the [**Wey & Arun Canal Trust**](#) for boat trips, visit local breweries like [**Firebird Brewing Company**](#), and enjoy nature walks or cycling along the [**Sussex Border Path**](#). Other options include stopping for a pint and lunch at local spots like [**The Sir Roger Tichborne**](#) on the Guildford Road south of Alfold, or [**The Fox Inn**](#) in Bucks Green.

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

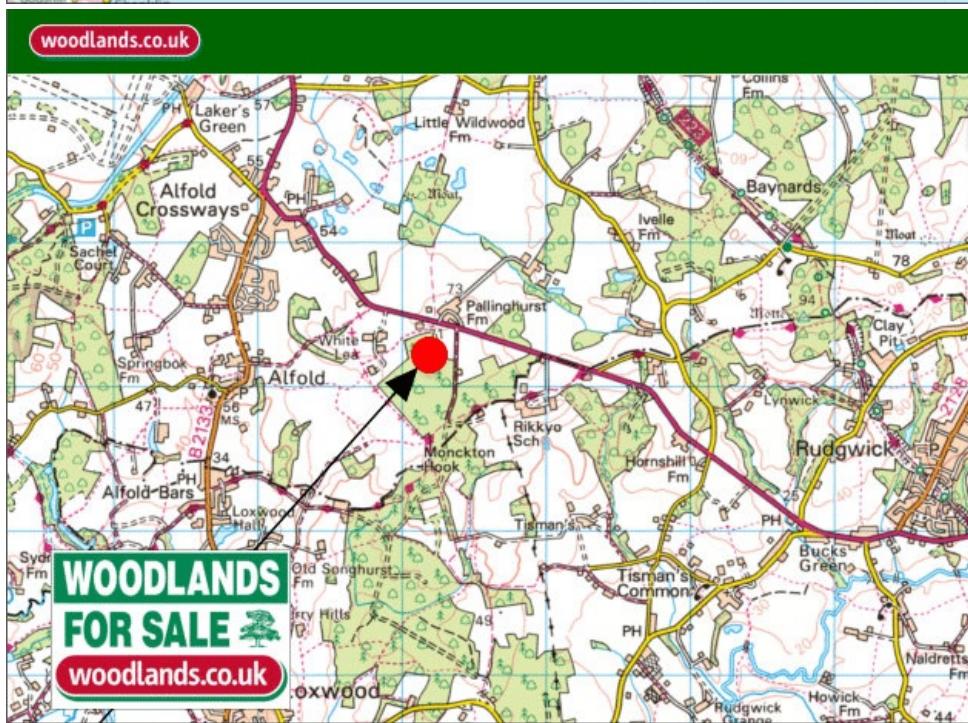
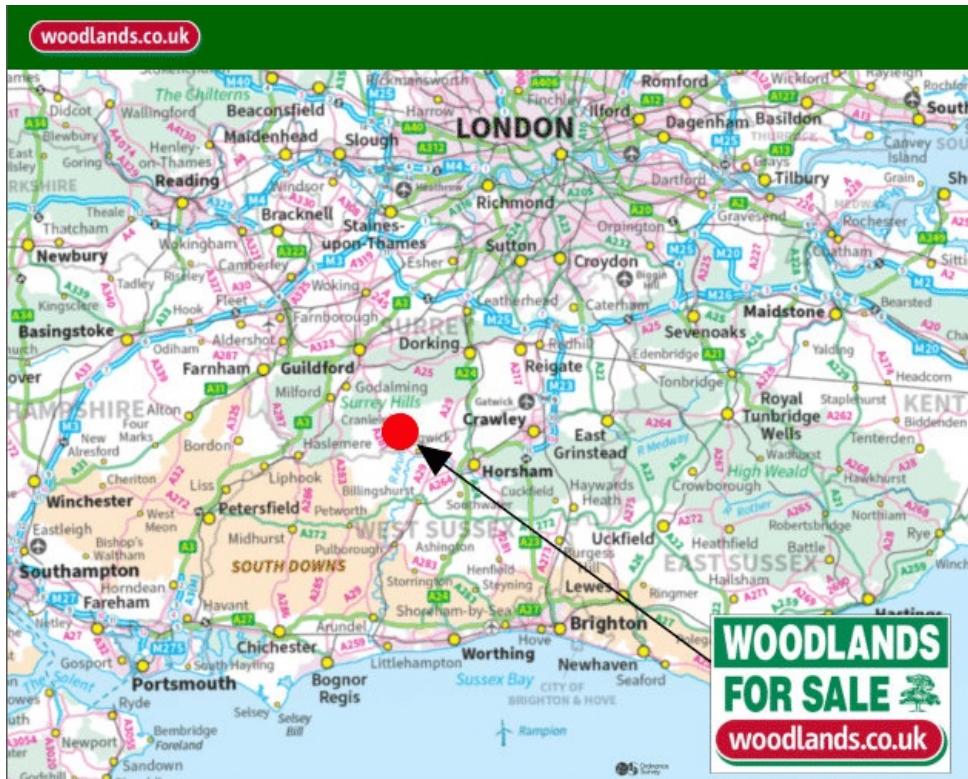
Please note, for satellite navigation, use the post code RH12 3BQ. This will take you to the area as shown by the red dot on the map. Coordinates to the gate leading to Barbary Wood (off Horsham Road) are: N51.098952, E-0.496295. To find the wood follow the instructions below.

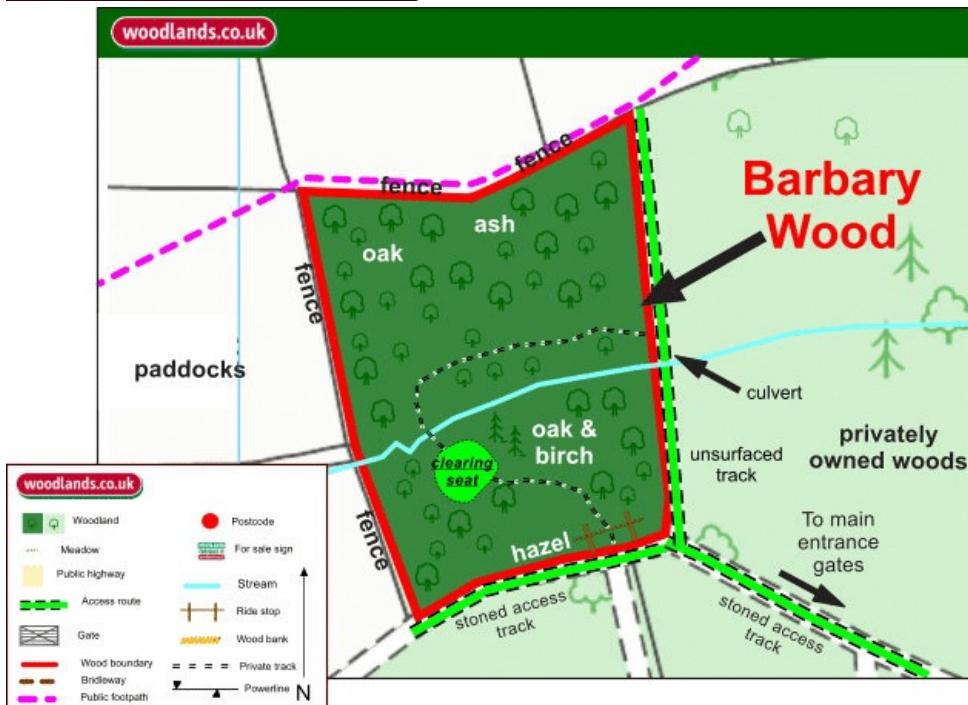
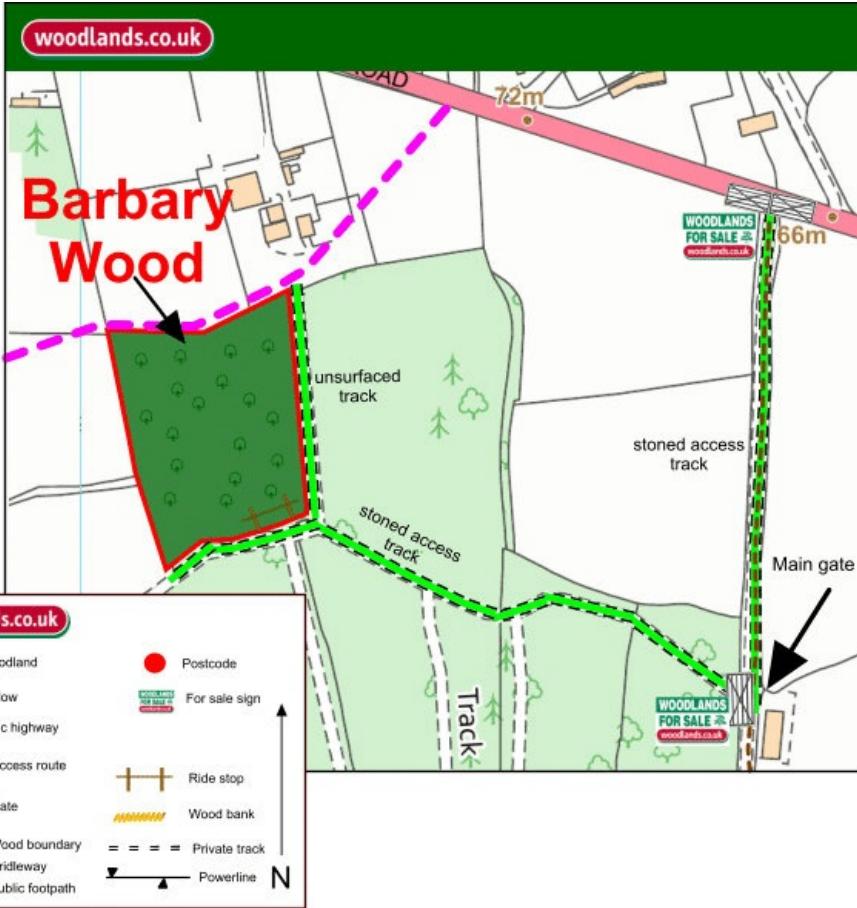
From Horsham

- Take the A281 towards Surrey for approx. 8 miles.
- Pass through Bucks Green and continue approx. 2 miles until you reach a farm track on the left-hand side of the road with a large 'Woodlands For Sale' sign on the side of the track. Double metal gates are set back from the road, allowing space to park at the side of the track without blocking the gates. There is a small 'Woodland For Sale' sign on the gate.
- Walk round the gate and down the byway approx. 280 meters and you will reach a single metal gate on the right-hand side of the track, again this has a small 'Woodland For Sale' sign on the gate.
- Climb over / round the gate and walk down the stoned track approx. 280 meters. The ride stop entrance to Barbary Wood is on the right-hand side with its boundaries marked in RED.
- Sat Nav note: The post code RH12 3BQ 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.