



## Brockley Wood Hampshire

Brockley Wood is located amidst the rolling farmland of West Hampshire deep within surrounding private woodland on well drained level ground, along a good woodland track.

### Details

**Price:** £99,000 Freehold

**Location:** Crawley, Winchester, Hampshire

**Size:** About 3 ⅔ acres for sale

**OS Landranger:** OS No 185

**Grid ref:** SU 437 363

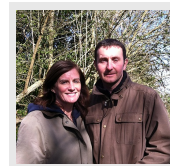
**Nearest post code:** SO21 2PD

### Local manager

**Daniel Sharp**

07780 900192

[daniel@woodlands.co.uk](mailto:daniel@woodlands.co.uk)



## Description

Upon arriving at the wood the tranquillity of the environment is at once apparent to the visitor. Follow the paths from the cleared parking area by the entrance, into the inviting interior. Here you will enter another world of forest creatures and woodland flora beneath a natural canopy of mature beech trees. From the brilliant green coverings of soft moss that cling to old stumps to the tufts of sedges and arum, or '[Lords and Ladies](#)', that thrive in the grassy clearings; there is plenty here to discover.

Brockley Wood is an ideal place in which to escape; this is a peaceful place to spend the night camping or to have family time away from the pace of modern day life, where childhood pursuits of woodland dens and insect hunting can be indulged.

The countryside in this part of Hampshire is of great natural beauty. This idyllic farming landscape of sweeping vistas has retained a timeless charm that has remained unchanged for generations.

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.

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### Trees

As you progress through the open beech wood towards the fringes, established hawthorn and giant oak form a natural boundary and frame the delightful vista across the neighbouring fields of Crawley Down and the small private airstrip of Barton Ashes. Elsewhere sycamore and western red cedar are attempting to establish in the understory, reaching towards the teasing shafts of light that penetrate the dense canopy.

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### Wildlife

The [White Admiral butterfly](#) has been spotted fluttering through the wood catching the shafts of sunlight that filter through the tree canopy upon its translucent wings. Roe and fallow deer are also a common sight here. Sometimes referred to as the fairies of the wood these delicate deer are browsers and nibble on choice stems as they drift undisturbed through the woodland.

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### Access, tracks and footpaths

A newly renovated woodland track provides easy access though peaceful surrounding woodland to Brockley Wood. The clearing at the wood's entrance allows for vehicles to park well within the woodland boundary and create a base for further exploration.

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### Rights and covenants

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.

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### Local area and history

Winchester has a long and distinguished past and occupies a unique place in the history of England, having at various times been the centre of power, patronage and politics for church and state. Away from this tumult of political intrigue the bucolic surrounding countryside has been a respite for peasants and gentry alike.

Brockley Wood takes its name from the Olde English words 'brock' and 'leah', meaning badger and meadow. The nearby Iron Age site at Brockley Warren provides further evidence of a long history of human settlement in these parts.

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### 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.

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## Directions

The postcode near the entrance is SO21 2PD

What3Words: activity forgives producers

From the east leave the M3 heading west and join the A303 until Bullington Cross. Follow signs to Sutton Scotney heading south along Bullington Lane until signs for the A30. Head west along the A30 for a couple of miles on the Stockbridge Road until the turning left onto the A272. After a further mile turn right towards Crawley and the main entrance to the wood will be found after a couple of hundred metres on your right. The gate here is kept locked but you can park to one side of the gate without obstructing the access. Contact Daniel for the combination code for the padlock.

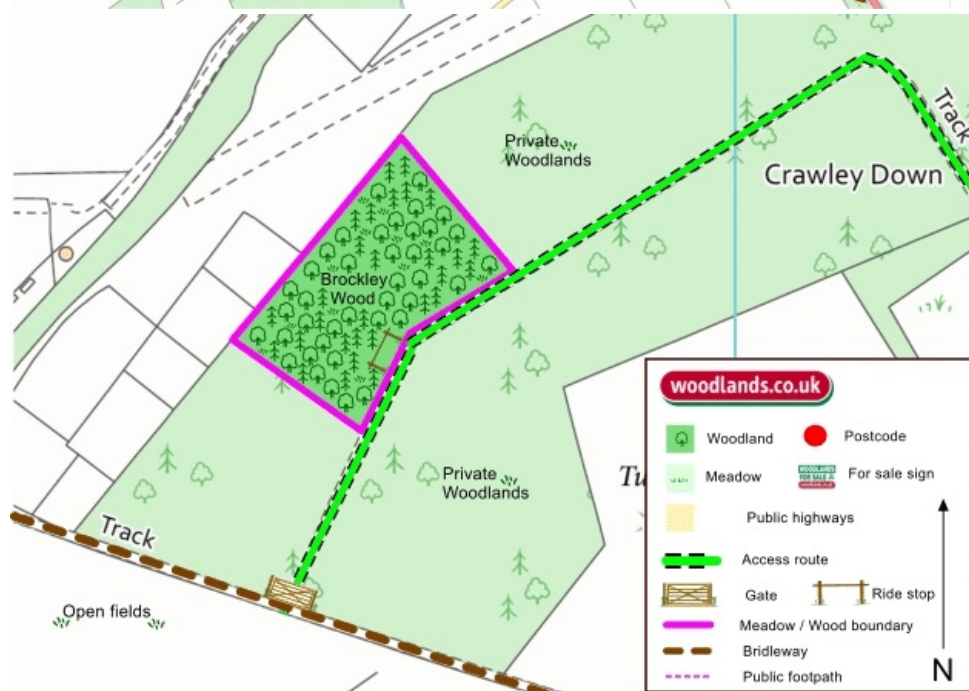
From the gate proceed straight ahead along the woodland track for 600 metres until it bears sharply to the left. After a further 350 metres you will see the pink boundary markings and wood name sign at the entrance to Brockley Wood on your right.

From the north and south leave the A34 just north of Winchester on to the A272 and head north for just over a mile until the left turn onto Crawley Road. The main entrance to the wood will be found after a couple of hundred metres on your right. Follow direction to the wood as above.



**Boundaries:**

Indicative pink coloured markings run though the wood on posts and trees to the north east and south west and along the edge of the access track to the south east and open fields to the north west.



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.