



## Cape Wood Surrey

Cape Wood offers a rare opportunity to own a charming wood in Surrey, with a potential lifetime supply of firewood and a small watercourse.

Details	Local manager
<p><b>Price:</b> £129,000 Freehold</p> <p><b>Location:</b> Near Cranleigh, Surrey</p> <p><b>Size:</b> 4 ¾ acres for sale</p> <p><b>OS Landranger:</b> OS No 187</p> <p><b>Grid ref:</b> TQ 052 342</p> <p><b>Nearest post code:</b> RH12 3BQ</p>	<p><b>Ruth and James Feltham</b> 07812 165081 <a href="mailto:ruthandjames@woodlands.co.uk">ruthandjames@woodlands.co.uk</a></p> 

## Description

---

Cape Wood is packed with character – the north and south being very different and divided by a watercourse. Bracken adorns the woodland floor to the south whilst ferns are found along the watercourse, and to the north mosses and lichens, wild primrose, Dog's mercury and Lords and Ladies are all found flourishing. Oak, wild cherry, birch, ash, hazel, holly, hawthorn and a handful of small conifers are found in Cape Wood (see 'Trees' section for more information). A private walk track has recently been created enabling exploration of this diverse and rich woodland. A rustic bench is situated in a sunny private clearing a short walk from the ride stop entrance.

Cape 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, Cape Wood is easily accessed all year round via stoned tracks. There is a place for a new owner to park within the wood itself.

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

---

Cape Wood is a diverse woodland with 2 very distinct areas – the south side of the wood is predominantly oak, birch and wild cherry. The watercourse that runs across the wood east-west features mixed species – hazel, holly, hawthorn and a handful of conifers. The north side of the wood includes some mature oak and ash which 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 area of Cape Wood has been designated as a [Plantation on Woodland Site \(PAWS\)](#) by Natural England, with the eastern edge being designated as [Ancient Semi-Natural Woodlands \(ASNW\)](#). Patches of Dogs Mercury can be found in the wood, as well as Lords and Ladies and wild primrose, all of which are ancient woodland indicators. Ancient woodlands are woods that have been under constant tree cover since at least 1600AD. They are valued as a rich reserve of biodiversity.

---

## Wildlife

---

There is plenty of opportunity to enhance the habitat for wildlife here, from the simple provision of bird and bat boxes to the management of the tree cover and ground flora. 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

---

- A mixed woodland with a small stream.
- Easily accessed from the Horsham Road, with stoned tracks leading to the wood itself.
- Plenty of ash which would provide a steady and sustainable supply of excellent firewood.
- Privately owned woodlands to the south and west and paddocks / fields to the north and east.
- 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

---

Cape 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 Cape Wood. A stoned track runs along the south boundary and an unsurfaced track along the west 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

---

Overnight visits with family and friends work beautifully here. Clearings beneath the tree canopy create perfect spots for stargazing and soaking up the magic of the woodland after dark. Time spent outdoors has long been linked to improved wellbeing, and Cape Wood offers a wonderful natural setting for immersing yourself in the forest atmosphere.

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/>

---

#### 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

---

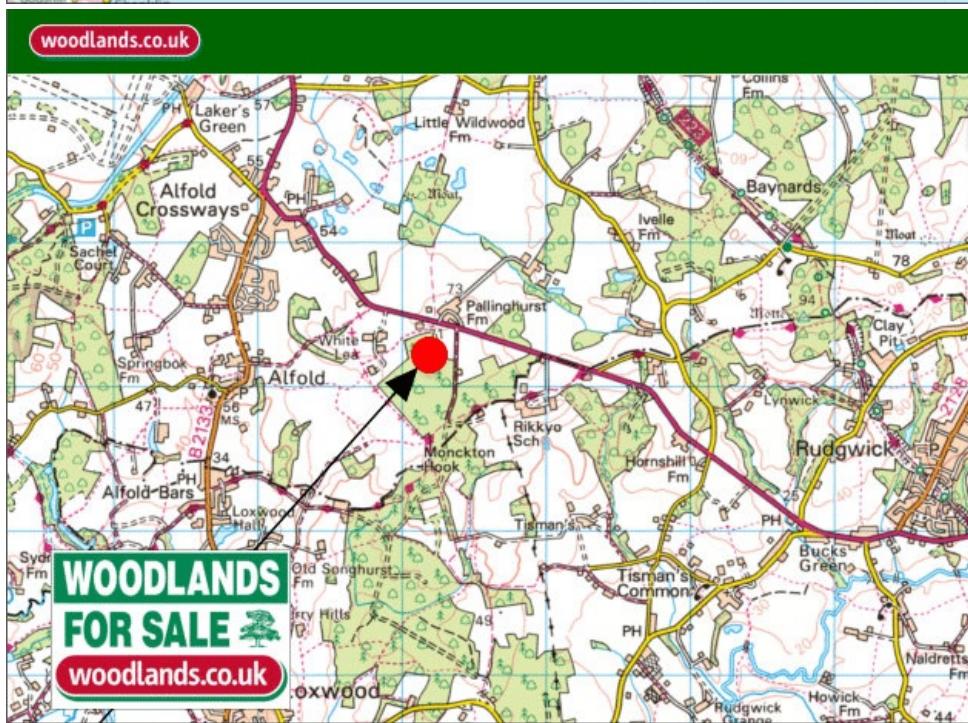
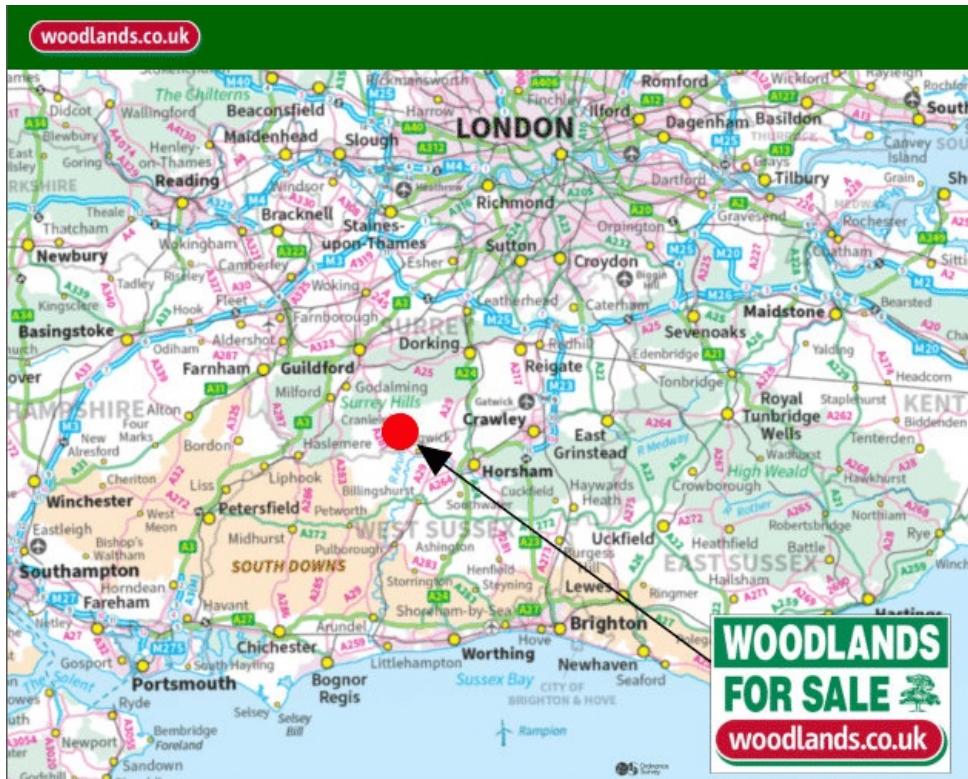
Please note, for satellite navigation, use the post code RH12 3BQ. This will take you to the area as shown by the red dot on the map. Coordinates to the gate leading to Cape Wood (off Horsham Road) are: N51.098952, E-0.496295. To find the wood follow the instructions below.

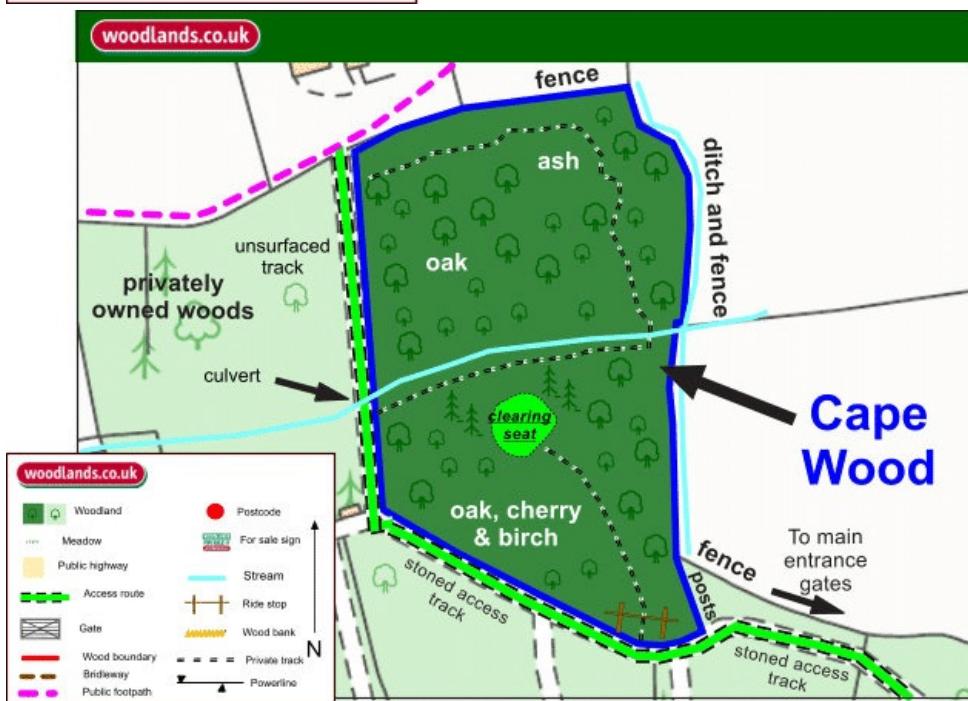
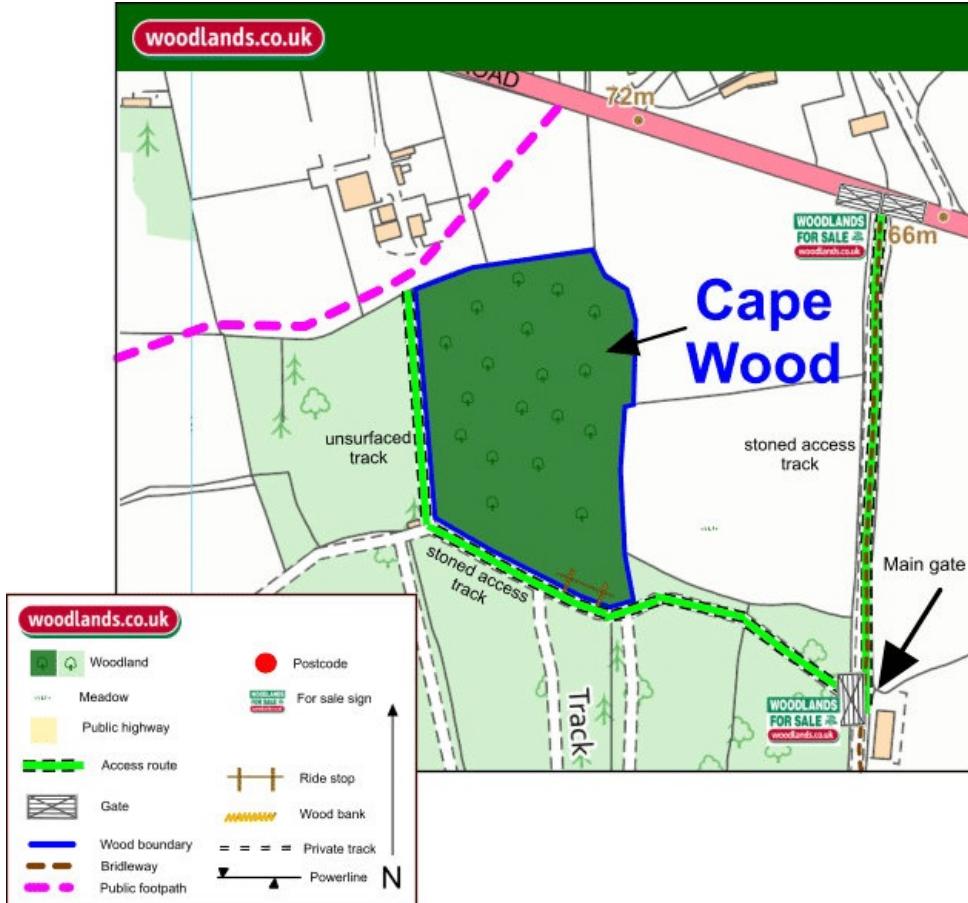
##### From Horsham

- 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. 170 meters. The ride stop entrance to Cape Wood is on the right-hand side with its boundaries marked in BLUE.
- 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 **BLUE** 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.