

Cowfold Copse, Hampshire - Over 4 acres, £59,000



The most striking feature of this beautiful level area of woodland is the great diversity that it offers for both the owner and resident wildlife. A towering canopy of mature oak gives way to grassy open areas that support numerous species of woodland insects and woodland flowers. These grassy clearings make perfect areas for stockpiling logs or enjoying occasional camping trips. At the eastern edge a rushing brook has carved a fresh water channel across the woodland floor between the trees, forming a distinctive natural boundary.

This type of varied habitat is the basis for many and varied food chains as the grassy areas attract a range of [butterfly caterpillars](#) which feed here and in turn become tempting treats for the woodland birds. Muntjac, Fallow and Roe deer are also at ease in this environment, able to browse in relative seclusion in the dense forest. Foxes and badgers can enjoy the abundant insects and rodents that populate this fertile ground.

Further into Cowfold Wood large broadleaf species dominate the secluded interior, in a world where nature has firmly taken hold there are fine examples of oak, birch and holly. The warm damp autumn air can also give rise to some particularly impressive fungal blooms.

The wood takes its name from the quiet country lane at its northern boundary from which a newly repaired woodland track brings you to the entrance to Cowfold Wood; here a clearing within the boundary provides plenty of space to park and set up base camp before following the remnants of old logging trails deeper into the wood.

The wider surrounding area is characterised by the natural beauty of rural Hampshire. Nearby Hook provides a range of everyday services for the woodland visitor and in spite of the peaceful location there is excellent access to the motorway network just a few minutes away from junction 5 of the M3 to the south or Junction 11 of the M4 to the north.

These details were prepared by local manager Daniel Sharp.

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.

Price: £59,000 Freehold

Location: Rotherwick, Hook, Hampshire

Size: Over 4 acres for sale

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



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.

Location

OS Landranger: OS No 186

Grid ref: SU 723 566

Nearest post code: RG27 9BP

Directions

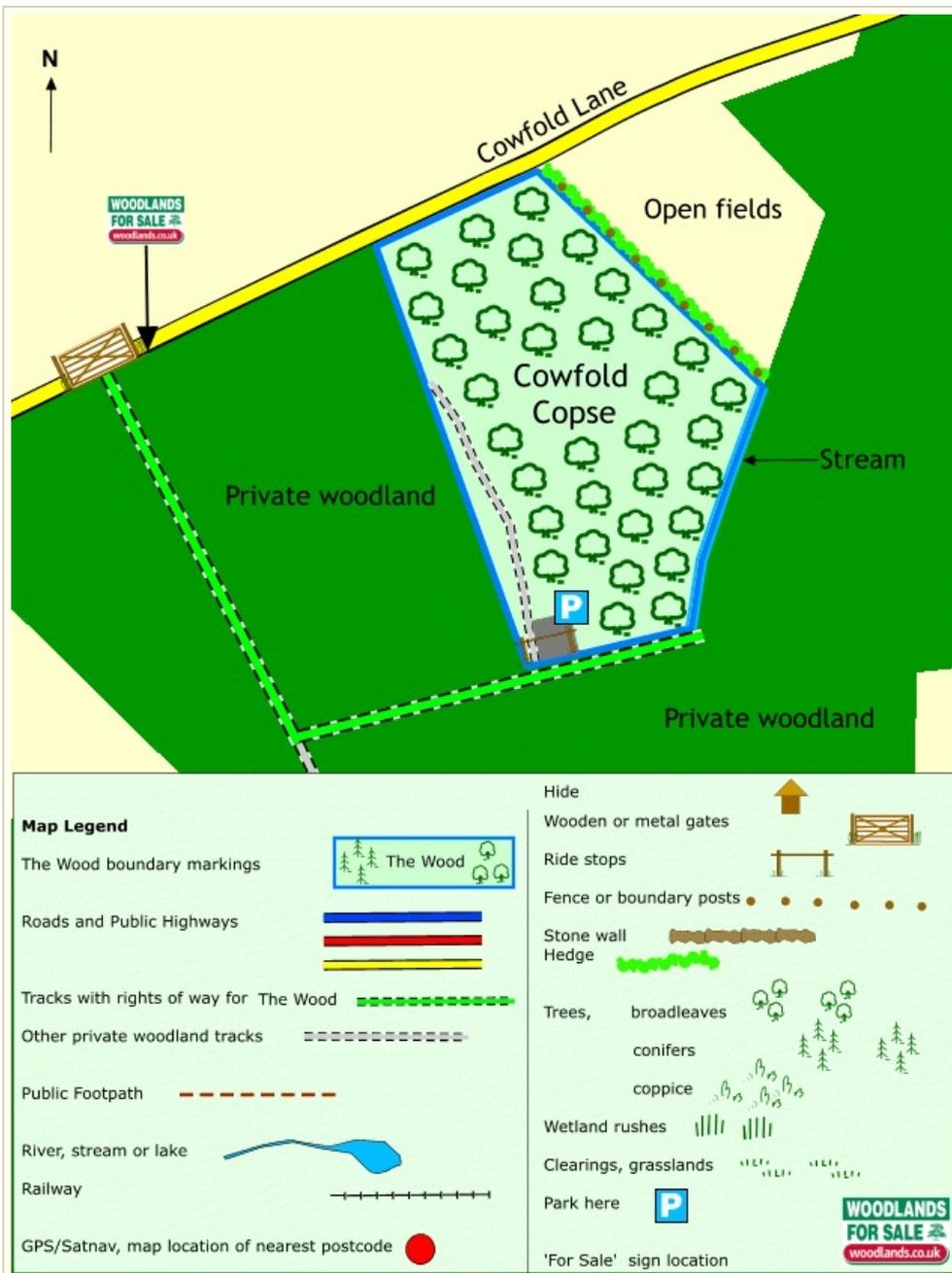
From junction 5 of the M3 follow signs for Hook on the B3349 which skirts around the town for a couple of miles over three roundabouts until a sharp right hand bend, where on this corner a minor road to Rotherwick continues straight ahead for a mile to the village crossroads where there is a right turn along Cowfold Lane. After approx 500 metres there is a gateway into the woods and a Woodlands.co.uk 'For Sale' board. You can park in this entrance taking care not to obstruct the access. You will need to climb the gate and continue on foot into the woods or if preferred there is access into Heron Wood further along Cowfold Lane where the boundary runs adjacent to the highway. Please consult the plans below.

From the gateway proceed straight ahead along the woodland track for 200 metres until a turning on the left. Take this turning and follow the track for a further 100 metres until the entrance to Cowfold Wood can be seen on your left.

Sat Nav / GPS note: The post code RG27 9BP is for the point shown on the location map by the red dot.

Boundaries:

Boundaries are indicated by blue markings that run along the access track to the south and along the stream to the east and a fence line with neighbouring property to the north east. To the north the boundary is marked along an ancient bank set back from Cowfold Lane and to the west is a line of marker posts running through the woods.



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.