



Crawley Down Wood Hampshire

Tucked away in the most tranquil of rural settings, a mature woodland of great appeal for peaceful retreat and undisturbed nature.

Details

Price: £109,000 Freehold

Location: Crawley, Winchester, Hampshire

Size: About 4 ½ acres for sale

OS Landranger: OS No 185

Grid ref: SU 436 362

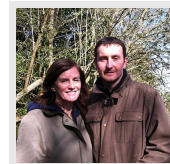
Nearest post code: SO21 2PD

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



Description

Crawley Down Wood is a long established, imposing woodland predominantly of mature beech. Beech trees are capable of reaching a great age and the shedding of branches from the oldest specimens supports an important ecosystem of insect life as it decays into the woodland floor. Here the insects flourish and support both the resident bird population and a community of small woodland mammals, which in turn play their important part in the food chain for larger predators.

Crawley Down, the surrounding area of historic chalk downland grazing gives this wood its name. This lies within close proximity to the important medieval city of Winchester which has a long and well documented history as a hunting ground and seat of the nobility.

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

The treescape here is an impressive array of towering beech that have formed a dense protective canopy over much of the woodland floor. This natural strategy of the beech, to protect its habitat against competing tree species has allowed for some fine specimens in Crawley Heath Wood. The benefit of this is the relative ease of moving around the wood, which has large clearings unobstructed by a dense shrub layer. There are however some parts of the wood where the thinner canopy of other tree varieties has allowed a grassy understorey to develop and add both visual and ecological interest. At the centre of the wood the shade tolerant [box tree](#) has created a number of secluded clearings. This species was, in the past often favoured as ideal screening and protection for birds raised for sporting purposes but nowadays makes excellent private camping spots for immersion in the woods.

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.

Local area and history

At the northern boundary is Barton Ashes, a small private airstrip operated as part of a local aircraft engineering business. Although there is limited evidence that it is still used, it provides attractive views across the grassland and provides light at the margins of the tree canopy for woodland flora.

Delightful open countryside is accessible from every direction and there are extensive hiking options from the woodland boundary...not least as far as the nearby village of Crawley, where refreshment at the traditional village hostelry awaits the woodland worker!

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

The postcode near the entrance is SO21 2PD

What3Words: activity forgives producers

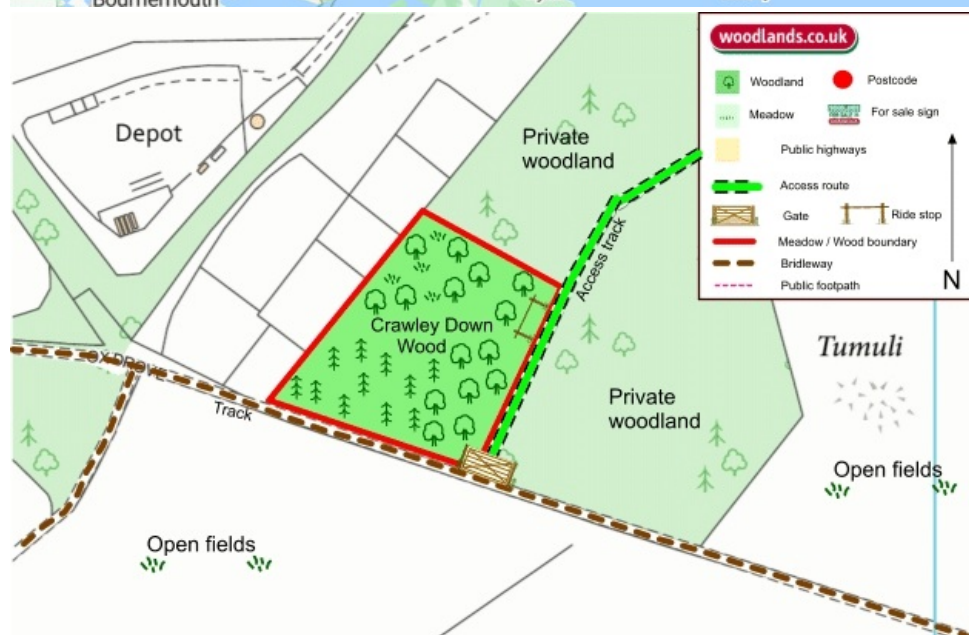
From the east leave the M3 heading west and join the A303 until Bullington Cross. Follow signs to Sutton Scotney heading south along Bullington Lane until signs for the A30. Head west along the A30 for a couple of miles on the Stockbridge Road until the turning left onto the A272. After a further mile 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 450 metres you will see the red boundary markings and wood name sign at the entrance to Crawley Down 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:

Boundaries are indicated with red markings on posts and trees running through the woods to the north east and along the open fields to the north west. To the south is the byway and to the east the access track.



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.