



Spalting Wood Hampshire

Set amidst the sweeping vistas of the Hampshire countryside, Spalting Wood is an attractive mixed woodland nestled among other privately owned woods, in an area where opportunities for woodland ownership have been rare in recent years.

Details

Price: £89,000 Freehold

Location: Crawley, Winchester, Hampshire

Size: About 3 ⅔ acres for sale

OS Landranger: OS No 185

Grid ref: SU 437 362

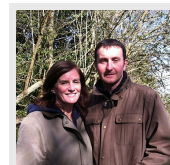
Nearest post code: SO21 2PD

Local manager

Daniel Sharp

07780 900192

daniel@woodlands.co.uk



Description

The mixed character of Spalting Wood offers great variety to a new owner. On first entering the wood there are mature conifers and towering beech trees above a large clearing, from where teasing glimpses of the woodland lie ahead. The understory here provides dense thicket for woodland mammals where young holly birch and beech compete for space. A number of pathways have been cut through the undergrowth and continued clearing will promote further development of more fragile grasses and woodland flowers.

Spalting Wood was originally part of a larger single woodland but is now destined for a new community of small woodland owners for active engagement and conservation in this beautiful environment. From bird and bat boxes on trees, to freshly prepared log piles and bramble clearing, this activity is encouraging wildlife diversity and bringing the enjoyment of nature to a new generation of woodland owners.

The wood takes its name from the distinctive pattern of some timber, caused by partial fungal decay, much prized by woodworkers and turners for this aesthetic interest.

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

This is a woodland of tremendous variety. From the mixed beech and conifer at the entrance, the high canopy provides a sheltered clearing from which to explore further. Progressing into the woodland the rich variety of tree types continues to provide enormous interest. There is sycamore and hazel amongst a variety of fir and some fine specimens of old beech. On the southern boundary, sprawling open countryside provides an impressive backdrop as the woodland meets open farmland.

Wildlife

The mixed terrain at Spalding Wood provides a hospitable habitat for many of our native woodland birds, mammals and invertebrates. In parts, the high canopy of beech trees and clearings below allow a clear view of the woodland floor for keen-eyed birds of prey from their lofty perches. Thicker areas of fern and bramble beneath the young birch and sycamore provide important cover for raising young fox cubs and a secluded hideout, away from the heat of the day to await the welcome cover of darkness, when the woodland comes to life.

Access, tracks and footpaths

A newly renovated woodland track provides easy access though peaceful surrounding woodland to Spalting 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.

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

This part of rural England has long been valued for its picturesque rolling downland landscape and provided literary inspiration for Jane Austin, who lived in nearby College Street, Winchester at the end of her life. As part of the 250 year anniversary of her birth the house is open to visitors for the first time.

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

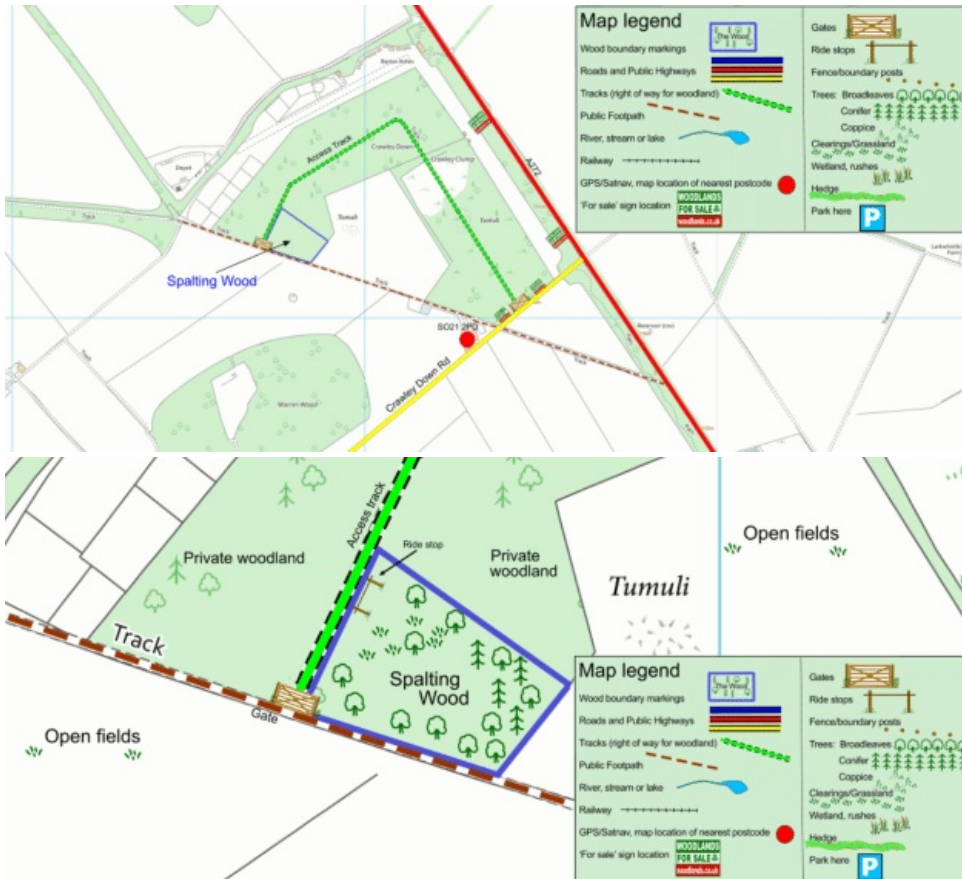
the access. Contact Daniel for the combination code for the padlock.

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 blue boundary markings and wood name sign at the entrance to Spalting Wood

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 red markings on posts and trees run through the wood along the north east boundary. To the south east is a boundary to open fields and to the south west the tree line and fence to the byway is marked in blue. A woodland track forms the boundary 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.