



Reynards Wood, Haslemere, Surrey
Guide Price £375,000

CLARKE  GAMMON

Reynards Wood

HASLEMERE SURREY GU27 1QA

Guide Price £375,000 Freehold

An interesting and rarely available parcel of commercial woodland of approximately 47.57 acres on the north west outskirts of Haslemere.

This mixed commercial plantation is currently managed on a commercial basis. Approximately 15 acres has recently been harvested, mulched and replanted with Scots Pine and Douglas Fir. This harvest yielded approximately 2,200 tonnes. The remaining mature species include Scots Pine, Corsican Pine, Hybrid Larch, and Western Hemlock. The mature pine could be harvested in three to four years time once the restocked crop is established. The Hybrid Larch planted in 1996 has now entered its highest growth stage.

The boundaries on Sandy Lane and Woolmer Hill Road are mostly unfenced. There is deer fencing along the boundary with Reynards Wood House.

- Commercial woodland for sale
- Close to existing local Settlement boundary
- Long term investment
- No Rights of Way or Public Footpaths cross the land
- Approximately 47.57 acres (19.25ha)
- Several gated access points
- For sale by Private Treaty
- Suitable for a variety of recreational/sporting pursuits

CLARKE GAMMON

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

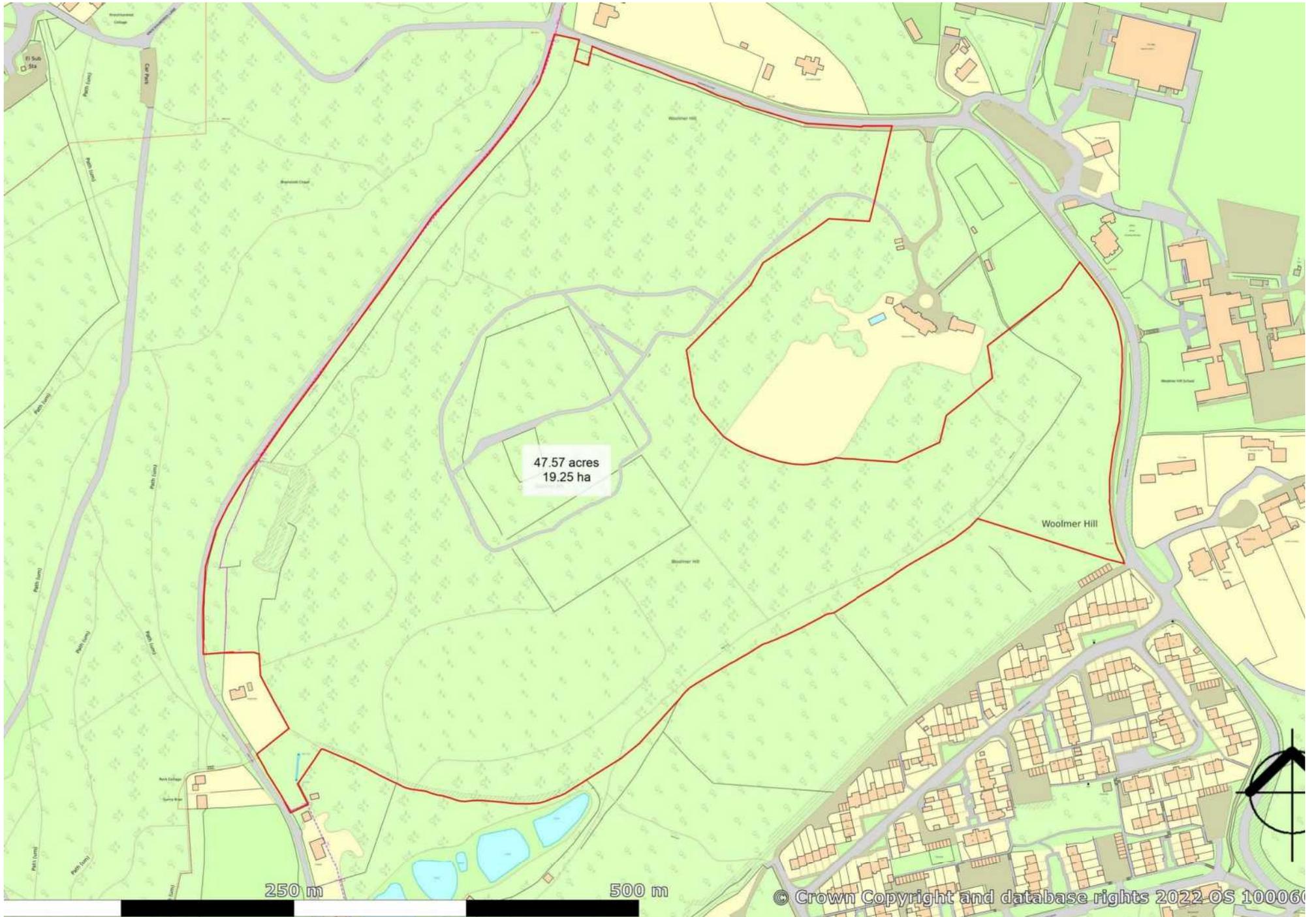
T: Mark Steward 01428 664808

E: mark.steward@clarkegammon.co.uk

clarkegammon.co.uk

Local Authority: Waverley Borough Council





47.57 acres
19.25 ha

Woolmer Hill

250 m

500 m

© Crown Copyright and database rights 2022 OS 100060

Area of management unit in hectares	Planting year	Current Species	Acres				
0.70	1992	Mixed Broadleaves	1.7297				
0.30	1940	Mixed Broadleaves	0.7413	MB	11.1195		
0.20	2022	Douglas Fir	0.4942	DF	9.884		
0.20	1980	Corsican Pine	0.4942	CP	5.6833		
1.10	1992	Mixed Broadleaves	2.7181	SP	9.26625		
0.30	1992	Mixed Broadleaves	0.7413	JL/HL	9.6369		
0.20	1940	Mixed Broadleaves	0.4942	WH	1.4826		
1.00	1920	Mixed Broadleaves	2.471	MC	0.4942		
0.10	1996	Mixed Broadleaves	0.2471				
1.10	2022	Douglas Fir	2.7181		47.56675		
1.00	2022	Douglas Fir	2.471				
0.60	1976	Corsican Pine	1.4826	MB	11.1195	11.1	
0.10	1981	Corsican Pine	0.2471	DF	9.884	9.9	
0.20	1976	Scots Pine	0.4942	SP	9.26625	9.3	
0.20	1976	Corsican Pine	0.4942	HL	9.01915	9	
0.60	1981	Corsican Pine	1.4826	JL	0.61775	0.6	
0.50	1981	Scots Pine	1.2355	CP	5.6833	5.6	
0.10	1981	Japanese Larch	0.2471	WH	1.4826	1.5	
0.60	1981	Western Hemlock	1.4826	MC	0.4942	0.5	
3.45	1996	Hybrid Larch	8.52495				
0.20	1990	Hybrid Larch	0.4942		47.56675	47.5	
0.90	2022	Scots Pine	2.2239				
0.90	2022	Scots Pine	2.2239				
0.10	2022	Scots Pine	0.2471				
0.40	2022	Scots Pine	0.9884				
0.40	2022	Scots Pine	0.9884				
1.40	2022	Douglas Fir	3.4594				
0.20	2022	Douglas Fir	0.4942				
0.20	1979	Corsican Pine/Mixed Conifer	0.4942				
0.10	1996	Mixed Broadleaves	0.2471				
0.10	1990	Douglas Fir	0.2471				
0.40	1990	Corsican Pine	0.9884				
0.20	1981	Corsican Pine	0.4942				
0.15	1981	Japanese Larch	0.37065				
0.35	1981	Scots Pine	0.86485				
0.10	1996	Mixed Broadleaves	0.2471				
0.60	1940	Mixed Broadleaves	1.4826				
19.25			47.56675				



FURTHER INFORMATION

RIGHTS AND EASEMENTS The woodland is being sold subject to and with the benefit of all rights, including Rights of Way whether public or private, light, support, drainage, gas, water and electricity supplies.

WAYLEAVES The woodland is sold subject to the existing wayleaves.

PLANS AND AREAS These are for reference only.

SPORTING RIGHTS The sporting rights are owned.

MINERAL RIGHTS These are included in the sale except as reserved by statute.

SERVICES We understand no services are connected, although main drains, water and electricity are found in Woolmer Hill Road and mains electricity and water in Sandy Lane.

No Statutory Plant Health Notice was issued in respect of the Japanese Larch recently harvested or remaining.



DIRECTIONS

From the A3 heading south take the junction immediately after the Hindhead Tunnel. At the 1st roundabout take the 3rd exit. At the 2nd roundabout take the 1st exit (Portsmouth Rd). Continue on going back under the A3 and continue to the crossroads where the woodland will be seen directly ahead. From our office in Haslemere High Street proceed south and bear right behind the Town Hall onto Lower Street. Continue on passing the railway station and through Weyhill shopping area. Take the left hand turn onto Liphook Road, continuing over the traffic lights and at the roundabout at Shottermill Ponds take the 2nd exit into Linchmere Road. After 0.5 miles turn right into Hammer Lane, continuing over the railway bridge then first right into Sandy Lane where the land will be found on the right hand side.

VIEWING

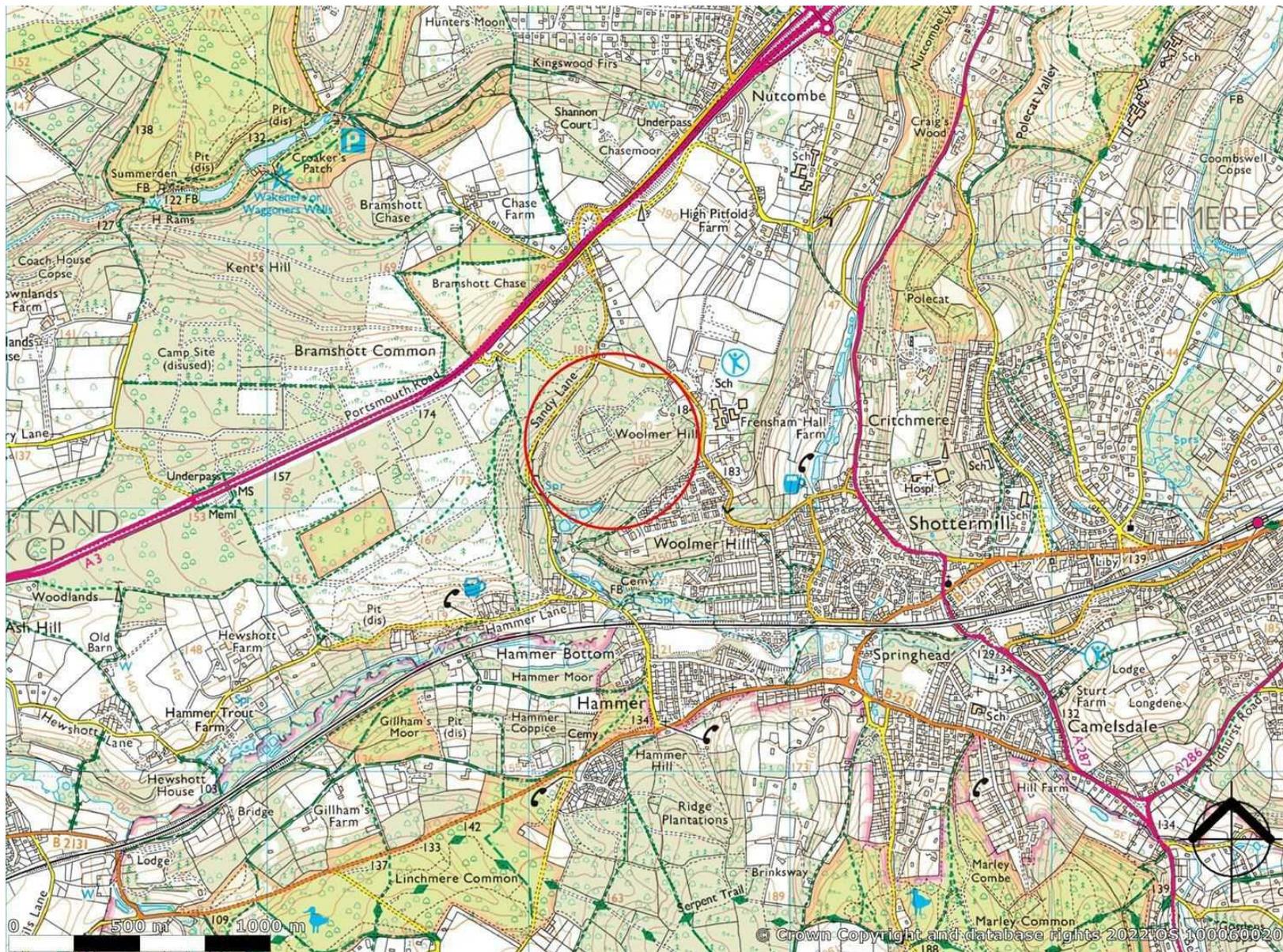
Unaccompanied viewings can be undertaken during daylight hours. Please advise the Agent before visiting. Due care and attention must be taken whilst on the land.

The main entrance to the land is found on Woolmer Hill Road and a gate padlock code will be provided by the Agent.

Haslemere Town Centre approximately 2.5 miles

Guildford approximately 14 miles

Central London approximately 46 miles



AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

