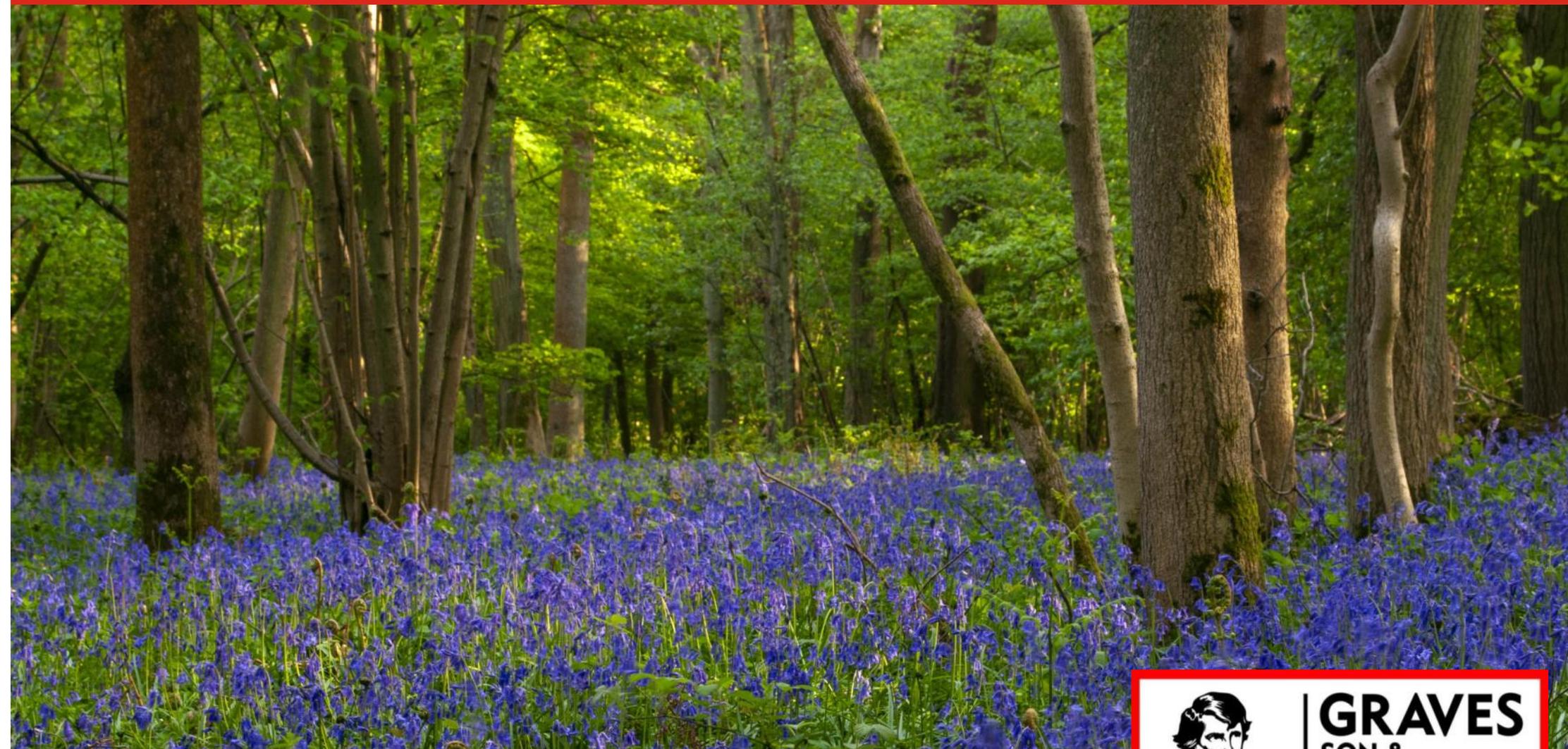


ANCIENT WOODLAND IN WEST SUSSEX

APPROX. 10 ACRES (4.04 HECTARES) FOR SALE



SCRAG COPSE, RUSPER

WEST SUSSEX RH12 4RL



**GRAVES
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PILCHER**

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Description

Scrag Copse is an area of ancient woodland, within a Site of Nature Conservation Interest (SNCI) in a beautiful rural area of West Sussex. This much sought-after woodland would be of interest to wildlife watchers, photographers and nature lovers. The woodland has not been managed for the last 90 years, which has resulted in a dynamic thriving habitat of what could now be described as primal woodland. There is much standing and lying dead wood, providing homes for a rich diversity of invertebrates and fungi and food for wild birds and mammals. The area being offered for sale is part of a wider woodland area which has not been fenced in all areas to denote boundaries.

Flora and Fauna

Through the different seasons, there is a whole beautiful gamut of ancient woodland indicator plants and flora, including a sea of bluebells across the whole woodland in spring and early summer. Woodland butterflies abound including the much sought-after Purple Emperor. The woodland includes a mix of predominately Oak, Hazel, Field Maple, Willow, Hornbeam and the rare Wild Service Tree. Until it died naturally recently, Scrag Copse had the largest Wild Service specimen tree in the United Kingdom. The trees are subject to a blanket Tree Preservation Order (TPO) covering the whole woodland. Scrag Copse is home to badgers, foxes, stoats, roe deer and many small mammals.

The list of birds seen within the woodland is staggering, including breeding Tawny Owl, Barn Owl, Buzzards and all three species of UK woodpeckers. A number of the birds spotted are also included on the Birds of Conservation Concern Red List. A small stream, known locally as Man Brook, trickles through the woodland. Its banks are clad in Golden Saxifrage and Lesser Celandines. This is possibly one of the most beautiful broadleaf woodland settings you could find in southern Britain.



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Current Owner

The land is owned by an accomplished wildlife photographer and camera operator and has been in the same ownership for many years.

It has been featured many times on the BBC and on wildlife documentaries worldwide.



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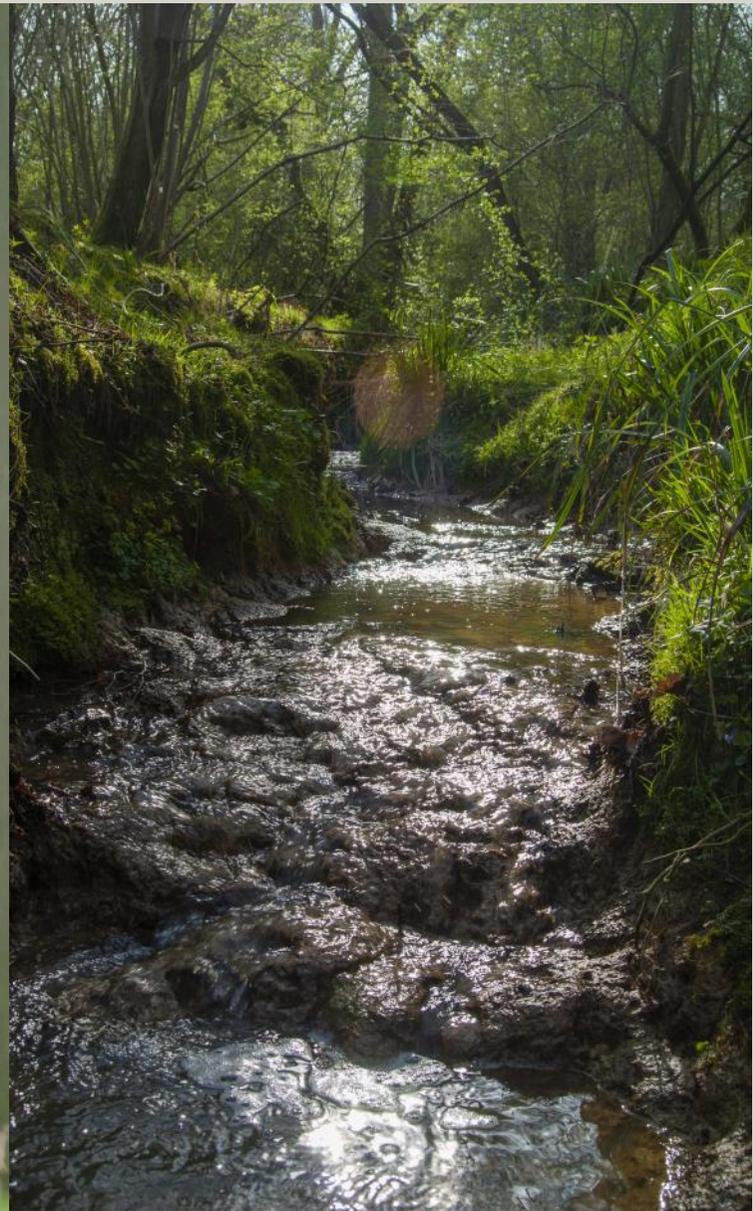
Location and access

Scrag Copse is in a rural location close to the Surrey / West Sussex border. Towns in the area include Crawley about 3 miles to the south east, Horsham about 7 miles to the south west and Dorking about 10 miles to the north west. Gatwick Airport and the M23 lie conveniently to the east.

There are a number of footpaths and public bridle paths including a public footpath that runs through the southern area of the woodland from Lower Prestwood Farm to Langhurst Farm.

You are welcome to visit this wood by yourself but please ensure that you have a copy of this sales brochure with you to identify the area being sold.

Mobile phone reception and internet access is poor in this rural location. If you have arranged to meet one of our staff on site, you should set your sat nav to RH12 4RL, turn into the small track with a sign for Keepers Mount Kennels. You can park your car 50m along the track on the right-hand side.



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Uses

This has been used as a private woodland space for many years but has also been used for commercial wildlife filming with bird and wildlife observation hides. There are a number of open clearings which would lend themselves to camping or glamping use, subject to any necessary consents being obtained from the local planning authority.

Enquiries relating to any different intended future use should be directed to Horsham District Council on 01403 215100 or contact can be made through their website at www.horsham.gov.uk

Terms

Offers invited in the region of **£130,000** for the freehold interest.

Additionally there is the opportunity to split the title and purchase half of the land, for a boundary to be confirmed, with offers invited in the region of £70,000 on this basis.



Viewing by appointment with sole agent **Graves Son & Pilcher LLP**



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