



Knowles Wood West Sussex

A fine hazel and Scots pine with oak woodland set on the southern edge of the South Downs National Park. Has bluebells and a stream.

Details

Price: £99,000 Freehold

Location: Tortington, Arundel, West Sussex

Size: Over 5 acres for sale

OS Landranger: OS No 197

Grid ref: TQ 001 063

Nearest post code: BN18 0UX

Local manager

Richard Scholfield

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Description

A natural bluebell woodland where tall and straight the Scots pine give Knowles Wood its regular structure and potentially a valuable timber crop, below, the hazel provides wildlife with food and shelter as well as privacy for the wood owner. The pine being evergreen has restrained the bluebells to some extent. Opening up the forest floor to more light will no doubt encourage the bluebells to flourish. Oak was planted at the same time and is now of fine form with a good tall clean straight trunk and should grow on to produce some perfect specimens. Harvesting some of the Scot pine around the oak would allow the latter to 'put on more girth'. A stream passes through the wood from north to south a perfect addition to a camping location. It could also provide a water supply for a new pond. In places holly bushes add to the privacy. There are a few sweet chestnut trees and additionally some coppiced chestnut which could be grown on.

Trees

Scots pine spread throughout were planted as a nurse crop with the oak, in the next few years gradual thinning of the pine would give the oak more space. Hazel is the understorey, and it too would like more light for their catkins and fruit.

Wildlife

The whole forested area at Tortington is designated as a LWS (local wildlife site) and the description (citation) and map can be seen by clicking [HERE LWS](#). This describes some of the nature found in Knowles Wood which is classified as ancient and semi-natural woodland. Many of the woodland flowers typical of ancient woodland are found here, especially the bluebells. This area is also part of the [South Downs National Park](#), designated because of its special landscape and wildlife quality. The rather intriguing plant, [butchers broom](#) is present. Click on the link for info.

Features

A rustic bench hidden away inside the woodland is a perfect resting place from the fun of collecting firewood or just wandering around in the wood getting to know it. The stream, running fast enough to generate that sound of trickling water, responds to the wet weather ebbing and flowing.

Access, tracks and footpaths

Access from Tortington Lane, a public highway, is along a short length of hard track where there is a right of way at all times for all purposes. Maintenance is according to use made.

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.

Parish is Tortington, in Arun District Council in the county of West Sussex.

Activities

Two trees, both by the stream, suggest themselves as a centre of operations, the beech and the yew, the latter has a broken branch which when cut up and removed would leave a clear open area shaded by the evergreen branches. The healthy beech is perfect.

Local area and history

Nearby is the site of the medieval Augustinian priory and its associated church with an ancient chancel arch and doorway showing remarkable carvings with "grotesque, boggle-eyed monsters", rare beakhead figures and chevron ornamentation. Ellis de Cheyney acquired the Tortington manor in 1295 - it having been a 'gift' by William the Conqueror to Earl Roger de Montgomery. Subsequently passing through several families, the lands, farms and priory ruins were taken over in the late 1800s by the Duke of Norfolk for his Arundel Estate.

A Historic England report outlines evidence of a Roman road running through Tortington Woods - this report is available [here](#) (see page 68-71).

Maps

[CLICK HERE](#) for better quality maps to print out.

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

Knowles Wood is just 2 miles west of Arundel and 10 miles east of Chichester in Tortington Lane off the A27.

1. [Click here for Bing Maps Directions](#) enter your own postcode, (the coordinates for the main entrance gate is already entered) and click on the "Directions" box then "To Here" add your postcode or town then "GO". This will take you to the metal gate, please park to one side, there is a suitable area off the road.

2. **For Satnav:** the nearest postcode is **BN18 OUX** as shown by the red dot on the maps.

Coordinates for your **Satnav** are **N50.848603, W0.577449**

3. Locate the A27 Chichester to Arundel road.

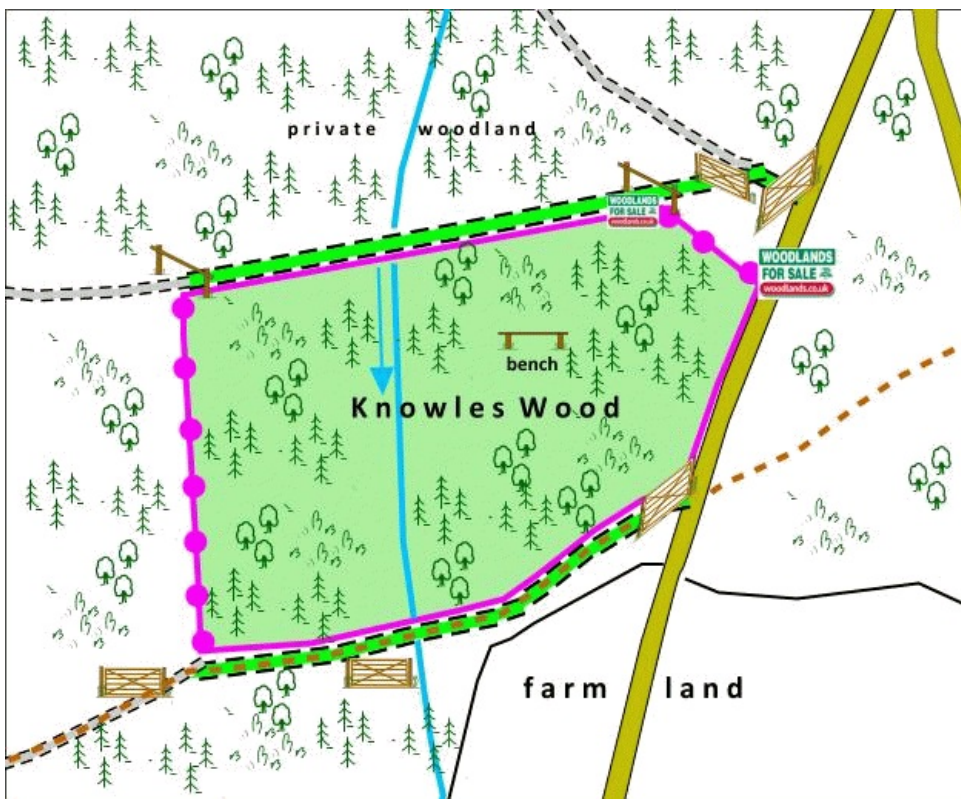
- From Arundel travel up the long hill
- and at the top look out for the left turn, signed Tortington, between two houses and opposite the White Swan Inn
- turn down here and almost immediately take the left fork where there is a 'for sale' sign on the tree ahead
- continue down Tortington Lane
- pass the collection of houses on your left then
- take the right fork
- just before the high for sale sign pull in on the right and park to one side of the gate - please don't block the gate
- pass to one side of the gate
- Knowles Wood is on the left a little way behind the second gate, where there is a ride stop.

From Chichester take the right turn a little way after the dual carriageway ends by the White Swan Inn into Tortington Lane.

Boundaries:

These are indicated with mauve markings. To the north side there is the track, to the west there are free-standing posts with mauve markings. To the east is the roadside and the south the trackside, where for some of the the length there is a fence. On the northeast is a short line of mauve topped free-standing posts.





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.