

WOODS 4 SALE

Phone: 01248 364 362
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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Northbeck Wood near Staplecross, East Sussex. 1.12 acres of mixed broadleaf woodland for £17,000 (freehold)

A north facing copse of well-established English oak and mixed broadleaf species, overlooking a stream.
Benefiting from good vehicular access.

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Northbeck Wood, Staplecross, East Sussex



Description

Northbeck Wood is in a quiet location in rural East Sussex, seven miles from the coastal town of Hastings. Deep fertile clay soils offer fine growing conditions for oak, as evidenced by the well-established trees here that were planted around 20 years ago on agricultural land. There is also a diverse mix of other tree species including crab apple, ash, birch, field maple and damson to name a few.

There are pleasing views northwards of open fields and an all-year stream at the north boundary, with fern covered banks and fringed by mature hornbeam, ash and oak trees. There are signs of an old management track following the inside of the north boundary along with deer and badger tracks throughout. It is not unusual to see a small herd of deer roaming the wood or hear birdsong permeating the peaceful surroundings.

The upper part includes a newly surfaced access track which is suitable for 2WD vehicles. This is useful for ongoing management of the wood and includes a small turning area. Northbeck, despite being relatively young in age has the potential to grow in to a fine mature woodland with careful management. Offering a diversity of species and in a delightful location this wood is a pleasure to behold.

If It Were Mine

I would remove the protection shelters from the well-established trees and perhaps carry out some formative pruning of the oaks. It would be an idea to build a path to an area with views of the stream culminating in a bench. A perfect spot for a family picnic or wild camping expedition.

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Locators

OS Landranger Series Sheet No: 199.

Ordnance Survey Grid References:

- Roadside gate: TQ 796 218.

- Centre of wood: TQ 790 222.

Nearest postcode: TN32 5RS.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

Directions & Access

- Take the A21 northwards from Hastings, after around five miles take the B2244 signposted Sedlescombe.
- Continue through the village of Sedlescombe and for around 4 miles passing Sedlescombe Organic Vineyard on the left.
- At the junction take the righthand turn B2165 signposted Staplecross, at the village follow the road round to the right after a mile you pass Chalk Down Lime builders supplies.
- Take the immediate right down Ellenwhorne Lane, continue down the lane for ½ a mile and take the right turn (point **A** on the plan below) down the track over a stream.
- Open the steel gate and continue along the track through the field to another locked gate (point **B**), park on the left being careful not to obstruct the track.
- Climb the gate, sorry we do not supply keys for viewings.
- Follow the track for 400 metres passing two turns on the left (points **C** and **D**).
- Pass a shed on the right and take the next right turn (point **E**).
- Follow the track for another 370 metres and at the junction turn left (point **F**).
- Northbeck Wood is on the right.

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Boundaries

- The northwest boundary is fenced.
- The eastern and western boundaries are marked by wooden posts with white paint.
- The southeast boundary is the outside of the track and marked by wooden posts with green paint.

Sporting Rights

The sporting rights are included and not let.

Mineral Rights

The mineral rights are included except where reserved by statute.

Rights Of Way

- There is a right of way for all times and all purposes marked **ABCDEF** on the plan.
- A right of way is reserved marked **FG** on the plan for the benefit of the adjacent woodland.
- A shared maintenance clause covers all of the rights of way with liability according to use.
- There are no public rights of way within the woodland.

Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

- use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- use the Property as a commercial campsite; or
- unreasonably damage the said tracks.
- park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any

obstruction to any reserved track.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

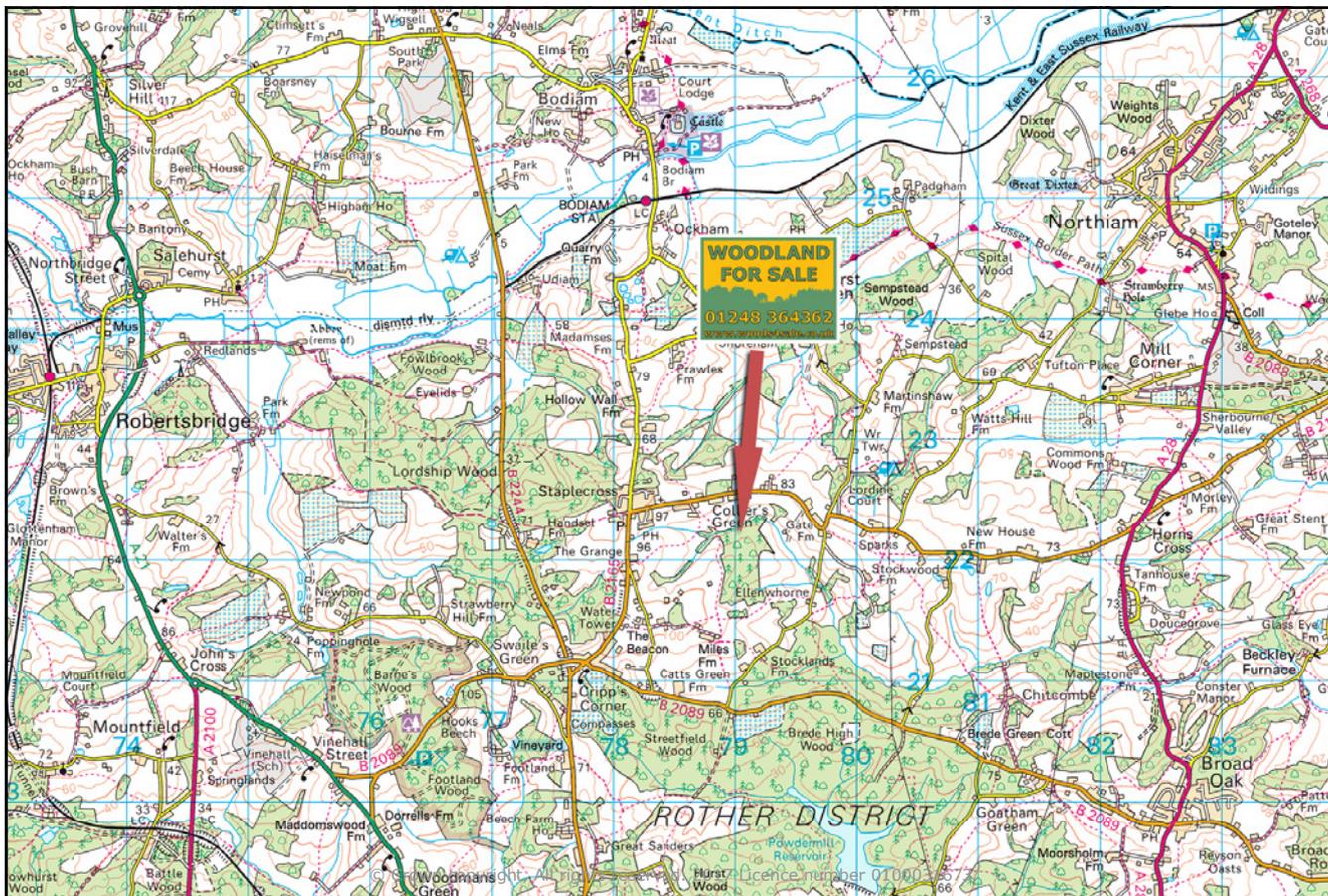
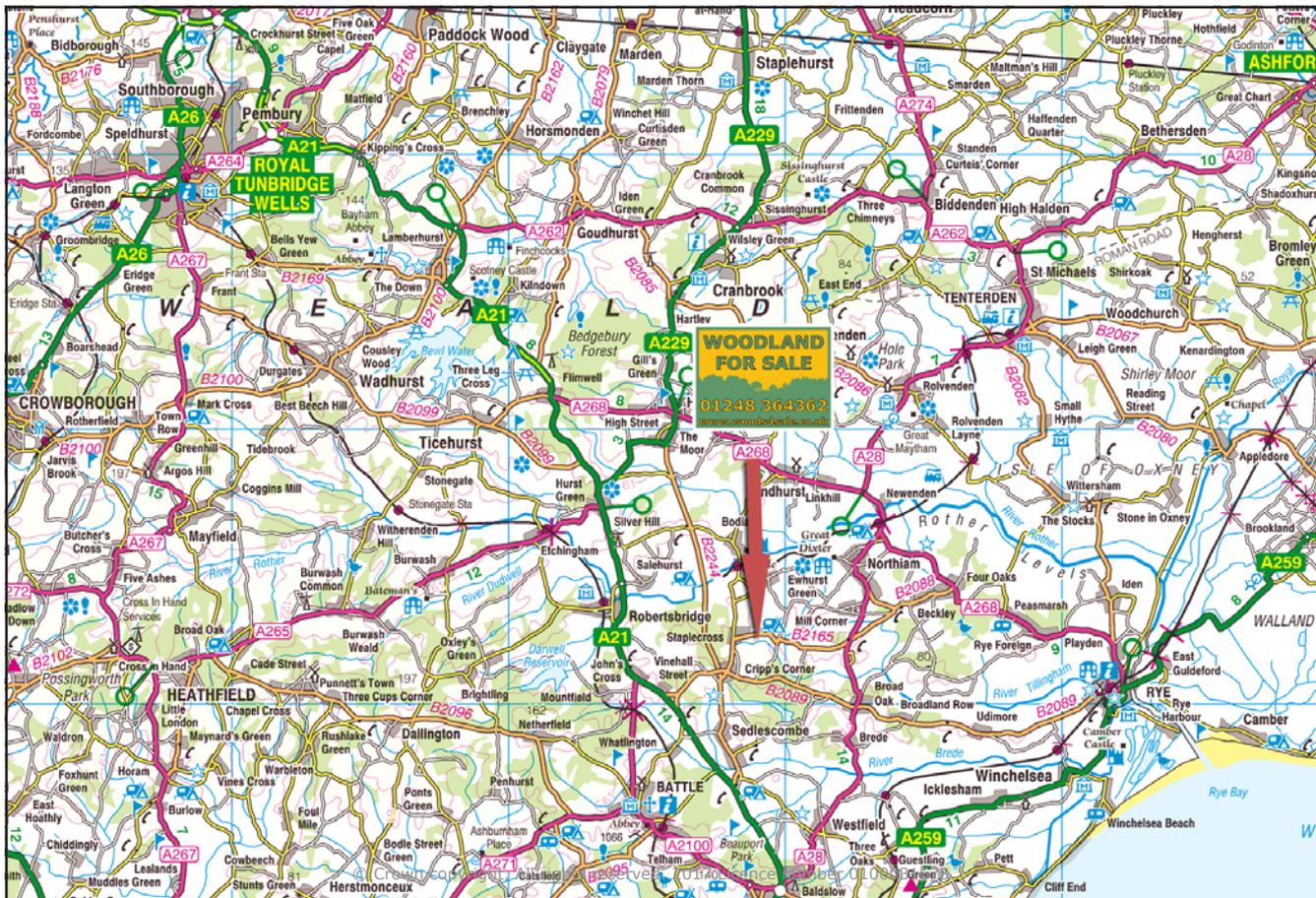
Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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