

WOODS 4 SALE

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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.



Beck Wood

**Beckley, near Rye, East Sussex. 5.71
acres of sweet chestnut coppice with
oak standards for £45,000 (freehold)**

A traditional coppice woodland with mature sweet chestnut stools and oak standards in a peaceful location with a small stream.

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Beck Wood, Beckley, Rye, East Sussex



Description

Beck Wood forms part of a large Ancient Woodland known as Hoath Wood, in rural East Sussex. It is an attractive traditional coppice woodland in a peaceful location, the coastal town of Rye is fifteen minutes by car.

With a moderate northwest aspect, a gentle gradient falls to a small beck defining part of the boundary and offers delightful views overlooking open agricultural fields. An unsurfaced track from a quiet road known as Furnace Lane arrives at the woodland boundary and culminates in a useful hard surfaced turning area, large enough for several cars. The track is navigable with a 2WD vehicle in summer conditions.

The sweet chestnut stools are in vigorous health with parts of the wood coppiced fairly recently; a large proportion remains ready to be coppiced. There are quality oak standards throughout the wood in varying densities, with an occasional hornbeam, holly and birch tree. The fertile clayey soils offer excellent tree growing conditions.

In spring, there is a delightful display of bluebells. A variety of ferns can be found particularly an abundance of hard shield ferns. Of particular note is the diversity of birdlife such as the chaffinch, great tit, blue tit, long-tailed tit, bullfinch and many woodpeckers and tawny owls. Woodland mammals include foxes, badgers, roe deer and perhaps a chance red deer.

If It Were Mine

There is a good quantity of sweet chestnut to be coppiced should a new owner wish. The peaceful atmosphere and attractive setting make Beck Wood a great location for recreation and amenity.

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: 124.

Ordnance Survey Grid References:

- Roadside gate: TQ 847 226.
- Centre of wood: TQ 842 227.

Nearest postcode: TN31 6SB.

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

- From Rye take the B2089 westwards towards Broad Oak.
- In the village at the crossroads take the right turn signposted Tenterden A28.
- After ¼ mile take the righthand turn along signposted Furnace Lane.
- Continue for 1 ½ miles past the right turn signposted Moores Lane.
- Pass a large brick house on the left as you approach woodland on the left, this is known as Hoath Wood.
- Continue for ¼ mile passing three properties on the left. There is a track on the left just before a house called The Willows.
- Park in a safe place taking care not to obstruct the track or road.
- Go through the gate (point **A** on the plan below) and continue on foot for 180 metres to a junction (**B**).
- Bear left and continue for a further 340 metres until you reach Beck Wood where you will see our Woods4Sale sign (**C**).

Boundaries

We are informed by the current owner that their family have used and enjoyed the following boundaries undisputed for over 12 years:

- All boundaries are marked by single strand plain wire on posts except -
- Part of the northeast boundary which is the outside

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edge of the track.

- The eastern boundary which is the inside edge of the path, marked by trees with white paint.
- The northwest boundary which is the centre of the stream.

Sporting Rights

The property benefits from full sporting rights.

Mineral Rights

We believe that the mineral rights are included except where reserved by statute.

Rights Of Way

- There is a right of way granted from the roadside to the woodland boundary marked **ABC** on the plan.
- A right of way is reserved along the route marked **CX**.
- The access track is subject to a maintenance clause.

Fencing Liabilities

There are no fencing liabilities.

Restrictive Covenants By The Transferees

1. No noisy noxious or offensive trade or occupation should be carried on and nothing should be done which may have been a disturbance or annoyance to the Vendors or any adjoining owner. Caravans were not to be used for sleeping apartments except in the Woodland.
2. A building line should be observed not less than 30' from the frontage boundary.

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.

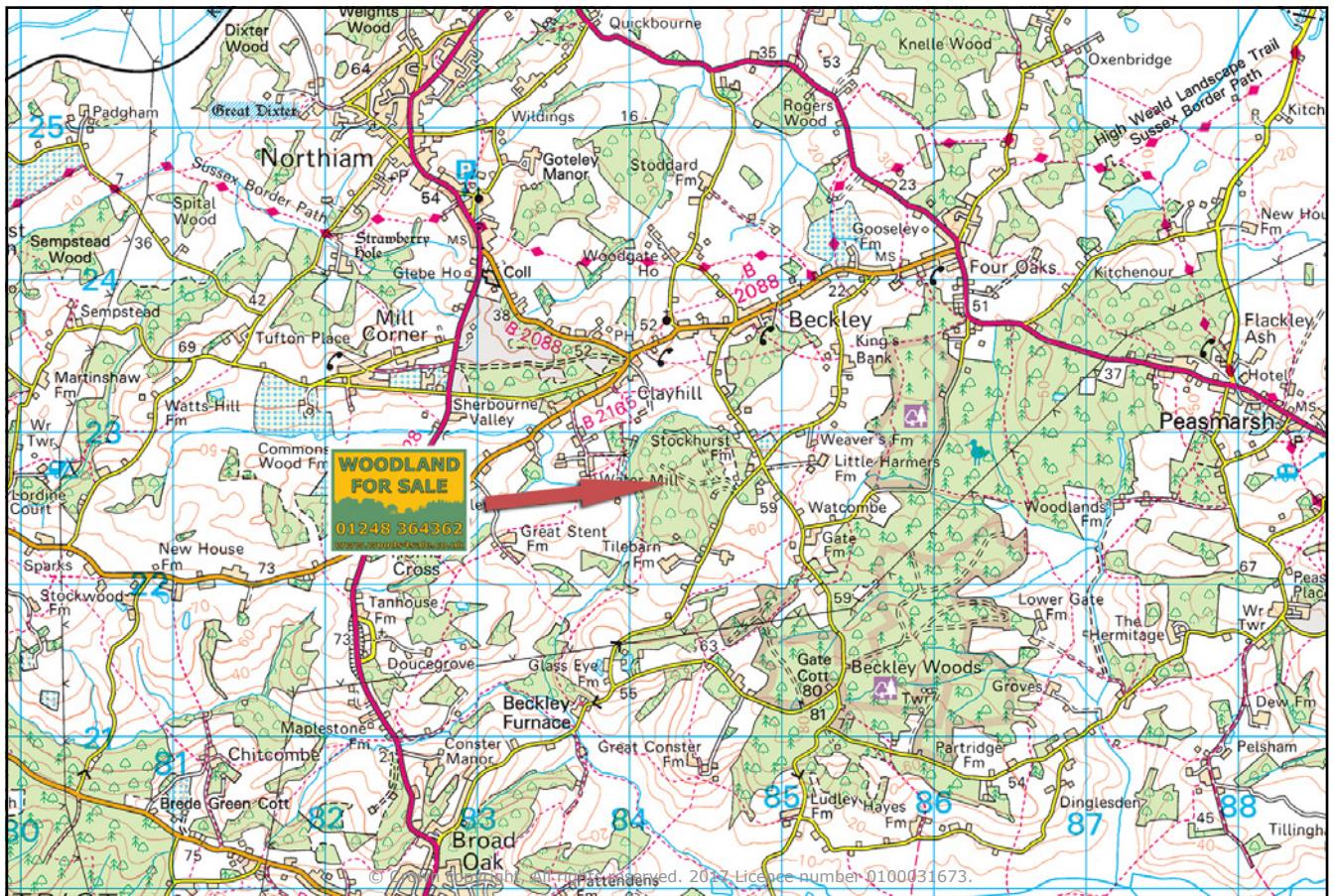
Note

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.

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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