

# 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.



## Bois De Saussac

near Hastings, East Sussex. 13.4 acres of magnificent conifer and broadleaf woodland with vehicular access, 25 miles from Tunbridge Wells. £125,000 (freehold)

A peaceful mature woodland with western red cedar and oak together with countryside views in an Area of Outstanding Natural Beauty, 10 miles from Hastings.

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## Bois De Saussac, Hastings, East Sussex



### Description

Part of a wider Ancient Woodland, Bois De Saussac is situated a short distance east from the attractive and historic town of Rye in rural East Sussex.

Established on gently undulating loamy clays, the tall canopy to the east predominantly consists of majestic western red cedar (known as an excellent construction timber) with oak, cherry, sweet chestnut, birch, ash and occasional Norway spruce to the west. Towards the north and east boundaries is a mixture of broadleaves including hornbeam and large oak; some spectacular rural views can also be enjoyed from here. A particularly pleasant spot towards the northeast corner would make a lovely area for family camping. The shrub layer below comprises hazel coppice, holly and a good amount of regenerating birch, great for fuel.

Colourful patches of occasional bluebell, foxglove, wood anemone and ferns add a lovely vibrancy to the ground layer, looking wonderful during spring.

Numerous woodland creatures take shelter amongst the stems and underbrush; wild boar, fallow deer, badger, fox and hare have all been spotted. A variety of feathered visitors such as red warbler, common redpoll, woodpecker and many harmonious songsters also enjoy the tranquillity offered within.

Bois De Saussac benefits from vehicular access along a hard track and is navigable with a 2WD car. The woodland is a perfect sanctuary for the family to get away from it all. The woodland also benefits from the use of an area near the western entrance to stack timber prior to its removal.

### If It Were Mine

The woodland is a great location to practice some bushcraft and survival skills, using the ample

woodland resources to hand. Time spent here would definitely feature a summer BBQ or two, certainly towards the northeast corner. A good stock of logs for those chilly winter months would be a priority.

Please remember some management operations require approval and/or a licence.

### 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.**

### Nearest Postcode

TN31 6BG (This is for the local area, not specific to the woodland).

### What3Words

Entrance: [///animated.heat.wildfires](https://www.what3words.com////animated.heat.wildfires)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 189/199

- Roadside gate: TQ 853 192
- Centre of wood: TQ 854 196

### Directions & Access

- From the town of Rye, drive west along the B2089 passing through the hamlet of Cock Marling and the village of Udimore.
- Just before leaving the village of Udimore you will pass The Kings Head pub and a post box on the left.
- Continue 700 metres beyond the pub you will

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arrive at a wooden five bar gate set back on the right, opposite a pair of steel gates that enter into a field (there is a tall communications tower on the right just inside the entrance to the woodland, but not noticeable from the road) (point **A** on the plan below).

- Please park in a safe place not obstructing any access points or traffic.
- Climb over the gate (sorry we do not provide keys for viewings) and continue along the track.
- After 215 metres turn left (point **B**) and continue down the track.
- After 110 metres you will arrive at the woodland on the right, indicated by our Woods4Sale sign on a tree (point **C**).

### Boundaries

- The north boundary **FG** is edge of the woodland indicated by the top of the earth bank and occasional low earth bund with farmland beyond.
- The east boundary **GH** is edge of the woodland indicated by the top of the earth bank and occasional low earth bund with farmland beyond, **HC** is indicated by red paint on occasional dilapidated wooden posts.
- The southwest boundary **CD** is the inside edge of the track, indicated by yellow paint on fence posts.
- The west boundary **DF** is the inside edge of the disused track indicated by yellow paint on occasional trees.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

The mines and minerals are excluded from the sale.

### Rights Of Way

- There is a right of way granted for Bois De Saussac

for all times and all purposes over the route **ABCDE** and **DF**.

- There is a right to stack timber just inside the gate at point **E** on the plan.
- There are no public rights of way within this woodland.
- A maintenance clause covers all the shared rights of way, with liability according to use.

### Fencing Liabilities

There are no known fencing obligations.

### 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.

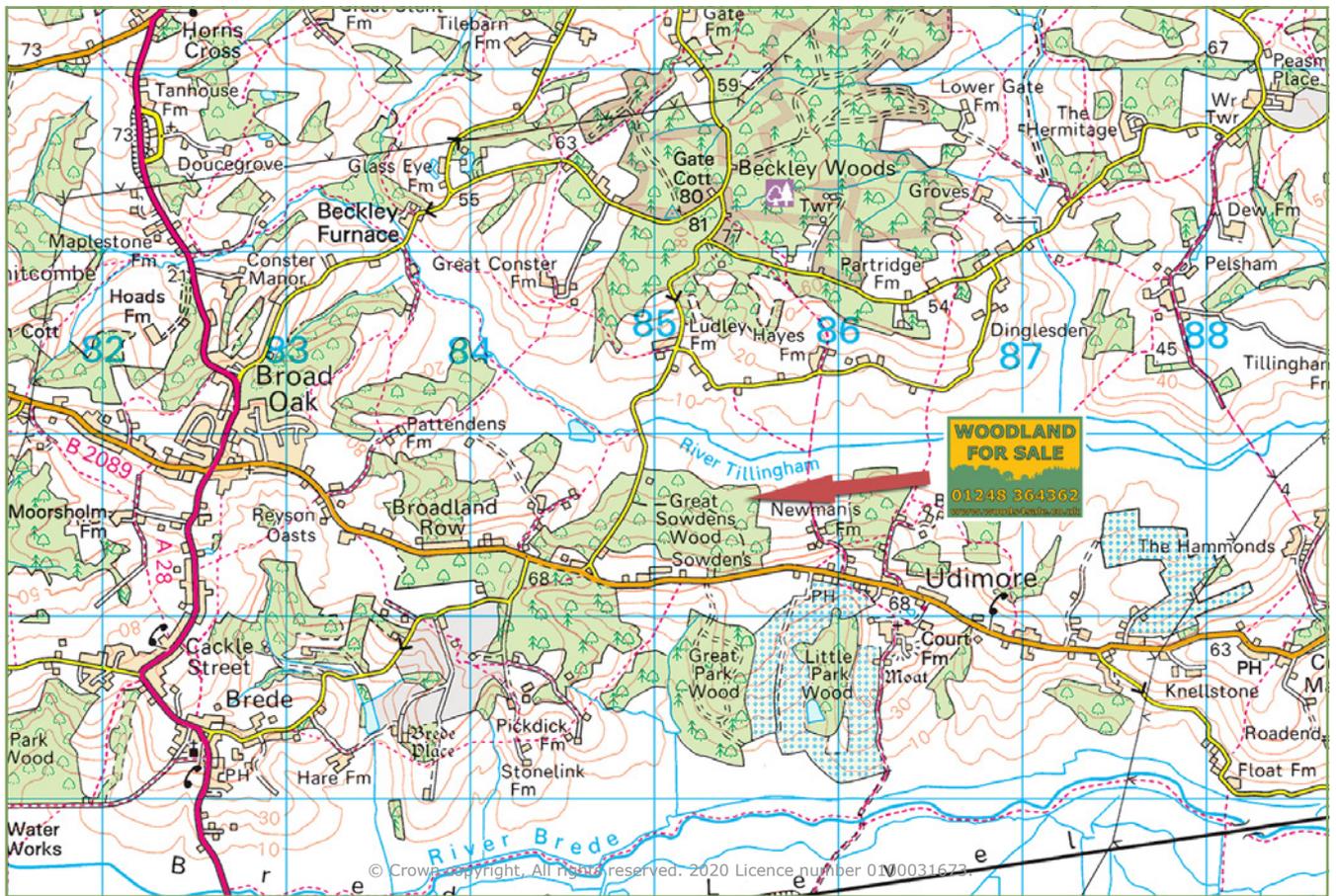
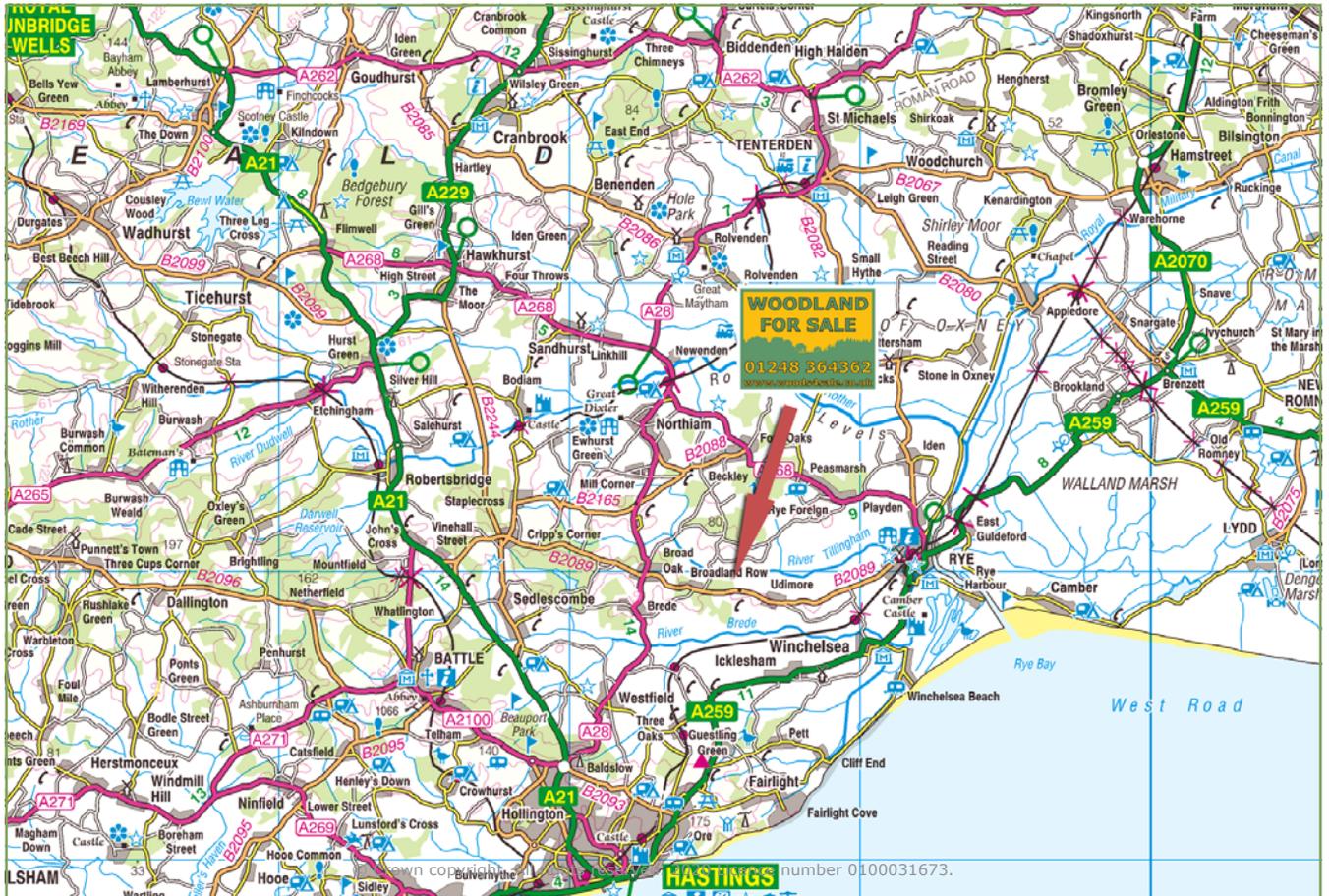
## Bois De Saussac, Hastings, East Sussex



### Contact

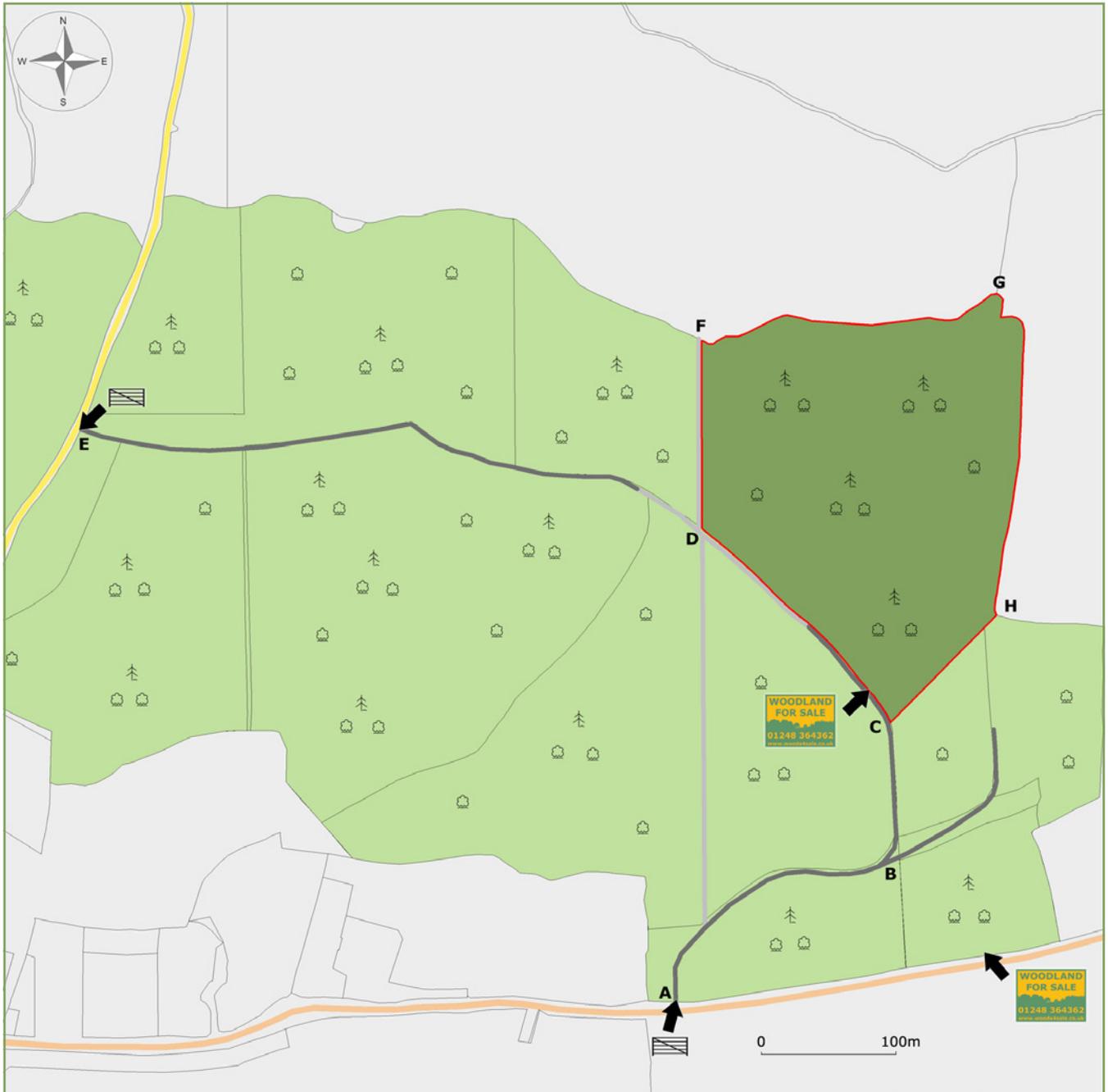
For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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### Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		