

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

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



Brush Wood

near Staplecross, East Sussex. 0.4 acres of peaceful broadleaf woodland in a rural location, 7 miles from the A21. £13,500 (freehold)

Lovely woodland with private gated access comprising oak, poplar and ash in a very quiet setting in the High Weald Area of Outstanding Natural Beauty, 11 miles from Hastings.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Brush Wood, Staplecross, East Sussex



Description

Situated at the southern peninsula of a wider woodland, Brush Wood is accessed directly off a quiet country lane a short distance southeast of the small village of Staplecross.

Located on gentle slopes among fertile loamy clay soils, the mature canopy largely comprises oak, hornbeam, ash, cherry and occasional poplar (a good firm sawtimber that can be used in joinery and even musical instruments). The lush shrub layer below comprises hazel, bushy holly and hawthorn. Some of the hornbeam would make superb fuel, taking advantage of the current Forestry Commission thinning licence.

A gentle seasonal stream meanders through running east to west. Just north of the stream is a good level area ideal perhaps for occasional overnights with a small fire. A fallen tree offers a place to sit and enjoy the surroundings. Far reaching farmland views can be enjoyed from many of the boundaries.

A number of woodland creatures are drawn to the serenity of this area; deer (muntjac and roe), fox, badger, long-tailed tit, woodpecker, skylark, buzzard and many acoustic songsters have all been spotted.

Brush Wood has a great sense of privacy, with high hedges to the east and is one of few places in the southeast of England out of earshot of the drone of traffic, offering blissful tranquillity. Quite a rarity, It benefits from its own gated access off Ellenwhorne Lane.

If It Were Mine

The location of this wood is ideal to indulge in the increasingly popular activity of 'forest bathing'. I would rake the level open area near the stream for practising woodcraft. A number of the trees



lend themselves perfectly to hang a hammock for absorbing my surroundings or even occasional overnighting, perhaps post BBQ.

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 794 214
- Centre of wood: TQ 794 214
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 crossing over a stone bridge.

Brush Wood, Staplecross, East Sussex



- After 0.6 miles you will arrive at a post and rail fence and a new steel gate on the right with our Woods4Sale sign attached to it (point **A** on the plan below).
- Climb the gate to access the woodland. Sorry we do not supply keys for viewings.

Boundaries

- The northeast boundary **BC** is indicated by the hedge with fields beyond.
- The short north boundary **CD** is indicated by red paint on a tree, wooden post and fence post.
- The west boundary **DE** is the fence with fields beyond.
- The south boundary **EA** is the fence, **AB** is the post and rail fence and hedge set back a short distance off Ellenwhorne Lane.

Sporting Rights

Whilst the land was copyhold land (which may mean certain sporting rights historically belonged to the lord of the manor) we believe the sporting rights do come with the land. No third parties currently exercise any such rights over the land.

Mineral Rights

Whilst the land was copyhold land (which may mean certain mineral rights historically belonged to the lord of the manor) we believe the mineral rights do come with the land. No third parties currently exercise any such rights over the land.

Rights Of Way

- 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:
 - (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - (ii) use the Property as a commercial campsite; or
 - (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.

Brush Wood, Staplecross, East Sussex



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.

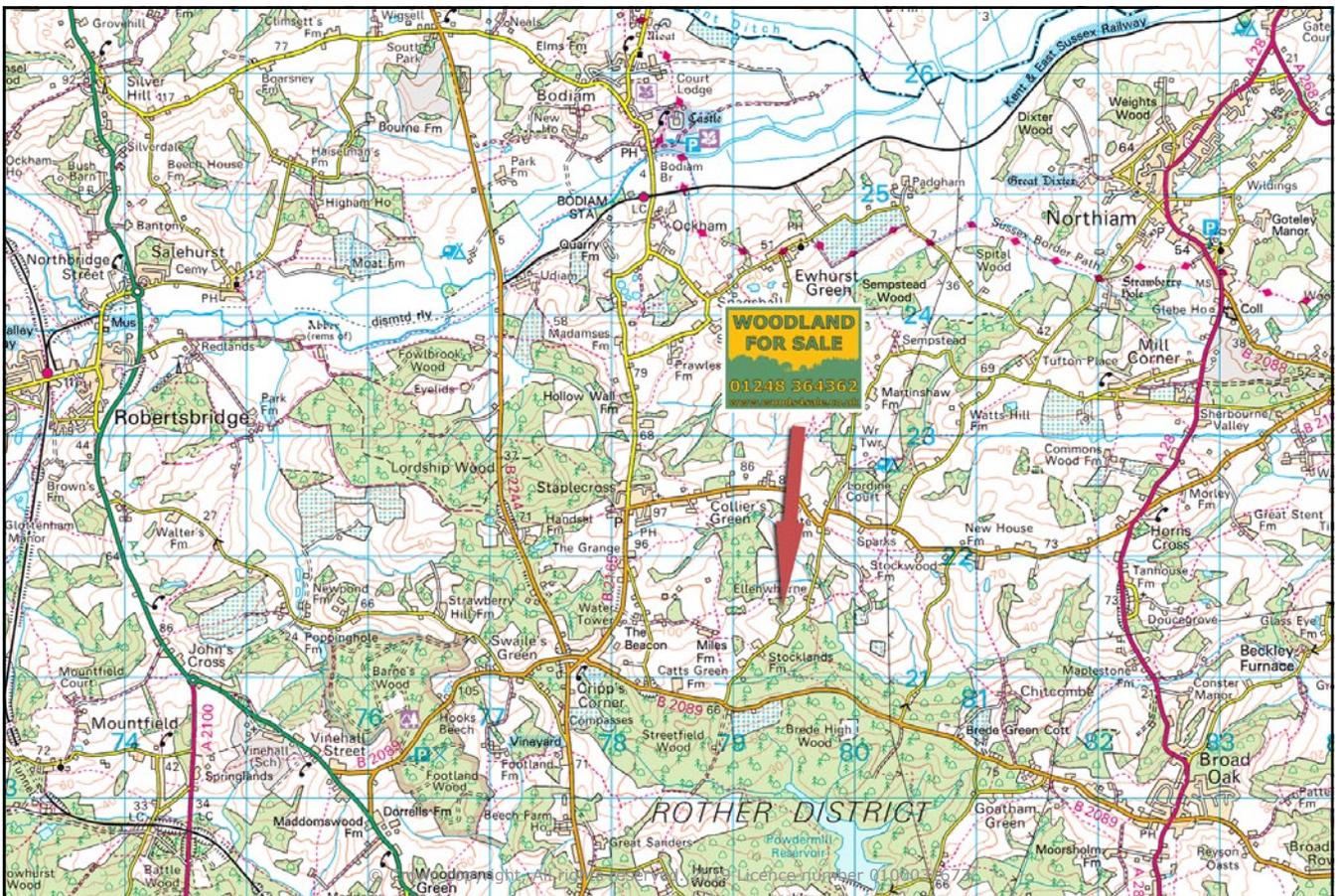
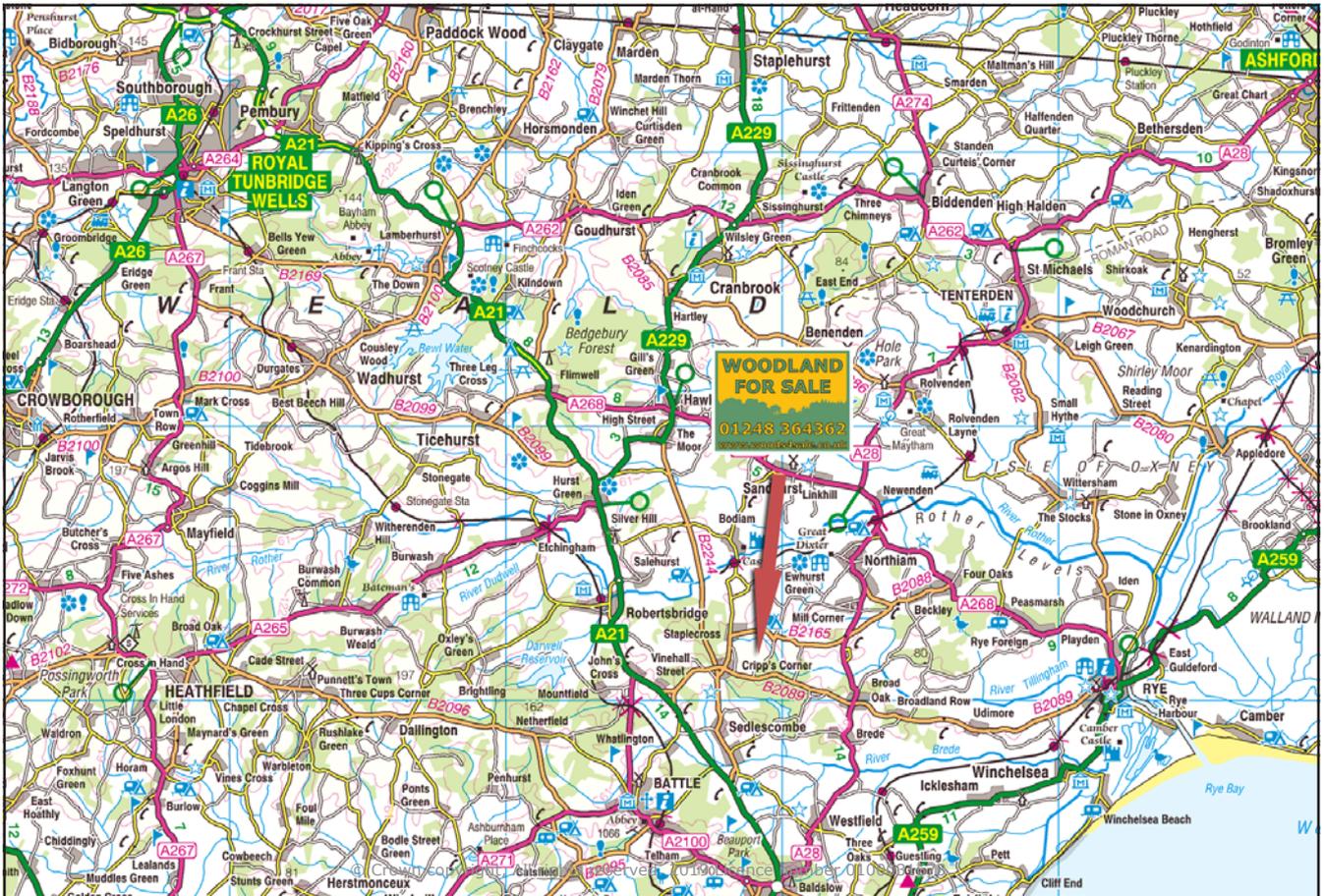
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

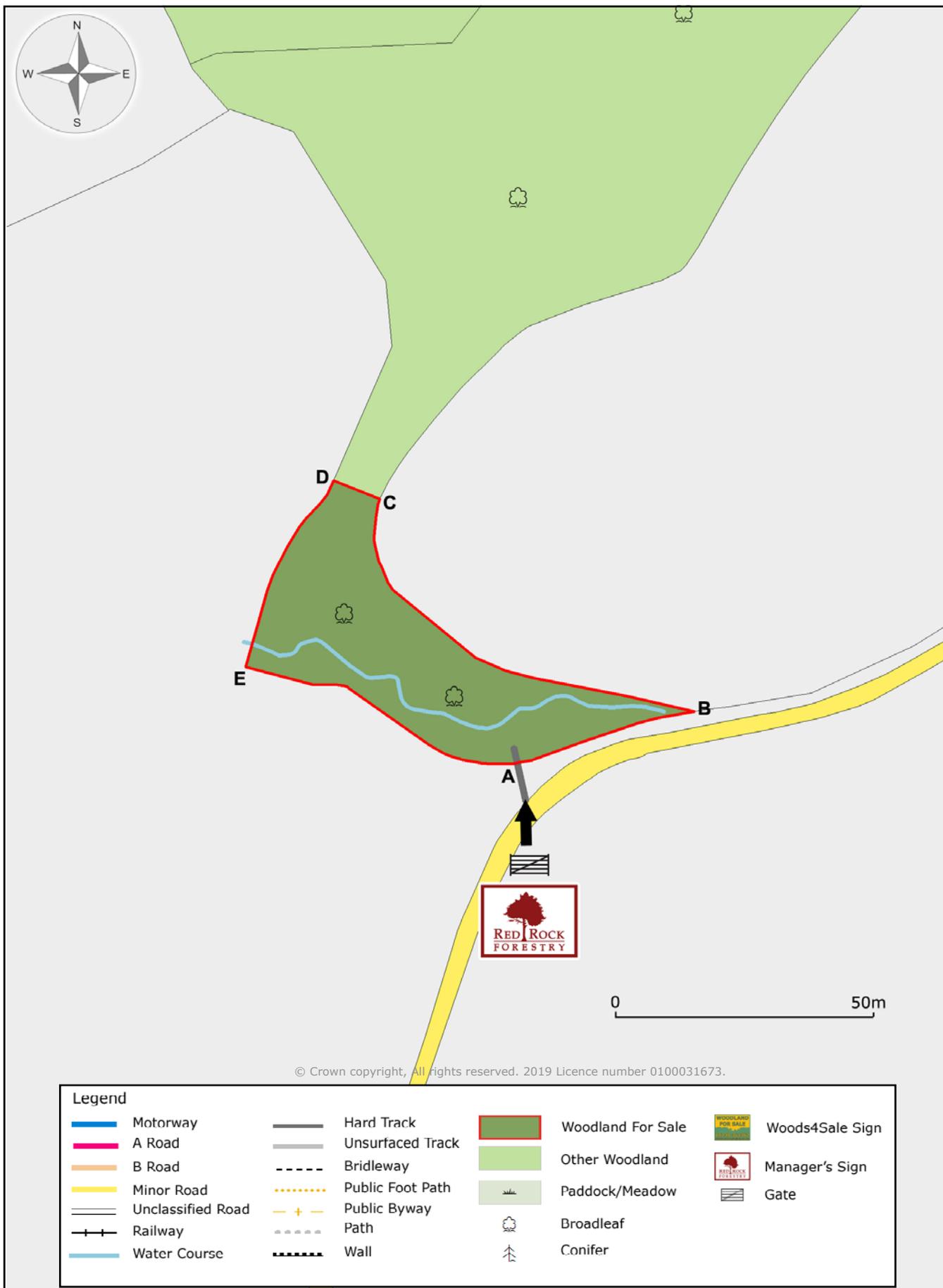
Contact

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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Legend			
	Motorway		Woodland For Sale
	A Road		Other Woodland
	B Road		Paddock/Meadow
	Minor Road		Water Course
	Unclassified Road		Railway
	Railway		Wall
	Water Course		Hard Track
	Hard Track		Unsurfaced Track
	Unsurfaced Track		Bridleway
	Bridleway		Public Foot Path
	Public Foot Path		Public Byway
	Public Byway		Path
	Path		Wall
	Broadleaf		Woodland For Sale
	Conifer		Woods4Sale Sign
	Woodland For Sale		Manager's Sign
	Woods4Sale Sign		Gate