

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.



Bucks Wood near Ashdown Forest, East Sussex. 3.83 acres of stunning mixed broadleaf woodland. £45,000 (freehold)

A superb example of a native broadleaf woodland nestled in the heart of rural East Sussex. Having a useful access track and an attractive stream frontage.

Bucks Wood, East Grinstead, West Sussex



Description

Bucks Wood is an outstanding ancient woodland extending to just under four acres, conveniently located off the A22, a main link road to the south coast. It is around five miles south of East Grinstead, West Sussex and the coastal city of Brighton is an hour away by car.

The woodland benefits from a recently upgraded hard track through the interior from north to south, suitable for a 2WD car. With a diverse topography, the wood is composed of level and gently sloping ground easily traversed by foot. An attractive, year round stream flanks the northwest of the wood, which is also the border between East and West Sussex.

This fertile ancient woodland's upper canopy is dominated by impressive ash and oak trees. There are also mature sweet chestnut stools, alder and birch. Close to the access track are two fantastic veteran beech trees and further on a solitary spruce tree. The understorey is predominantly hazel coppice over an assemblage of wildflowers and ferns, including primrose, the ancient woodland indicator species.

Several bird types, including starling and woodlark frequent the region. Previously the wood was used for stalking and a large deer population continues to roam throughout. Indeed, an old high seat can be found in the southwest corner. Weir Wood Reservoir Nature Reserve is two miles to the west, popular for activities such as wildlife spotting, angling and sailing. Bucks Wood will surely appeal to everyone with an appreciation of the outdoor environment. Regardless, it is a superb setting from which to explore and enjoy.

If It Were Mine:

Some fallen mature chestnut and hazel stools could benefit from re-coppicing and tidying. There is a Forestry Commission thinning licence in place should

one want to lightly thin the wood.

Directions & Access

From East Grinstead head south along the A22, otherwise known as Lewes Road. After approximately one mile you will see the sign for Brambletye School on your right. Continue onwards for approximately half a mile passing some bends in the road – you will see our for sale sign on the right hand side. Take the next turning on the right, signed for Brambletye Farm. You will come to a metal gate on the right, with a managed by Red Rock Forestry sign (point **A** on the plan below). Park in a suitable place and climb the gate, sorry we do not supply keys for viewings.

Continue along the track for approximately 250 metres where you will come to a fork (point **B**). Bear right and continue for 130 metres until you see wooden posts with blue paint. You are now at point **C**, Bucks Wood is ahead.

Locators

OS Landranger Series Sheet No: 187.
Ordnance Survey Grid References:
- Roadside gate: TQ 419 358.
- Centre of wood: TQ 417 361.
Nearest postcode: RH18 5EJ.

Boundaries

The northeast boundary is marked by wooden posts with green paint.
The eastern boundary is an old wooden fence that is in need of repair in places.
The southern boundary is marked by wooden posts with blue paint.
The southwest boundary is the edge of the track and marked by wooden posts with white paint.
The northwest boundary is the centre of the stream.

Sporting Rights

The sporting rights are included in the sale.

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Mineral Rights

The mineral rights are included in the sale except where reserved by statute.

Rights of Way

There is a right of way at all times and for all purposes for Bucks Wood from the roadside gate up to the woodland boundary marked **ABCD** on the plan.

A right of way is reserved over the routes marked **DE** for the benefit of the woodlands beyond.

A shared maintenance clause covers this right of way. There are no public rights of way within the woodland.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

Viewing

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

Contact

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

How to Buy this Woodland

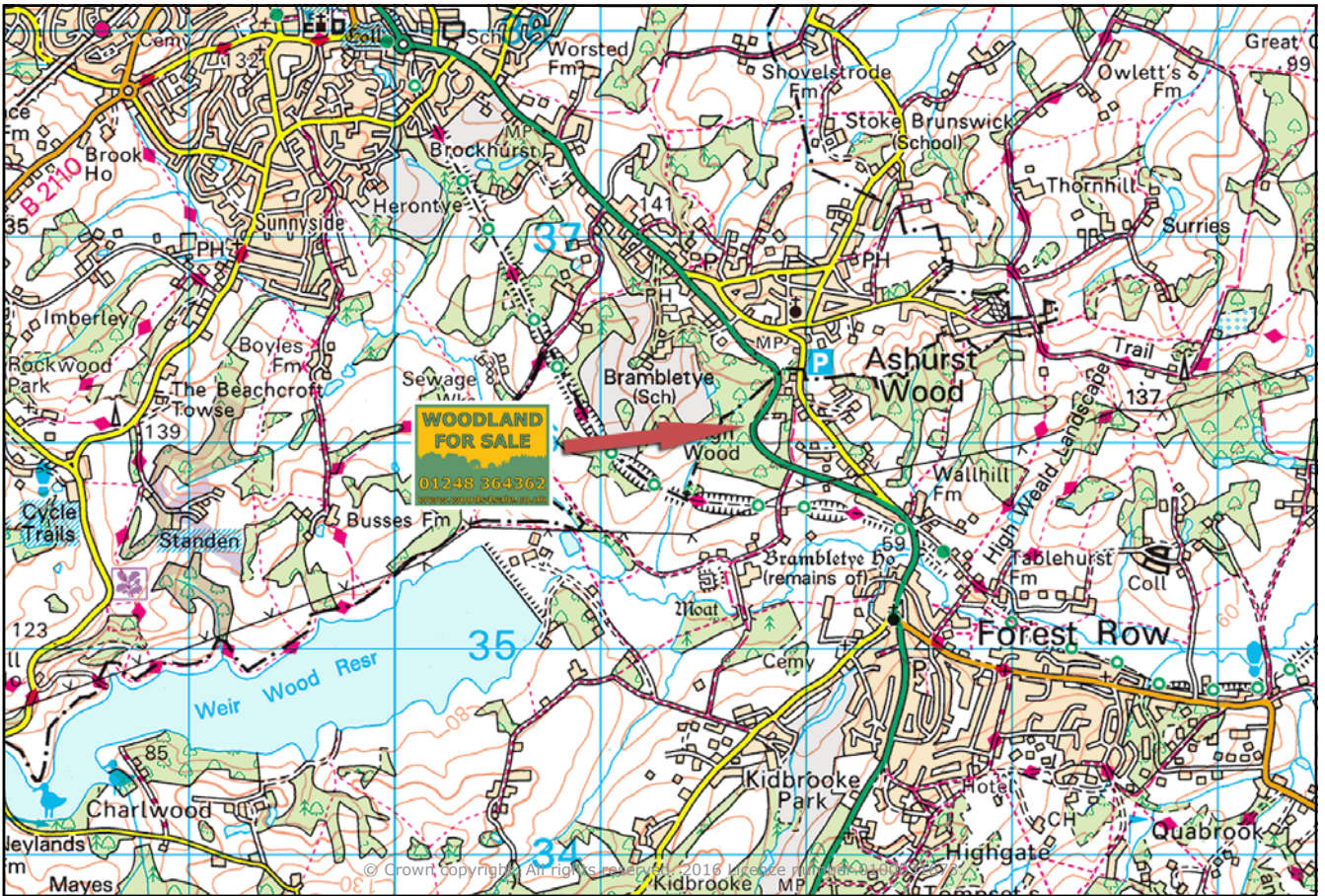
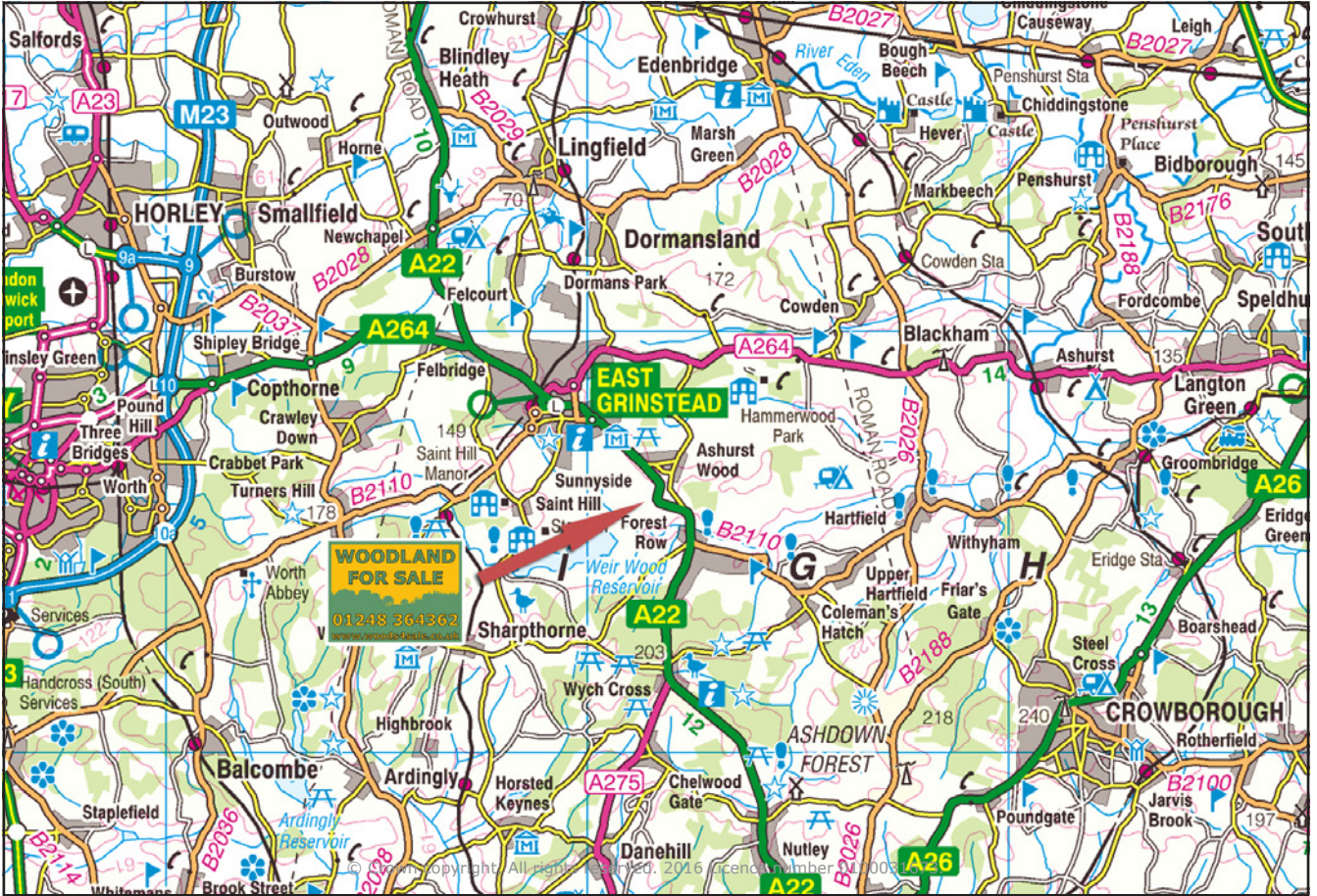
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, 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 Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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