

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.



Colliers Wood

near Staplecross, East Sussex. 2.47 acres of peaceful woodland with open spaces, 11 miles from Hastings. £27,000 (freehold)

An outstanding young woodland containing oak, hornbeam and Scots pine in a tranquil location in the High Weald Area of Outstanding Natural Beauty, with good access, 7 miles from the A21.

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Colliers Wood, Staplecross, East Sussex



Description

Colliers Wood is a largely young broadleaf wood situated a short distance south east of the attractive village of Staplecross and forms part of a wider gated woodland in rural East Sussex.

Planted approximately 25 years ago, this serene wood is located on fertile loamy clay soils that slope very gently southeast. The canopy principally consists of maturing oak, hornbeam (known for its good firewood qualities), ash and Scots pine. A new owner could yield some fuel using the convenient Forestry Commission thinning licence in place. A short section towards the western corner is flanked by majestic oak, mature sweet chestnut with hornbeam below. Far reaching rural views beyond can also be enjoyed from here. The northeast edge of the woodland comprises a mixture of bushy gorse, hawthorn, crab apple, damson and field maple. Areas of colourful saw-wort, orchid, primrose and foxglove embellish the ground layer during warmer months. A broad grassy ride running along the northeast boundary offers a good place to occasionally overnight.

Regular visitors to this peaceful woodland include deer (muntjac and roe), badger, fox, woodpecker, skylark, buzzard, long-tailed tit, owl and many songsters.

Colliers Wood is a rare find in the south of England out of earshot of the drone of traffic giving complete tranquillity. The woodland benefits from good vehicular access along a hard track navigable with a 2WD vehicle.

If It Were Mine

A fruitful forage would certainly not go amiss during the summer, perhaps some damsons for jam and my gin! This is a perfect location for bees, so I would install a few hives for some lovely runny honey! I would possibly set up a simple programme to further enhance the oak stems.

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 789 219
Nearest postcode: TN32 5QL

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 X on the plan below) down the track over a stream.
- Open the steel gate (please close it behind you) and continue along the track through the field to another locked gate (point **A**), park on the left being careful not to obstruct the track.
- Climb the gate, (sorry we do not supply keys for viewings) and follow the track for 240 metres passing a turn on the left (point **B**).
- Turn right (point **C**) and continue up the hill.
- Pass a shed on the right and take the middle track at the three-pronged junction (point **D**).
- Continue along the track for 115 metres and you will arrive at the woodland on the left (point **E**), indicated by a wooden post with white and orange paint.

Boundaries

- The east boundary **EJ** is indicated by orange paint on occasional wooden posts and trees.
- The northeast boundary **EF** is indicated by white

Colliers Wood, Staplecross, East Sussex



paint on occasional wooden posts on the outside edge of the grass ride.

- The northwest boundary **FG** is indicated by blue paint on occasional wooden posts and trees.
- The southwest boundary **GH** is the fence with fields beyond, **HI** is indicated by red paint on occasional wooden posts and trees.
- The short south boundary **IJ** is the outside edge of the track indicated by white paint on occasional wooden posts.

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 is a right of way granted for all times and all purposes over the route **XABCDE** and **DJ** on the plan below.
- A right of way is reserved between **EF** and **JI** for the benefit of the woodlands beyond.
- A shared maintenance clause covers all the shared 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:

- (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
 - (iii) unreasonably damage the said tracks
 - (iv) 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.

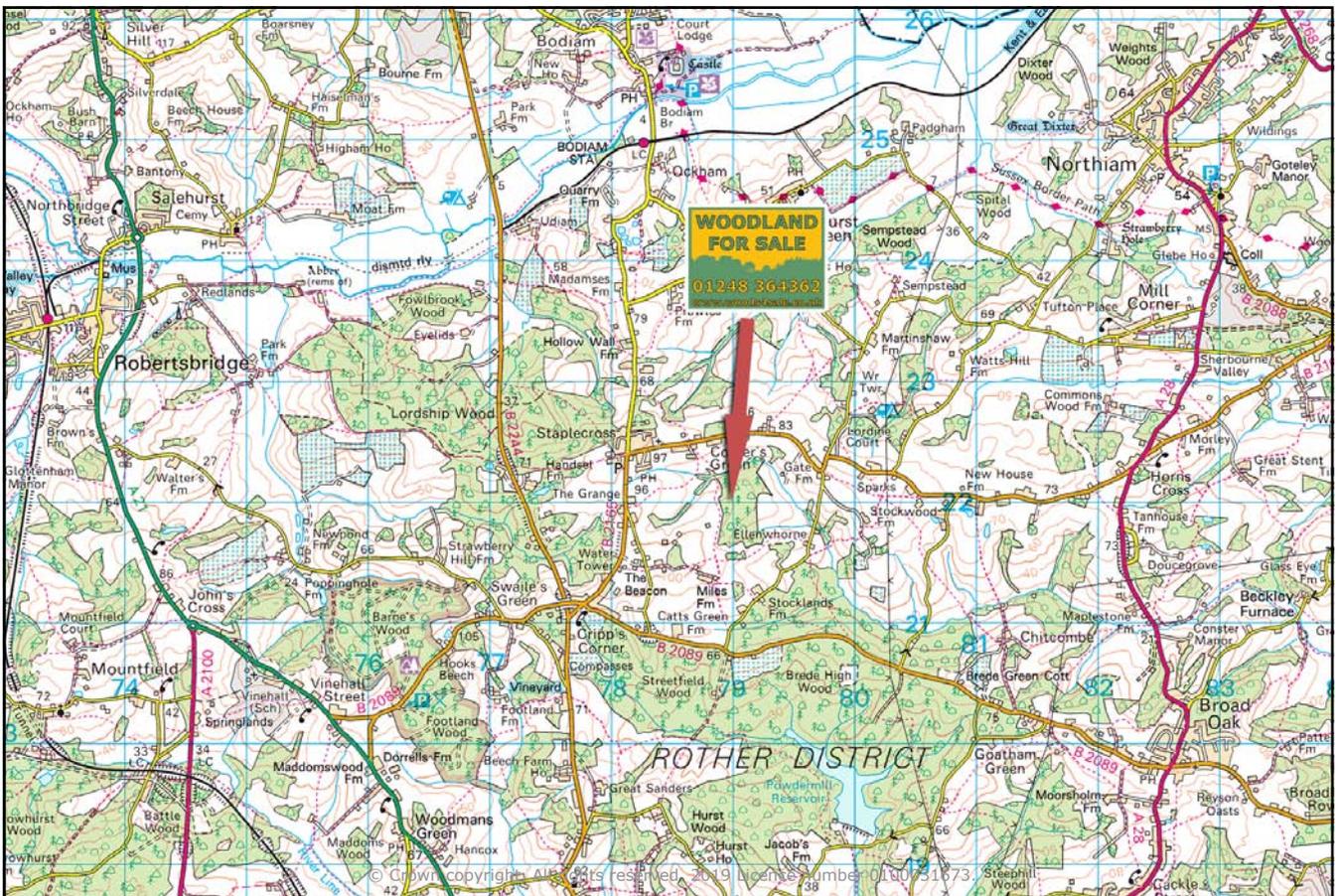
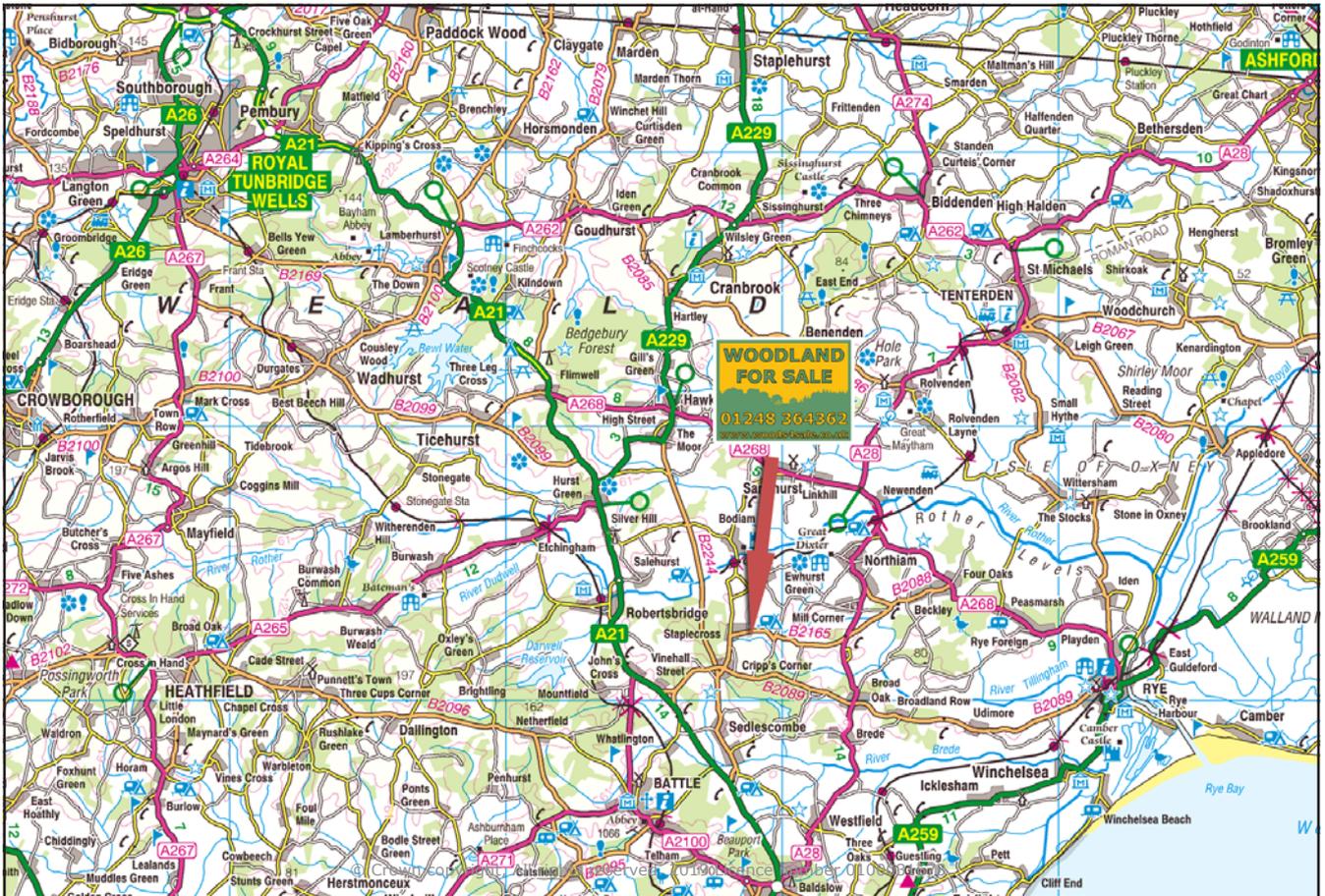
Woods4Sale Interest

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

Contact

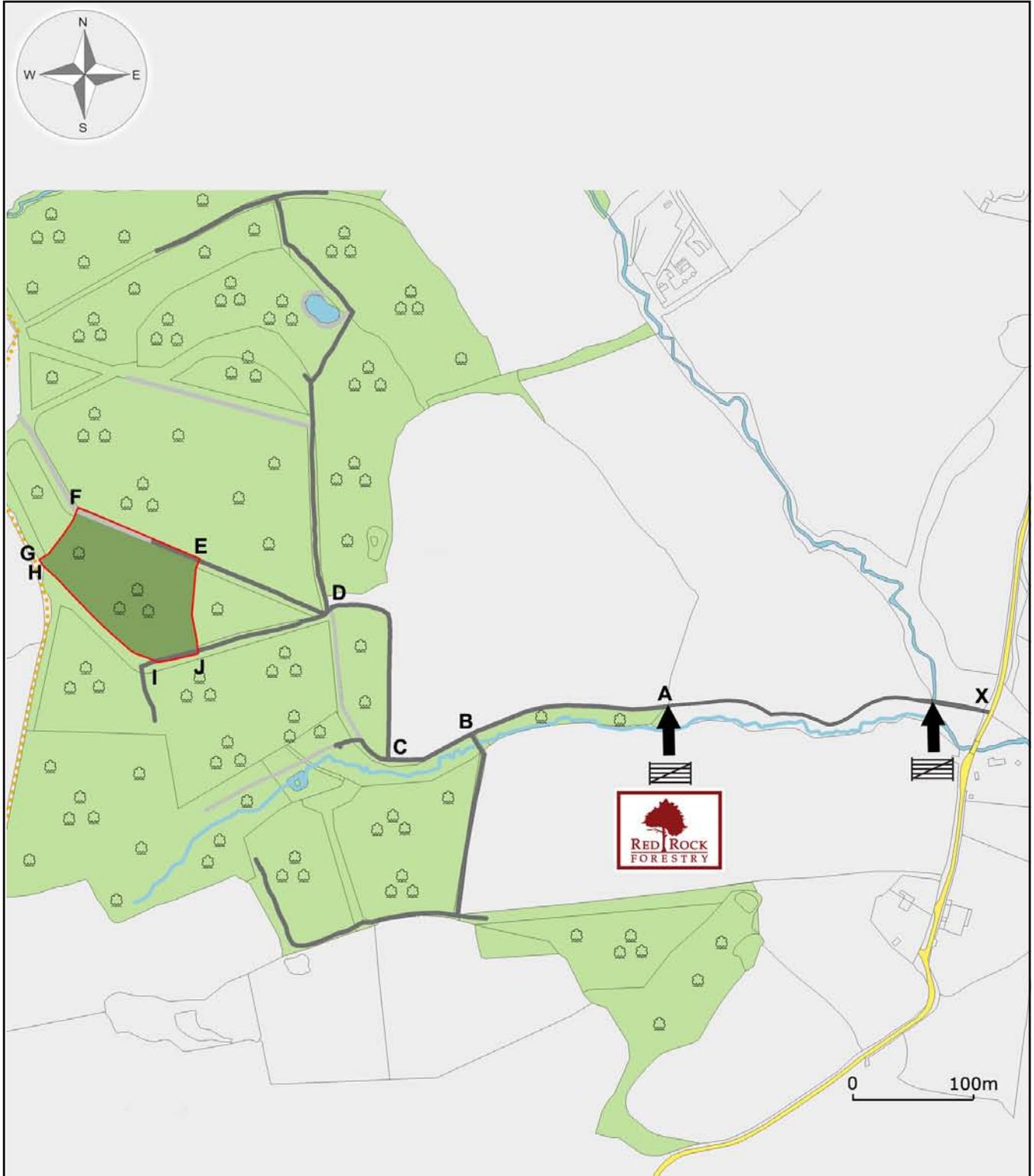
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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