

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.



Cranny Copse

near Hurst Green, East Sussex. 2.22 acres of glorious broadleaf woodland next to a winding stream, 9 miles from Hastings. £41,000 (freehold)

A mixture of mature oak, poplar and sweet chestnut located towards the end of a track in an Area of Outstanding Natural Beauty, 20 miles from Royal Tunbridge Wells.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK
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Cranny Copse, Hurst Green, East Sussex



Description

Located 5.5 miles east of Robertsbridge, Cranny Copse is part of a wider gated woodland and offers a peaceful spot to learn about woodland life and the natural environment. It is accessed through a locked gate and along a track.

Situated on gentle south facing loam over clay soils, the lofty canopy comprises majestic oak, sweet chestnut, ash, hornbeam, birch and poplar. Durable and light in weight, poplar is one of the fastest growing broadleaf species in the northern hemisphere and is often used as veneer. In the shrub layer below you will find hazel, hawthorn and occasional holly. A new owner could consider a larger stem or two for logs, making use of the Forestry Commission thinning licence in place. Throughout spring and summer, the ground cover is brimming with bluebells, wild garlic, primrose and foxglove, delivering a stunning woodland scene.

Bordering the banks of a meandering stream, there are ample level spots to create a bolthole with a campfire to enjoy with friends, ideal to get away from it all.

Woodland creatures include muntjac, roe and fallow deer, wood mouse, badger, fox and hare. An assortment of feathered visitors such as green woodpecker, owl, buzzard, greenfinch and countless acoustic songbirds have been spotted in this tranquil location.

If It Were Mine

I would firstly clear an area or two close to the stream for overnight stays. A woodfired bathtub would work well in this peaceful spot. A few of the hornbeam stems would be good fuel for my burner at home too. I think a swing hung from a sturdy limb could be fun! Cooking over a small campfire would feature in my



plans.

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

TN32 5SH (This is for the local area, not specific to the woodland).

What3Words

Entrance: [///stardom.gown.artichoke](https://www.what3words.com/entry/:///stardom.gown.artichoke)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 199

- Roadside gate: TQ 772 220
- Centre of wood: TQ 766 220

Directions & Access

- From Hastings, drive north along the A21 passing Claremont Prep School on the right.
- After 5 miles turn right at Blackbrooks Garden Centre onto the B2244, signposted towards Sedlescombe and Hawkhurst.
- Continue through the village of Sedlescombe along the B2244 passing Sedlescombe Sawmills and Sedlescombe Organic Vineyard.
- After 2.7 miles, continue along the B2244 towards Hawkhurst and Maidstone, passing under a narrow bridge in the hamlet of Cripps Corner.
- 0.6 miles after the narrow bridge and passing a Woods4Sale sign, there is a woodland access track

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on the left set back down a slope (point **A** on the plan below), and a blue **X** on a tree (across the road from a residential driveway with low red brick walls either side).

- Please park in a safe place off the road neither obstructing highway traffic nor any access point or the gate into the woodland.
- Climb the gate (sorry we do not provide keys for viewings) and continue along the track, passing a fork to the left in the track (point **B**) and a locked steel gate on the right shortly after.
- Continue along the track bearing left and down through the woodland.
- After 485 metres you will arrive at the woodland on the left (point **C**), indicated by green, orange and yellow paint on a wooden post.

Boundaries

- The northeast boundary is indicated by yellow paint on occasional wooden posts and trees.
- The west boundary is indicated by blue paint on occasional wooden posts and trees.
- The north boundary is the inside edge of the track indicated by green paint on occasional wooden posts that may be off set by a short distance.
- The southern boundary is the northern bank of the stream.

Sporting Rights

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

Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

Rights Of Way

- There is a right of way granted for all times and all purposes over the route **ABCD**.
- 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.

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 woodland is being sold on a fixed price basis.

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We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then 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.

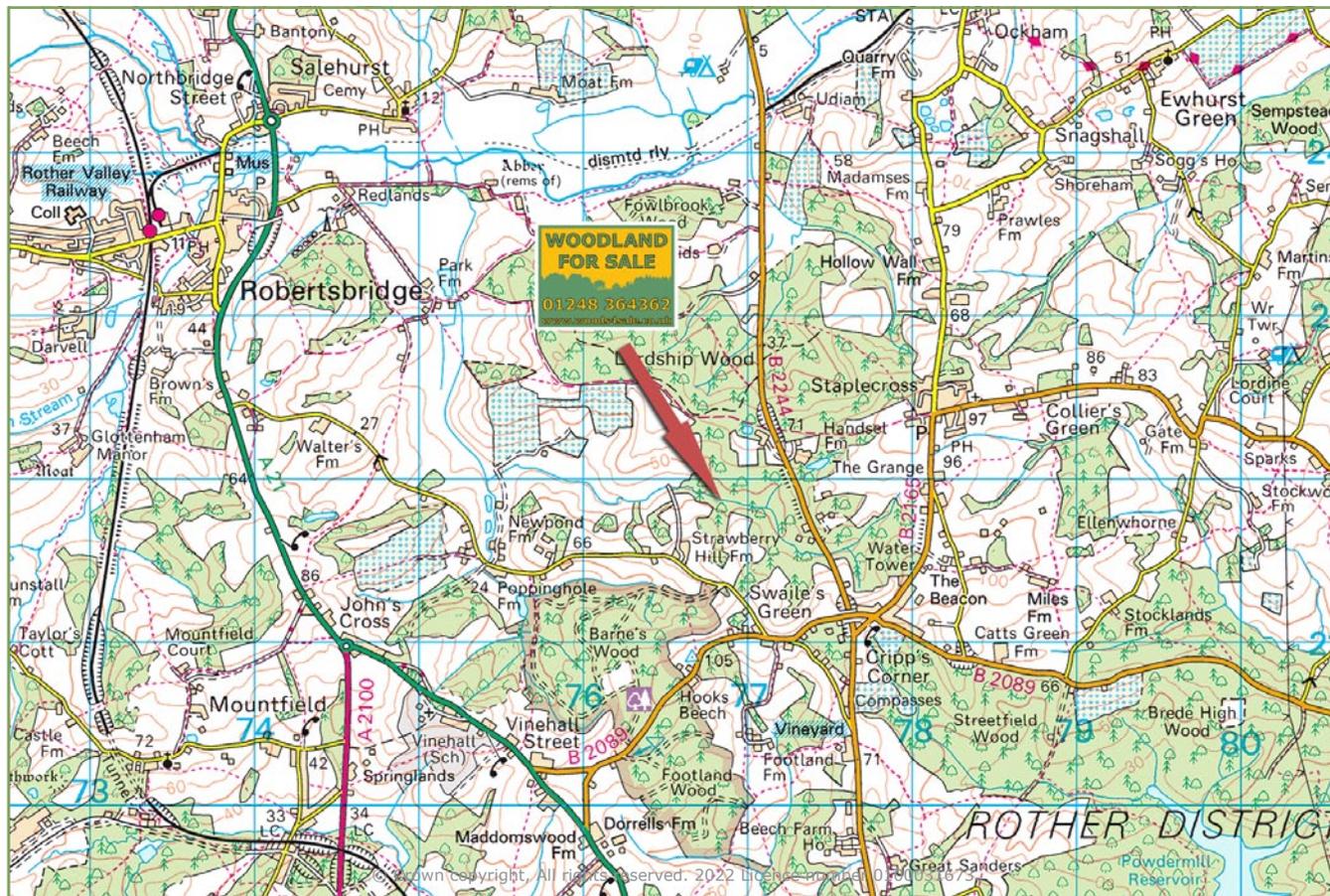
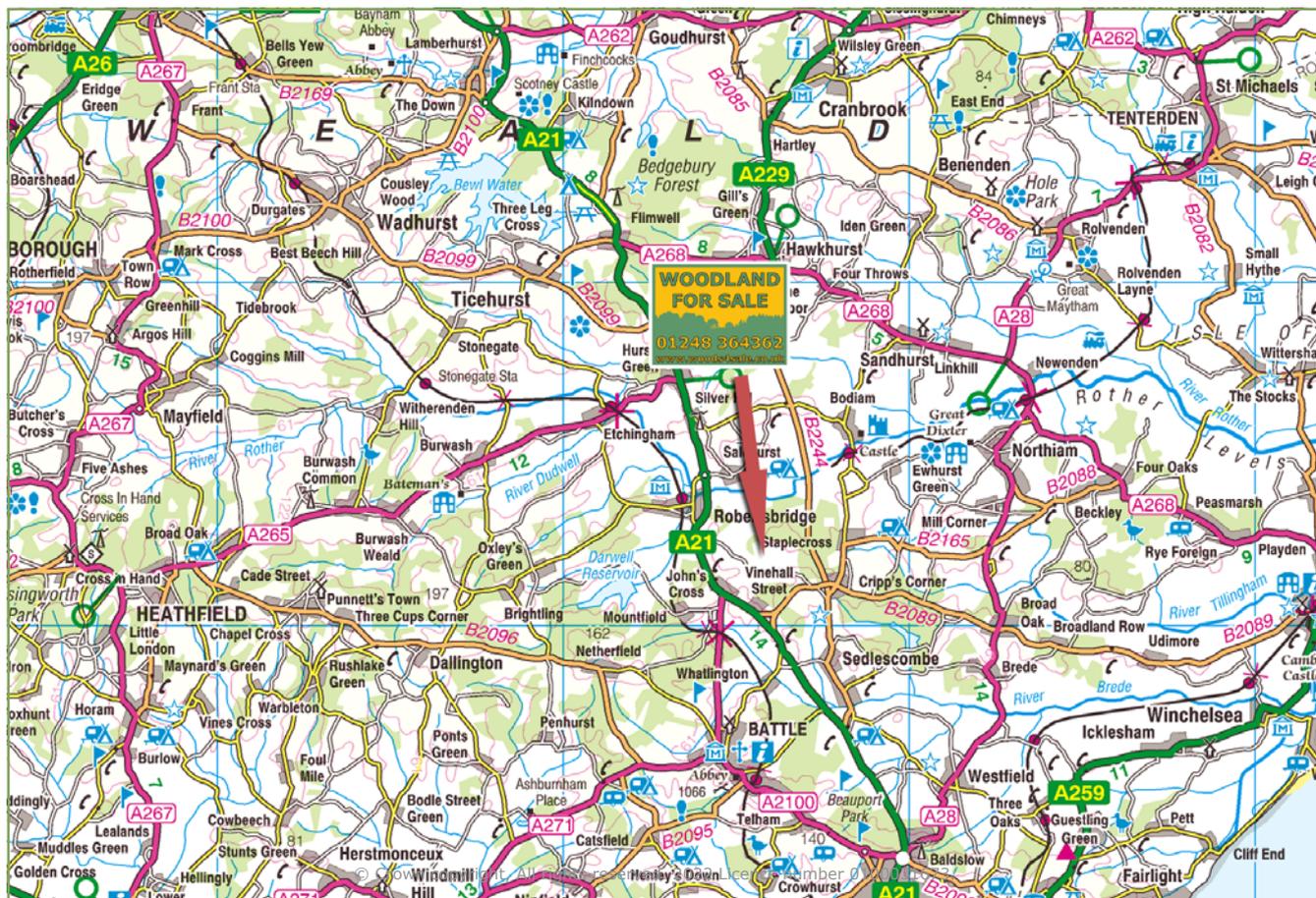
Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email 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		