Dew Wood
near Ashurst Wood, East Sussex.
2.19 acres of ash and mixed broadleaf woodland, with a pond for
£26,500 (freehold)

A first rate example of an ancient ash and mixed broadleaf woodland in rural Sussex. With abundant wildlife and convenient access.
Description
Dew Wood is brimming with charm. It offers a level and gently undulating expanse of high quality ash, oak and mixed broadleaf species. There is a useful hard track bordering much of the wood’s perimeter with an additional gated access point onto the A22, from where the town of East Grinstead is five miles north and Forest Row a mile south.

Part of a larger Ancient Woodland, Dew Wood has a species composition which reflects this, predominantly ash which is thriving in the fertile clay soils, but also impressive oak trees along with birch, sweet chestnut and hazel in the understorey. There is a host of fungi, mosses and ferns as well as wildflowers such as bluebells and primrose. A natural heart-shaped pond has recently been cleared, and is beginning to attract wetland birds. Some other bird species known to the area include wood pigeon, long-eared and tawny owls, wood lark and sparrow hawk. Roe deer are regularly spotted roaming the wider wood.

Peppering the woodland boundary are mature conifer trees, including Scots pine and European larch. The wood also has an abundance of younger naturally regenerated ash, signifying the soil’s suitability for this species.

If It Were Mine:
Benefiting from an extensive track, lightly thinning Dew Wood would be relatively straightforward, utilising the existing Forestry Commission thinning licence. I would consider enhancing the pond area with some wetland plants and possibly installing a bench, from which to sit and enjoy the lovely surroundings.

You are extremely unlikely to get residential planning permission for this woodland.

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). Take the right turn and continue along the track for approximately 30 metres until you come to wooden barrier on the left. You are now at point C on the plan below, Dew Wood is ahead and to the left.

Locators
OS Landranger Series Sheet No: 187.
Ordnance Survey Grid References:
- Roadside gate: TQ 419 358.
- Centre of wood: TQ 417 360.
Nearest postcode: RH18 5EJ.

Boundaries
The northern and northeastern boundary is marked by wooden posts with blue paint. All other boundaries are marked by wooden posts with white paint.

Sporting Rights
The sporting rights are included in the sale.
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 Dew Wood marked AB and BD on the plan below. A right of way is reserved along BC for the benefit of woodlands beyond. A shared maintenance clause covers these rights 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.