

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.



## Gouger Wood

not far from Rye in East Sussex. Pine woodland with a pond in a quiet location, 2.11 acres for £37,000 (freehold)

Scots pine woodland with good access and road frontage near the village of Broad Oak.

# SALE

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Gouger Wood, Broad Oak, East Sussex



### Description

Gouger Wood is a mid-rotation Scots pine woodland, part of a larger area known as Oak wood, and has been managed by the current owner for a number of years primarily for wildlife conservation and control.

Access into the wider woodland is taken directly off the main road and a soft, but well-formed track which should be accessible year-round for most vehicles brings you to Gouger Wood. The woodland is essentially flat and predominately made up of Scots pine with a buffer from the road of hazel, ash and birch which adds variety. The Scots pine is approximately 20-30 years old and now requires some management to thin out the trees and provide space for the remaining trees. There is a small pond in the southern part of the woodland

The surrounding area is a wonderful mix of deciduous woodland and conifer plantations managed by the Forestry Commission, and Gouger Wood sits as a little island in the middle. Despite being quite close to the road, this is a very quiet and secluded part of the countryside and ideal for those looking for some serenity under a tree canopy.

This woodland is ideal for someone looking for woodland to actively manage the trees and help them grow on, perhaps someone with a chainsaw at home just waiting to exercise their skills.

### If It Were Mine

I would look to carry out a light thinning of the Scots pine, as this will help improve the remaining trees and ensure they grow bigger and healthier. I would stack them and use either for homemade fence posts, or a bit of firewood.

Please remember some management operations require approval and/or a licence.

### 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

TN31 6SA (This is for the local area, not specific to the woodland).

### What3Words

Entrance: [///surreal.strictest.hugs](https://www.what3words.com/surreal.strictest.hugs)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 199

- Roadside gate: TQ 852 209
- Centre of wood: TQ 85 3211

### Directions & Access

- From the centre of Broad Oak, drive east along the B2089 towards Rye.
- After approximately 1.5 miles, you will pass some residential properties (2 red brick semi detached properties and a thatched roof cottage).
- Turn left immediately after the thatched cottage onto Hundredhouse Lane.
- Drive along this lane for approximately 1.3 miles, (the lane will turn into Ludley Hill after approximately 1 mile).
- At this point you will see a metal barrier gate on the left-hand side of a corner in the road with our Woods4Sale sign attached to a tree just behind it (point **A** on the plan below).
- This is the start of the wider woodland, please

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park here for viewing purposes, ensuring you don't block the main gate, and continue on foot.

- Walk past the gate and continue down the main track, keeping right at the junction (point **B**) until you reach a wooden high tower to the right of the track and shortly after a green painted post to the left of the track.
- Gouger wood starts on the right (point **C**).

### Boundaries

- The southeast boundary is the top of an earth bank with ditch, verge and council road beyond.
- The southwest boundary is indicated by blue paint on occasional wooden posts and trees.
- The northwest boundary is the outside edge of the track indicated by green paint on occasional wooden posts and trees that maybe offset by a short distance.
- The northeast boundary is indicated by red paint on occasional wooden posts and trees.

### 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 at all times and for all purposes over the route **ABC**.
- A right of way is reserved over the route **CD** for the benefit of the woodland beyond.
- A maintenance clause covers all the shared rights of way with liability according to use.
- The whole woodland is covered by The Countryside and Rights of Way Act 2000.

### Fencing Liabilities

There are no known fencing liabilities.

### 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. 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):

## Gouger Wood, Broad Oak, East Sussex



- 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.

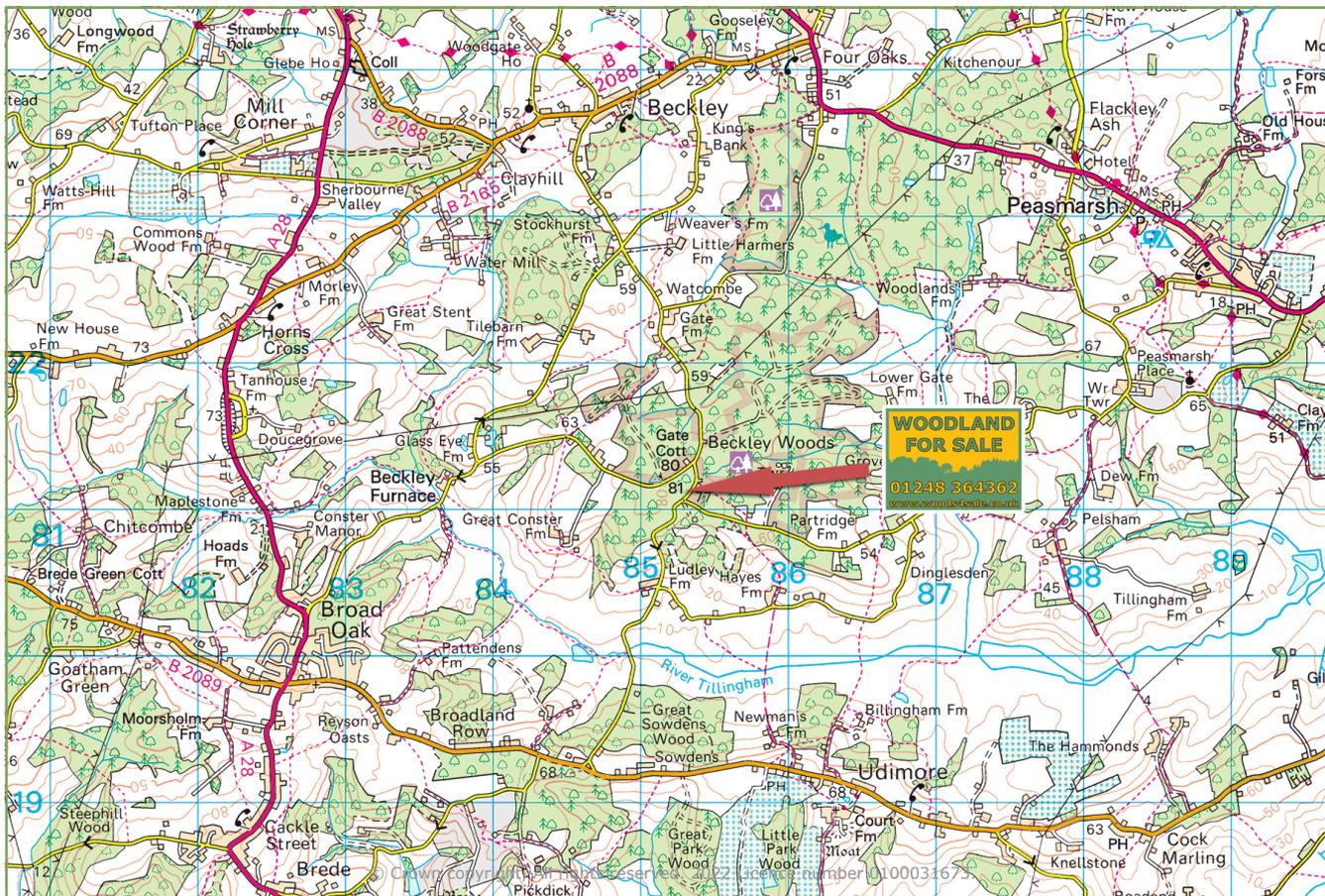
### Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

### Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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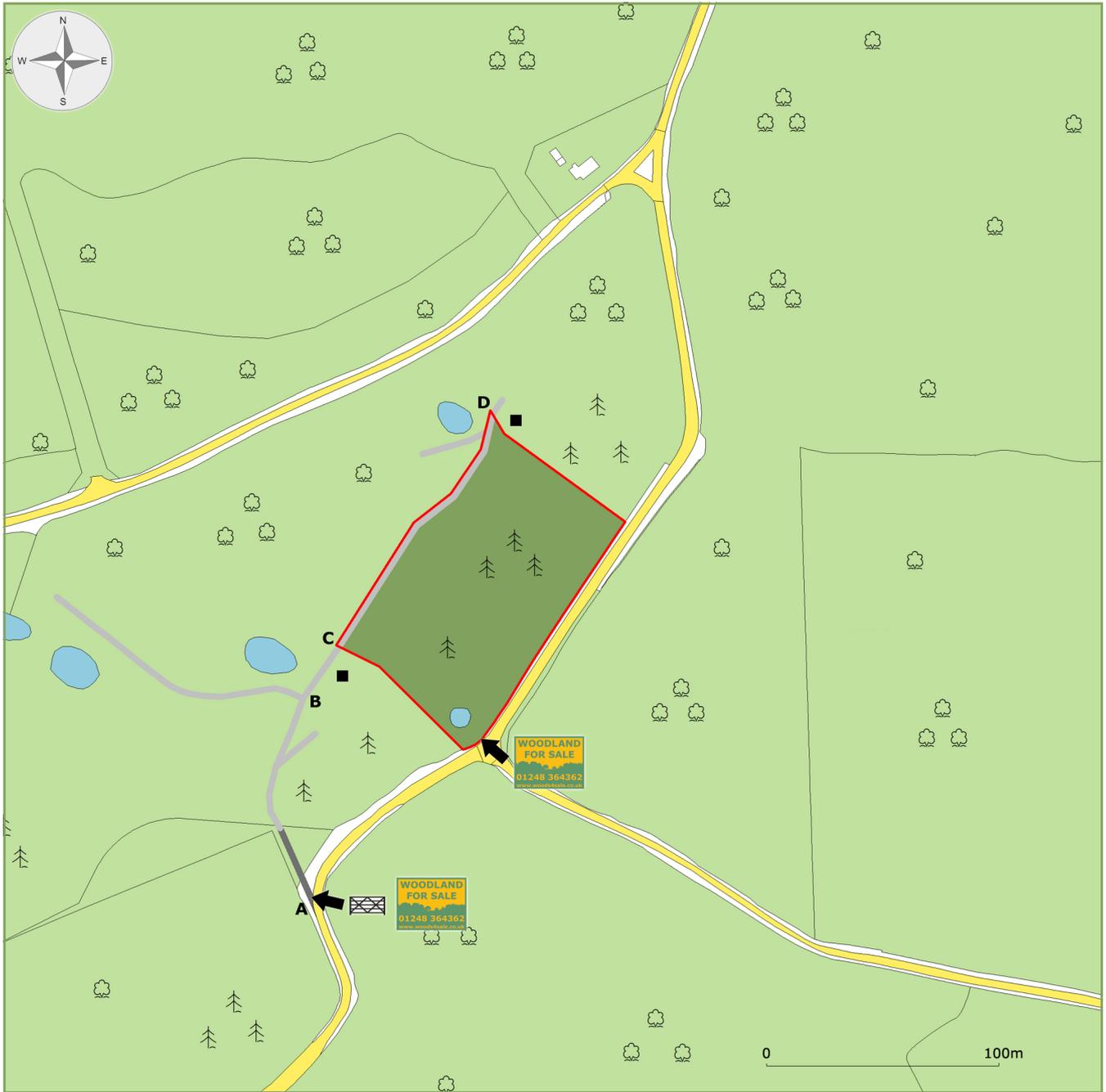
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## Legend

 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		

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