

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.



Hobbits Wood

near Staplecross, East Sussex. 2.34 acres of
stunning mixed woodland in a rural location, 7 miles
from the A21. £34,000 (freehold)

Beautiful young woodland containing oak and Scots pine in a tranquil location in the High Weald Area of Outstanding Natural Beauty, 11 miles from Hastings.

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Hobbits Wood, Staplecross, East Sussex



Description

Situated a short distance south east of the village of Staplecross, Hobbits Wood is a lovely young mainly broadleaf wood and forms part of a wider gated woodland.

This serene copse stands on fertile loamy clay soils that slope gently to both the east and west. Planted approximately 25 years ago, the maturing canopy largely comprises oak, with occasional ash (an efficient firewood that can be burnt green), hornbeam and Scots pine. Flanking the southwest and north boundaries is a pleasant mixture of crab apple, damson (great for a keen forager), hawthorn, sycamore and field maple. Patches of primrose, saw-wort, foxglove, orchid, gorse and blackberry provide splashes of colour to the ground layer during the warmer months. A number of small discreet open areas among the stems would make good areas for practising bush craft.

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

Giving a new owner a possibility to produce some useful firewood for the hearth, the copse benefits from a Forestry Commission thinning licence.

Hobbits Wood is one few places in the south of England out of earshot of the drone of traffic, offering complete tranquillity. It benefits from good access along a hard track suitable for a 2WD vehicle.

If It Were Mine

Hanging a hammock between two trees with a basha over the top would be a great way to spend occasional overnights at the copse, observing visiting wildlife. I would also perhaps produce some fuel both for camp



fires and my wood burner.

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 790 220

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)

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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 120 metres and you will arrive at the woodland on the right (point **E**), indicated by a wooden post with orange and white paint.

Boundaries

- The north boundary is the centre of the power line, indicated by white paint on occasional wooden posts.
- The northwest boundary is indicated by blue paint on occasional wooden posts and trees.
- The east boundary is indicated by orange paint on occasional wooden posts and trees.
- The southwest boundary is 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** on the plan below.
- 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) (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) (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - (ii) (ii) use the Property as a commercial campsite; or
 - (iii) (iii) unreasonably damage the said tracks
 - (iv) (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) (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

Hobbits Wood, Staplecross, East Sussex



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.

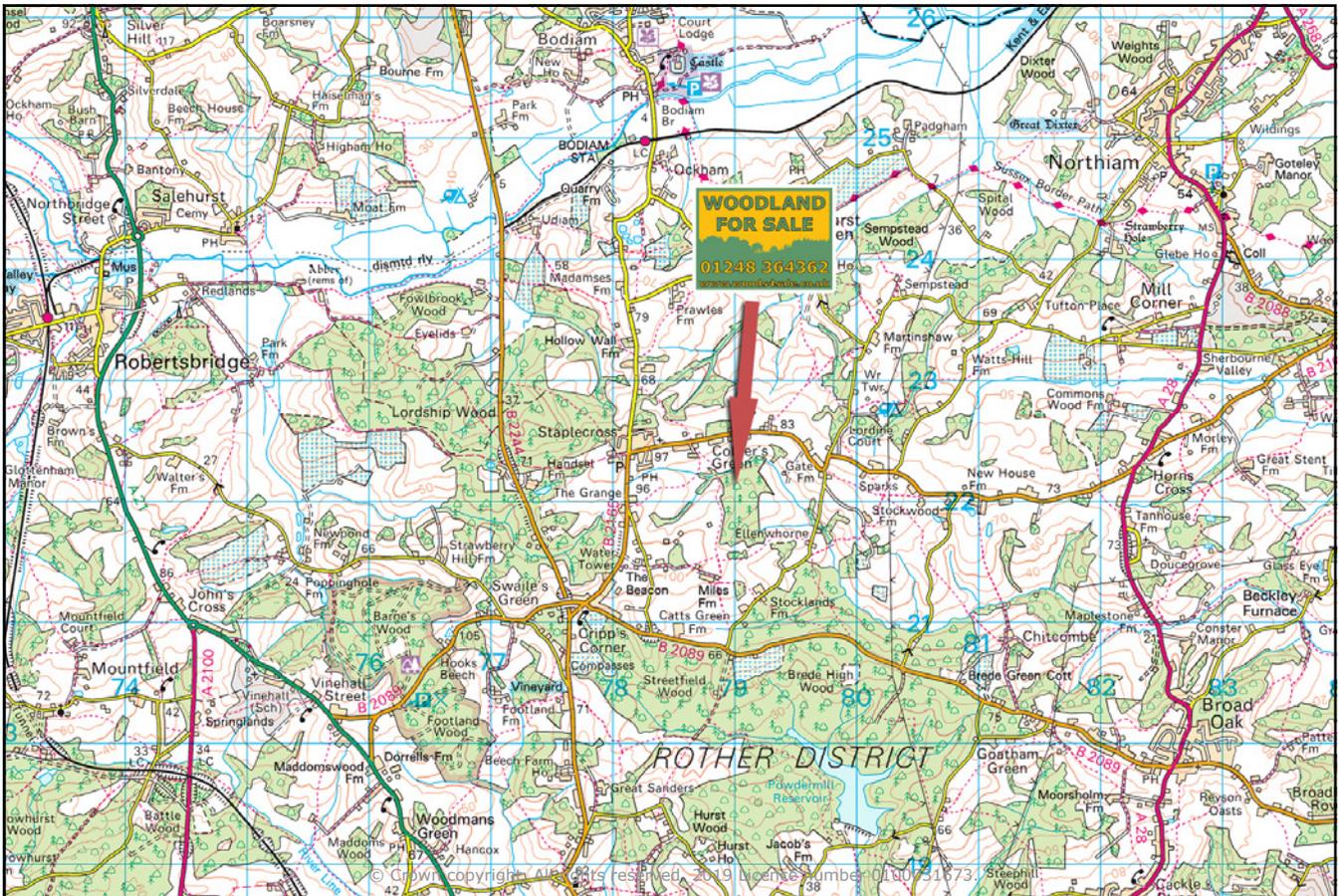
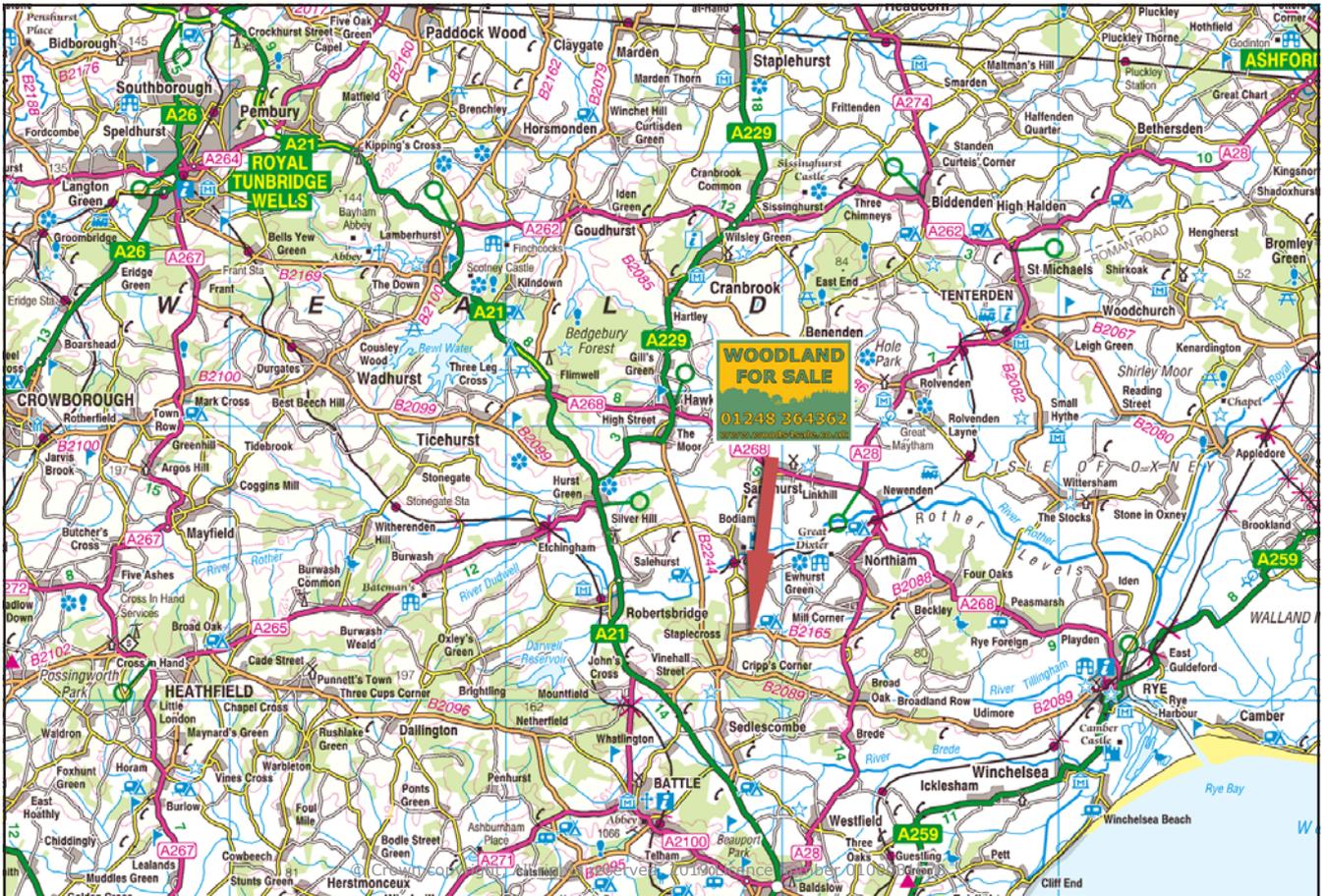
Woods4Sale Interest

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

Contact

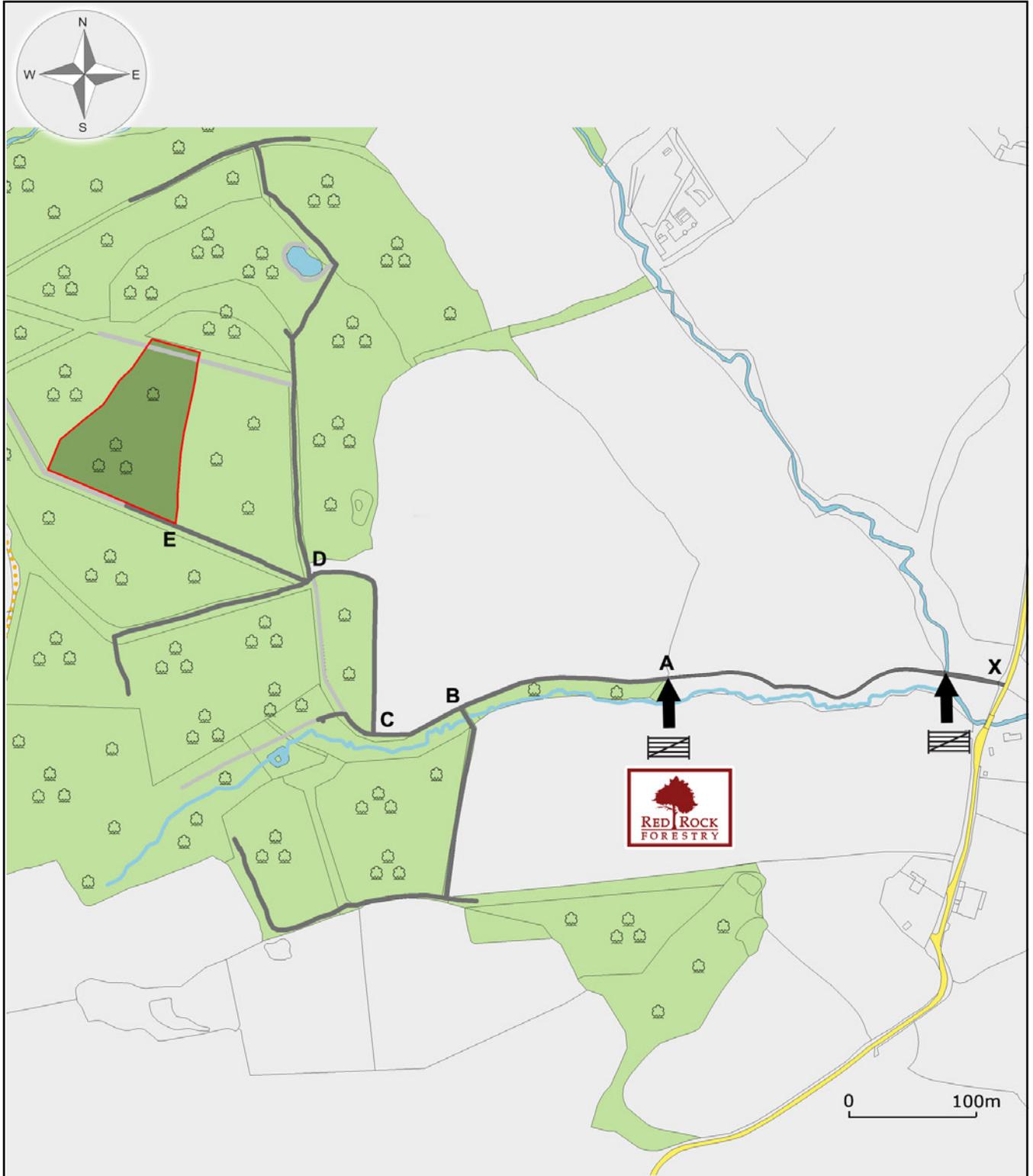
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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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				