

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.



Knoll End
near Staplecross, East Sussex. 3.78 acres of charming woodland with a stream in a serene, rural location, 7 miles from the A21 for £45,000 (freehold)

A thriving young mixed woodland with oak, hornbeam and Scots pine with good vehicular access in the High Weald Area of Outstanding Natural Beauty, 11 miles from Hastings.

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Knoll End, Staplecross, East Sussex



Description

Knoll End is situated a short distance south east from the small village of Staplecross in rural East Sussex and forms part of a wider private gated woodland.

Situated on north facing loam over clay soils, the maturing canopy planted approximately 25 years ago largely comprises oak, hornbeam, Scots pine and occasional ash. Edging both east and west of this copse is a fruitful mix of crab apple, damson, sycamore, hawthorn and bushy gorse. A gentle seasonal stream running east to west along the northern boundary is fringed with mature sweet chestnut (some of which could be selected for fuel, using the current Forestry Commission thinning licence), hornbeam, poplar, birch and yew- some yew are known to live upwards of 1000 years! Come spring, the ground layer is awash with colourful flora including bluebells, primrose, wood anemone and common dog-violet, creating a lovely woodland scene amongst the stems.

There are a number of locations both in the north and south of the woodland that would make decent overnight areas, some of these look out across rural East Sussex.

Many feathered visitors, such as buzzard, barn owl, sparrowhawk, woodpecker and numerous tuneful songsters enjoy the peacefulness of this place. A diversity of woodland creatures including both fallow and roe deer, badger, fox, hare and brown long-eared bat have all been spotted.

Knoll End benefits from good vehicular access navigable with a 2WD vehicle and is one of few places in the south of England out of earshot of traffic, offering complete tranquillity.

If It Were Mine

I would begin with the removal of the tree shelters



and possibly prune the oak. I would then consider clearing a discreet footpath leading to the open space on the eastern edge, then strimming this area for a small overnight spot, making the most of the fantastic views of East Sussex.

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 792 217

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,

Knoll End, Staplecross, East Sussex



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 a locked gate (point **A**) with a Red Rock Forestry sign attached.
- 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 165 metres and turn left (point **B**).
- Continue over the stream, this is where the woodland begins, indicated by the wooden sign on a tree to the right (point **C**).

Boundaries

- The north boundary is indicated by the centre of the stream.
- The east boundary is indicated by the fence with fields beyond and a wooden post with yellow paint.
- The south boundary is indicated by the agricultural fence with ditch and fields beyond.
- The west boundary is indicated by pink paint on occasional wooden posts and trees.

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 for all times and all purposes marked **XABC** on the plan.
- A right of way is reserved along **CDE** and **DF** for the benefit of the woodlands beyond.
- A shared maintenance clause covers all of the 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.

Knoll End, Staplecross, East Sussex



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.

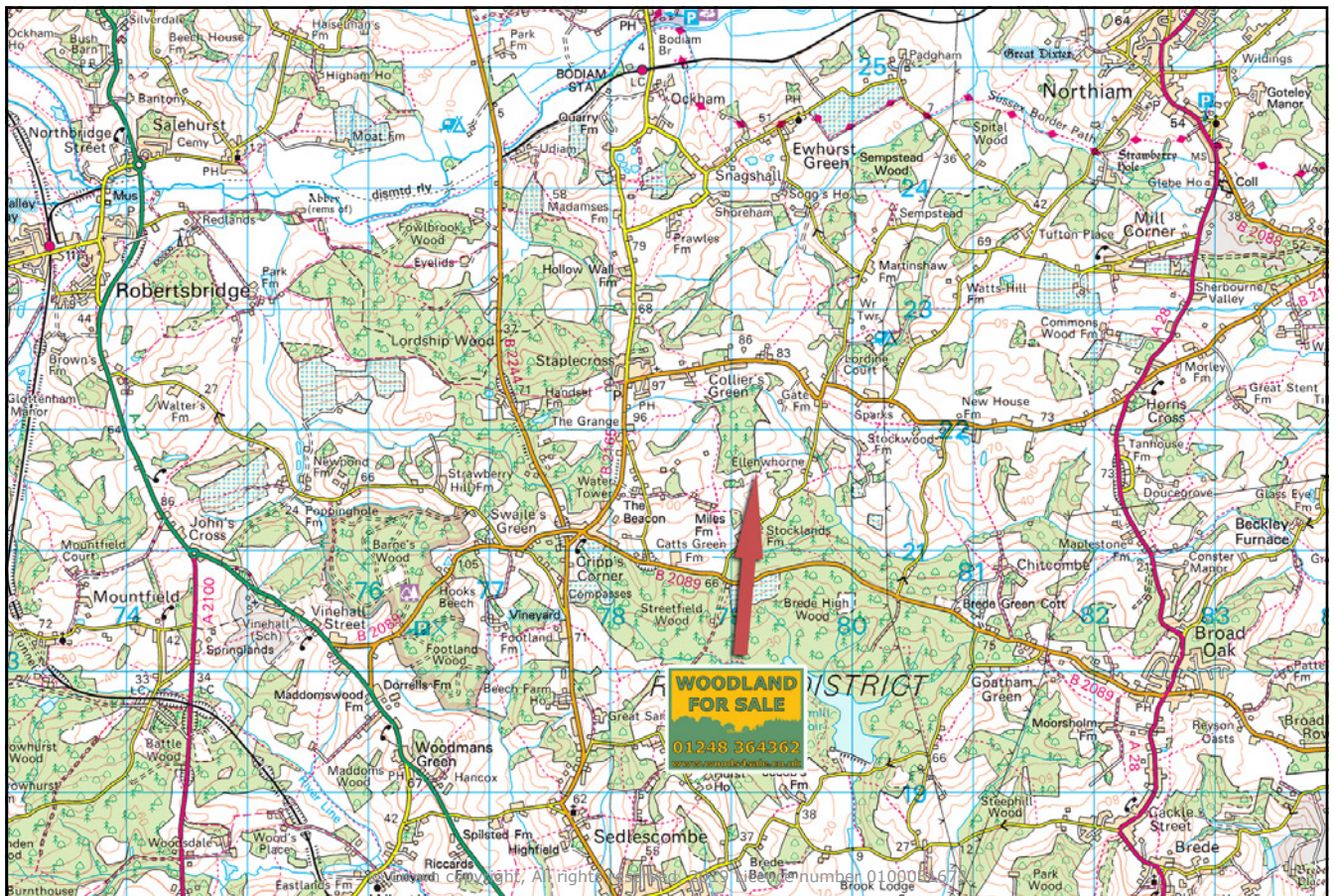
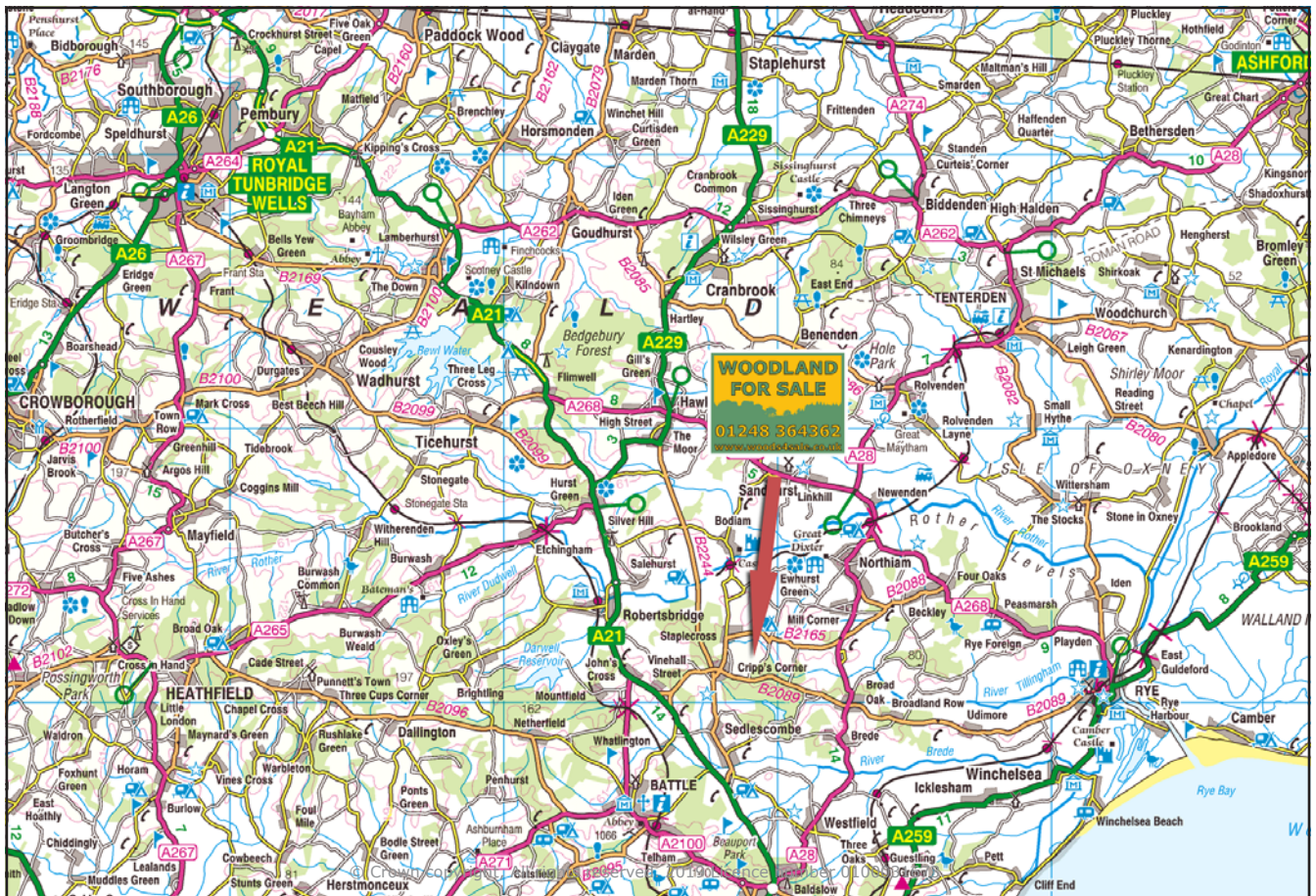
Woods4Sale Interest

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

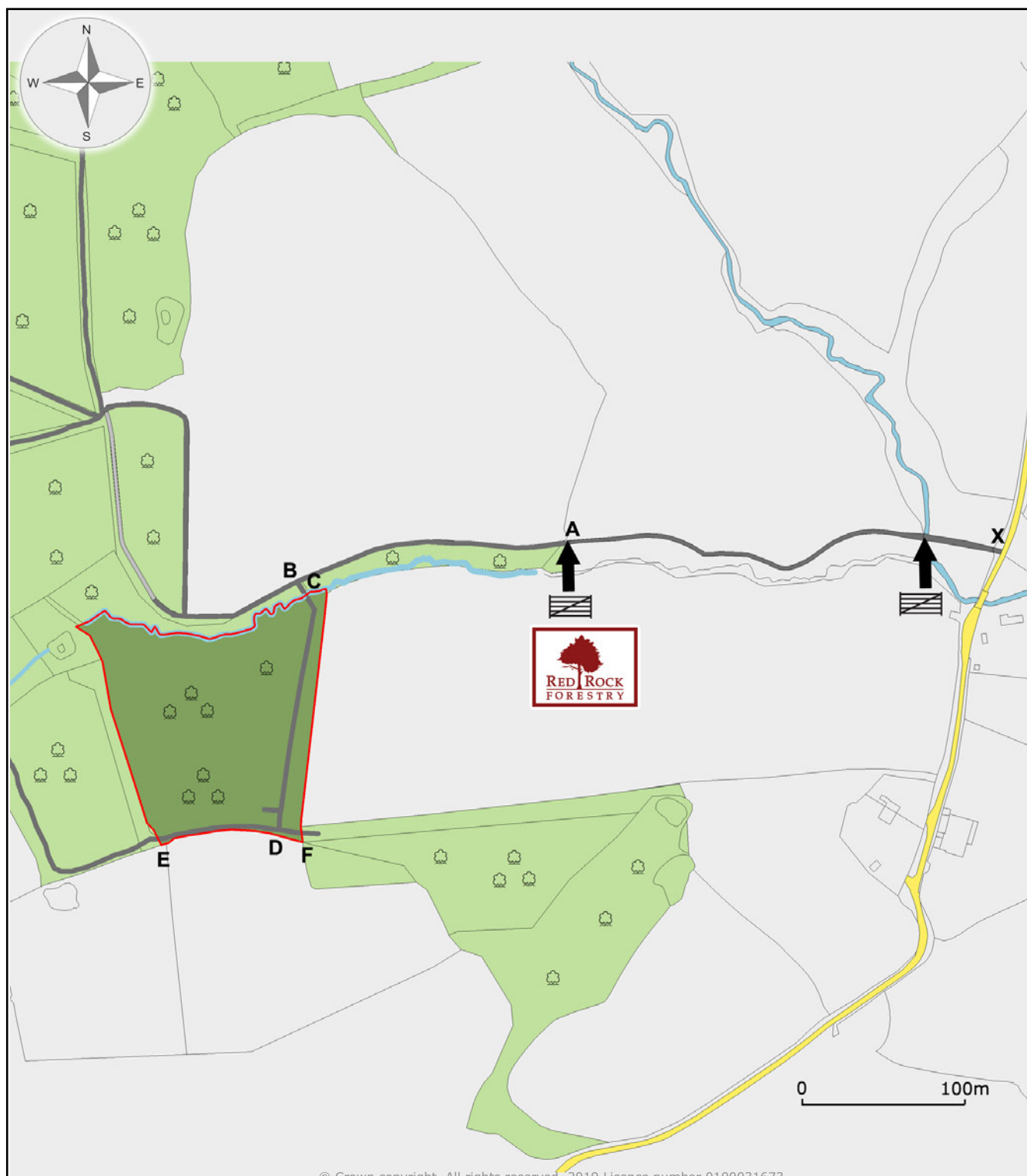
Contact

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				