

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.



Longridge Wood

near Heathfield, East Sussex. 3.36 acres of peaceful woodland with many recreational opportunities in a rural location, 20 miles from Hastings. £52,500 (freehold)

Marvellous mature broadleaf and conifer woodland overlooking a stream with good vehicular access, 55 miles from London.

Longridge Wood, Heathfield, East Sussex



Description

Longridge Wood is an exceptional copse that lies a short distance from the market town of Heathfield within a peaceful wider gated woodland in rural East Sussex.

Located on gentle slopes that gradually undulate further north, the woodland sits among fertile loamy clay soil with a largely mature canopy comprising majestic oak, sweet chestnut and birch to the southeast. Norway spruce, Lawson cypress and occasional Douglas fir (one of the tallest tree species in Great Britain and one of the world's finest softwood timbers!) occupy an area to the northwest. In addition, there is a number of hornbeam where the woodland's topography descends to the northern boundary, fringed by a charming meandering stream with level banks. The shrub layer below includes bushy holly, hawthorn, rowan, ash and hazel. Come spring, the ground layer is a colourful delight with swathes of bluebells, wood anemone and primrose.

Towards the south a secluded grassy mowed area, useful large timber deck and a handy log store nearby by makes an ideal spot for overnighting. Further along, there is a compost toilet. Along the banks of the stream rustic steps lead to a pair of wood fired baths, a rather wonderful perspective from which to enjoy this tranquil environment!

Visiting wildlife is tempted by the serenity of the area; fallow deer, fox, badger, long-tailed tit, treecreeper, sparrow hawk and many acoustic songs birds are abundant in number.

Longridge Wood benefits from good vehicular access situated at the end of a hard-surfaced track navigable with a 2WD vehicle. There is also a space at the end of the track where special permission has been given to park a campervan.



If It Were Mine

What a perfect woodland environment to wind down after a busy day of bushcraft activities, perhaps taking a long soak in the fire baths. I would be keen to install a beehive or two in the far southwest corner, at a suitable distance from my overnighting location. Some of the sweet chestnut stems would make perfect fuel.

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.

Locators

OS Landranger Series Sheet No: 199

Ordnance Survey Grid References:

- Roadside gate: TQ 567 222

- Centre of wood: TQ 571 232

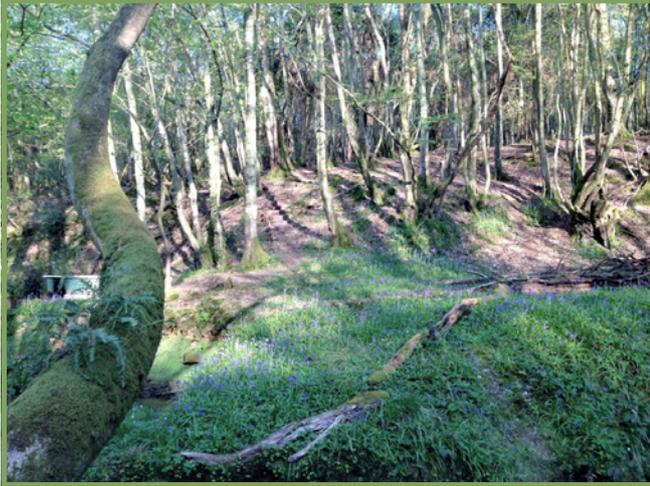
Nearest postcode: TN21 0SH

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

- From the centre of Heathfield, continue west along the A265 towards Tunbridge Wells.
- After 1 mile, turn sharply right signposted for English Woodlands Specialist Tree Nursery and Stuart Foord Fencing Supplies.

Longridge Wood, Heathfield, East Sussex



- Continue along the lane passing a telecommunications tower and Stuart Foord Fencing Supplies on the left.
- After 470 metres the lane forks, follow the sign for English Woodlands and turn right almost immediately at a locked steel gate (point **A** on the plan below) (if you drive into English Woodlands through the high green fencing you've gone too far).
- Please park in a suitable safe place neither obstructing the gate nor through traffic.
- Climb the gate (sorry we do not provide keys for viewings) and continue along the track passing under some power lines.
- After 400 metres, climb over a second locked steel gate (point **B**) and continue along the track through the wider woodland.
- After 600 metres, continue over the crossroads in the track (point **C**) and downhill passing two white **Xs** on a tree to the right.
- After 100 metres you will arrive at the woodland on the left indicated by a wooden post with orange paint and our Woods4Sale sign just beyond (point **D**).

Boundaries

- The short northeast boundary **DE** is the outside edge of the track indicated by red paint on occasional wooden posts that may be off-set by a short distance, **EF** is indicated by red paint on occasional wooden posts.
- The south boundary **DH** is indicated by orange paint on occasional trees and a wooden post.
- The west boundary **HG** is indicated by yellow paint on occasional trees.
- The northwest boundary **GF** is the south bank of the stream. Please note the stream is not within Longridge Wood.

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 **ABCD** on the plan below.
- A right of way is reserved over the route **DE** for the benefit of woodland beyond.
- A shared maintenance clause covers all the shared rights of way with liability according to use.
- There are no public rights of way in this woodland.

Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants By The Transferees

1. The Transferee covenants with the Transferor for the benefit and protection of the Retained Premises with the intention of binding all persons in whom the property shall from time to time be vested that the Transferee and the Transferee's successors in title will henceforth at all time observe and perform the following restrictions and obligations:-
 - I. To pay within 21 days of demand to the Access Owner (the owner of the track from **B** to **E**) the Transferee's Share of the expense from time to time incurred in connection with maintaining the Access.
 - II. Not to transfer the Property or any part thereof or grant a lease thereof for a term of more than seven years unless the transferee or lessee shall enter into a deed of covenant with the Access Owner to observe and perform the covenant

Longridge Wood, Heathfield, East Sussex



contained in Clause 1.I.

- III. Not to use the Property for any purpose other than as woodland.
- IV. Not at any time to place or deposit or suffer to be placed or deposited on or allow to remain at the Property any waste or rubbish or any equipment or materials not ordinarily used in the management of a woodland or any caravan, mobile home or derelict vehicle except a campervan for the personal use of the Transferee.
- V. Not at any time to obstruct or interfere with the full and free use of the Access by the Transferor or any person or persons authorized by the Transferor.
- VI. Not to cause a nuisance, annoyance or disturbance to the owners and occupiers of the Retained Land
- VII. Not to use the Property for any sort of racing whether with motorcycles, motorcars or other vehicles
- VIII. Not to use the property as a commercial campsite
- IX. Not to cause any damage to the Access and forthwith make good any damage
- X. Not to dispose of part or parts only of the Property whether by transfer, lease (for a term of more than 7 years), 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 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.

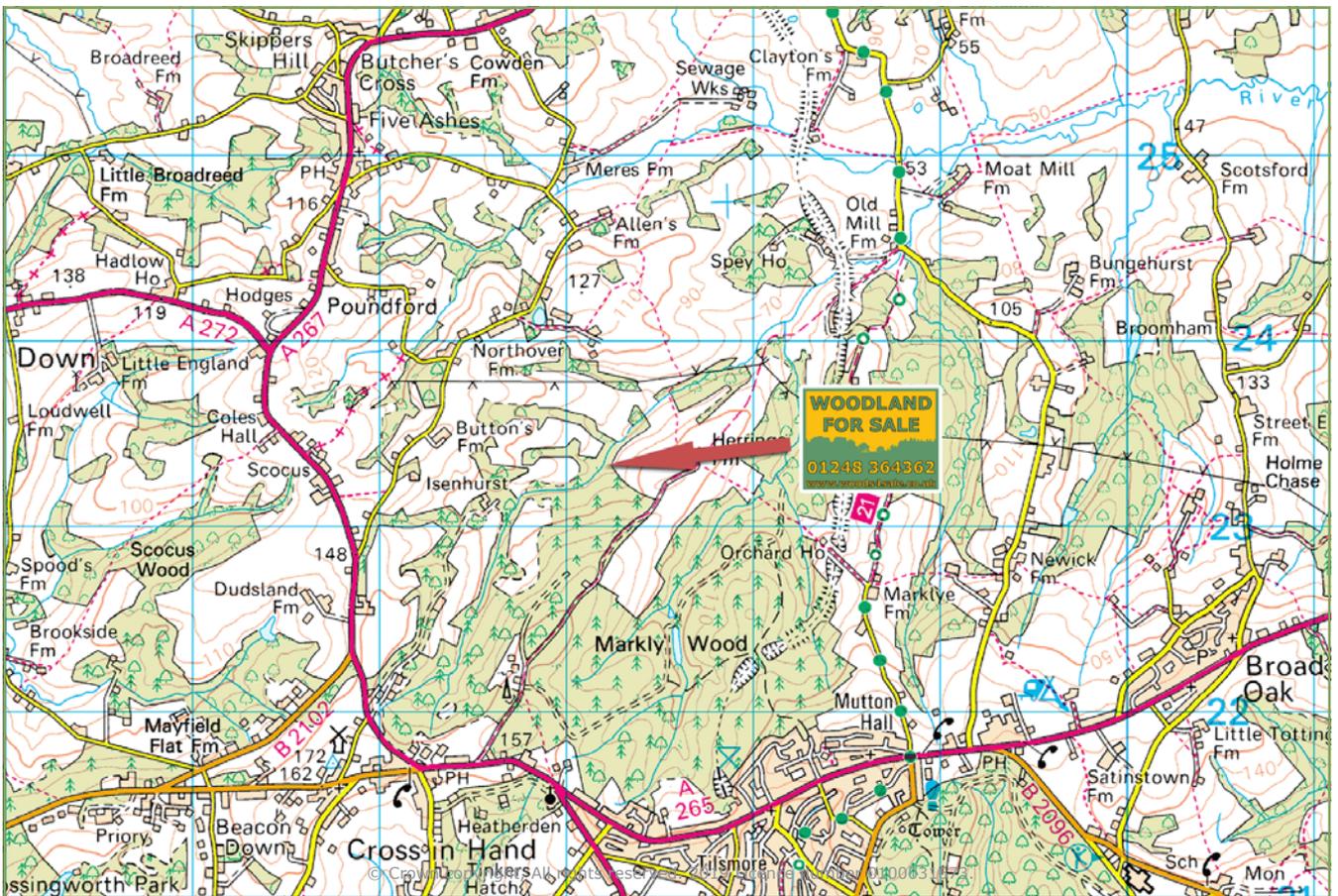
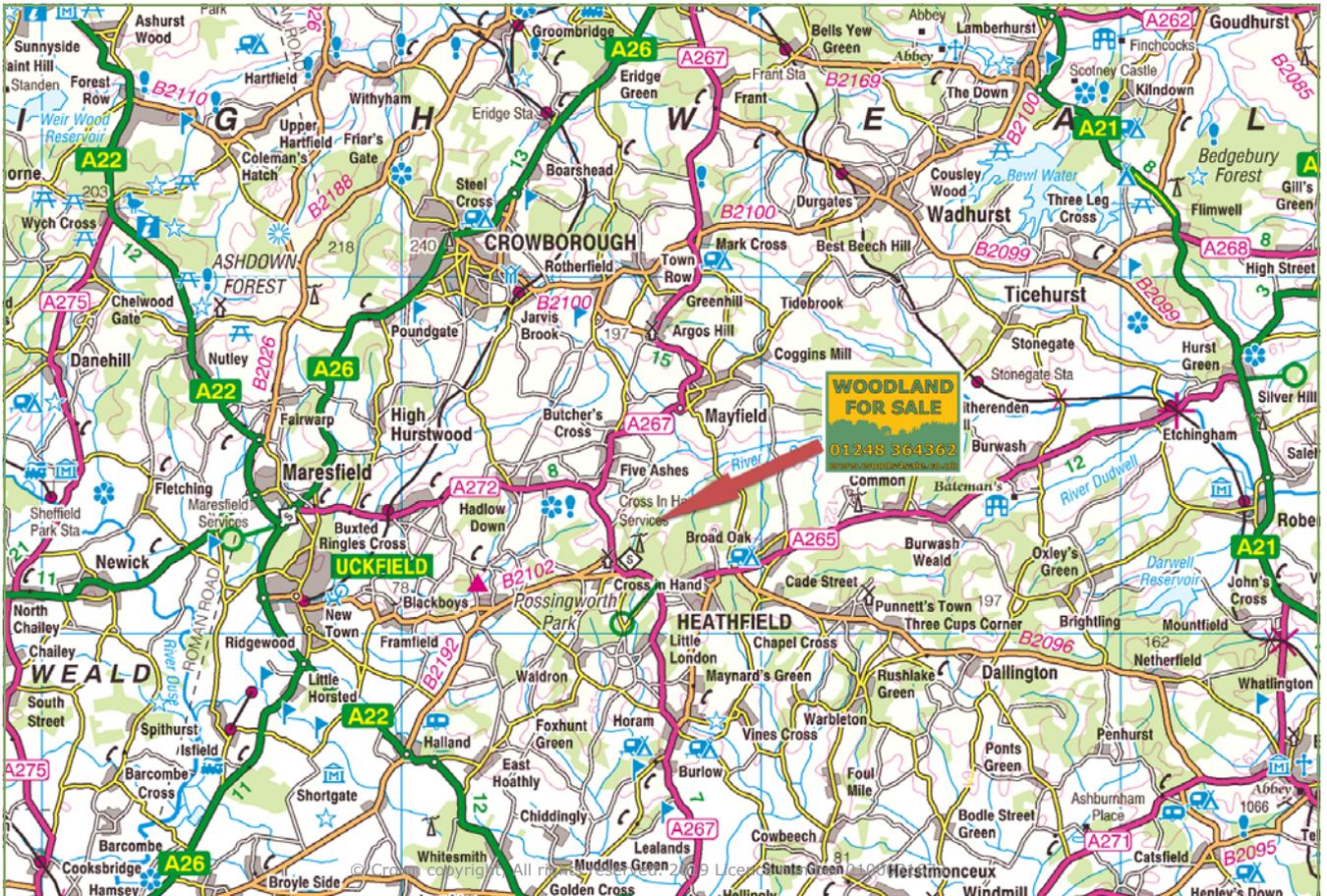
Note

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.

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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