

# WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## Lord's Copse

Peasmarsh, near Rye, East Sussex. 6.24 acres of Ancient sweet chestnut coppice and mixed broadleaf woodland.

£72,000 (freehold)

An idyllic standalone Ancient Woodland in the High Weald Area of Outstanding Natural Beauty, with a stunning display of bluebell in spring.

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## Lord's Copse, Rye, East Sussex



### Description

Lord's Copse is an excellent example of an Ancient Coppice, offering superb prospects for the aspiring woodland owner. It has fertile clay soils, ideal for tree growth extending over six acres, with a diversity of native trees species and flora within.

Standing in the High Weald Area of Outstanding Natural Beauty, the wood is four miles from the picturesque coastal town of Rye. An old access track, off a quiet country lane leads to a metal gate at the woodland entrance. There is a former woodland management track running along the northern boundary, which could be reinstated if desired.

The majority of the wood is made up of sweet chestnut stools. Some light coppicing has taken place in parts, but there is a significant volume of standing timber should a new owner wish to continue coppice works. Other species of tree include ash, birch, oak and hornbeam, of which there are some lovely old veteran specimens at the boundaries.

One particular feature of Lord's Copse is the abundant wildflower community. Bluebells (an ancient woodland indicator species) carpet the woodland in spring, along with wild daffodils and others. A small beck runs through the wood in wetter months, characteristic of this woodland type and results in an interesting topography.

An abundance of wildlife frequent the woodland, including deer, badgers (there is an old set to the east) and many bird species. The tuneful nightingale is also known to the region.

### If It Were Mine:

Lord's Copse has excellent potential. The current owners have regularly enjoyed family trips and carried out some light coppicing in the past. I would maintain the routes to and within the woodland, continue further coppicing, and install some wildlife boxes (bird & bat).

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

### Directions & Access

Heading southeast along the A268 towards Rye you will come to a village called Peasmarsh.

In the village at the crossroads take the right turn down Mill Lane.

Continue for ¼ mile until you reach a T-junction. Turn right onto Tanhouse Lane and continue for 40 metres passing two houses on your right.

Take a right turn up a small track, park here being careful not to obstruct the track. Walk along the track for 200 metres.

You will come to a metal gate with our 'Woods4Sale' sign. Lord's Copse is ahead.

### Locators

OS Landranger Series Sheet No: 189.

Ordnance Survey Grid References:

- Roadside gate: TQ 879 227.

- Centre of wood: TQ 876 227.

Nearest postcode: TN31 6UX.

### Boundaries

All boundaries are defined by an agricultural fence.

### Sporting Rights

Sporting right are included and not let.

## Lord's Copse, Rye, East Sussex



### **Mineral Rights**

Mineral rights are included except where reserved by statute.

### **Rights of Way**

There is a right of way granted marked **AB** on the plan for forestry and all woodland activities.

There is a public footpath that runs through part of the woodland.

### **Fencing Liabilities**

There are no fencing liabilities.

### **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](mailto:info@woods4sale.co.uk).

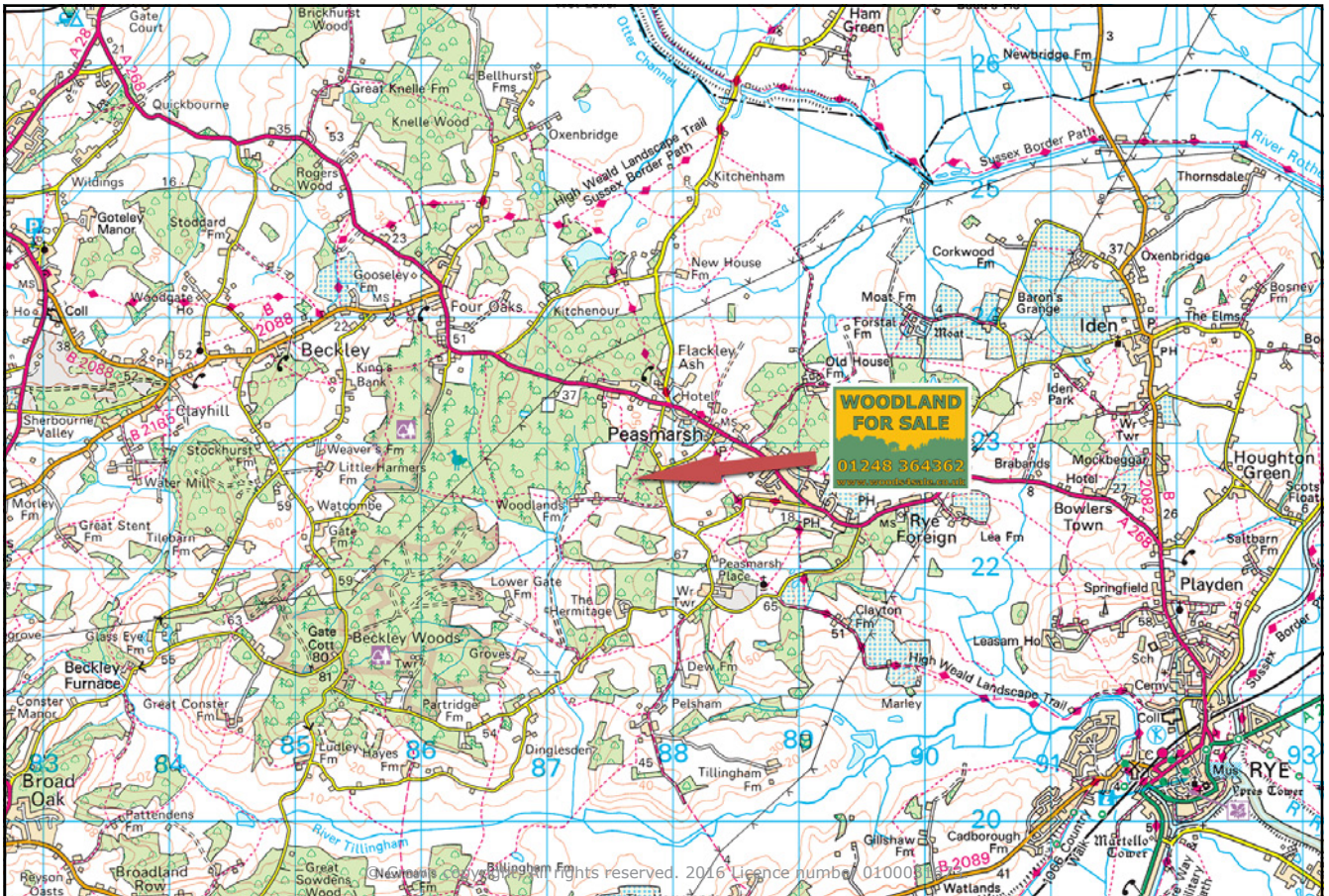
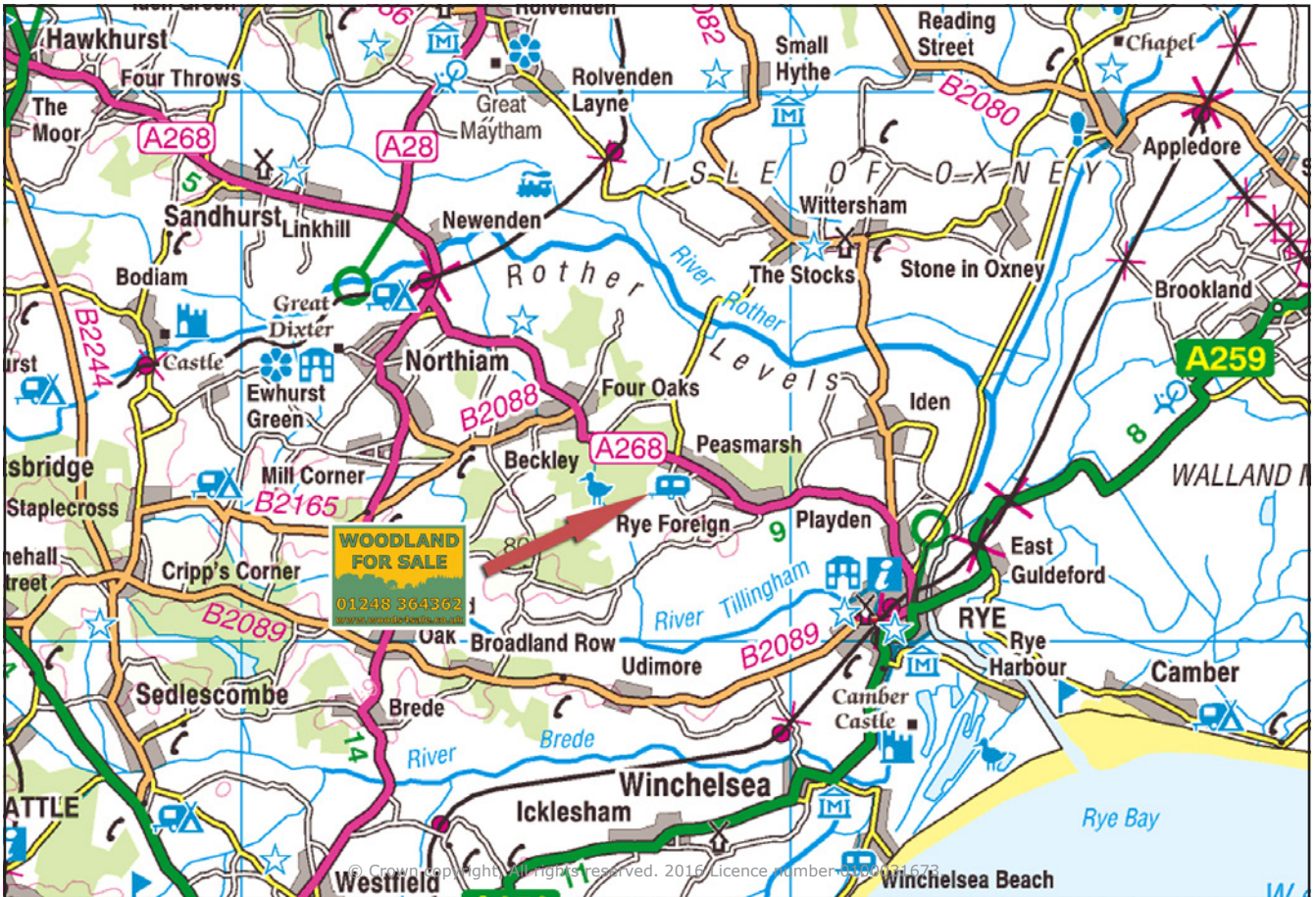
### **How to Buy this Woodland**

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.

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