

WOODS 4 SALE

Phone: 0151 339 2190
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.



Ludo Wood, near Heathfield, East Sussex **6.94 acres of mixed broadleaf & Scots Pine** **woodland for £59,000 freehold**

Mixed broadleaf Scots Pine woodland in a quiet location in rural Sussex, near Heathfield. Peaceful location and excellent access.

Ludo Wood, East Sussex



Description

Ludo Wood is a very varied woodland, with multiple species and age classes, from newly coppiced Sweet Chestnut through to large mature Scots Pine. Other species include Birch, Hazel, Corsican Pine, Ash and a few well grown Oaks.

As you approach the woodland along the track, the first stand of trees is mature Scots Pine of around 35-40 years old. Behind these is a block of younger Corsican Pine, of around 20 years old. Above these, and adjacent to the top road is a band of mature Scots Pine, mixed with mature Sweet Chestnut and occasional oaks. The forest floor is relatively clear amongst the mature trees and provides good ease of movement with a gentle slope to the west.

Further down the track you come to an area of Sweet Chestnut coppice, which can best be described as mid-rotation, mixed with a few naturally regenerated Silver Birch. The Sweet Chestnut trees are both single stemmed trees and also some large coppice stools. There is a good volume of firewood available from thinning or re-coppicing the more mature stools without making any detrimental effect to the woodland sustainability; indeed a thinning would greatly benefit the woodland. Above this continues the band of mature Scots Pine mixed with Sweet Chestnut standards and occasional Oaks.

Further down the track still, and after the second gate, is a small area of Sweet Chestnut coppice that was recently re-coppiced and is now regenerating. This area is much more open and has a very different feel to the previous woodland areas.

This property is located in a delightfully quiet corner of rural Sussex, and would be a perfect bolt hole for someone seeking a retreat. Access to the property is excellent along a narrow country road and then a hard forest track suitable for two wheel drive cars at



all times of the year. This road runs all the length of the western boundary. There is a useful parking area just inside the second gate (see photo).

Directions & Access

From Tunbridge Wells, head south on the A26.

After approx. 12 miles (just north of Uckfield) turn left at a roundabout onto the A272 signed for Heathfield.

After about 7 miles you will drive through the village of Cross in Hand. Just as you are leaving the village you will see on your left a sign for English Woodlands in front of a large stack of logs. Turn left here.

Carry on up this road for approx. ½ mile, past the English Woodlands office, until you see our For Sale sign on a gate on your left.

Park here and walk around the gate into the wood. This is point **A** on the plan below.

Carry on down the forest road. You will soon come to a post on your right hand side with a red painted top (**B** on the plan). Ludo Wood is now ahead of you on your right.

Further down the road is a second gate (**C** on the plan) which you need to climb to get to the far end of the wood at point **D** on the plan.

Locators

OS Landranger Series: No 199.

Grid Ref (first gate): TQ 567 222.

Grid Ref (centre of the wood): TQ 572 232.

Nearest postcode: TN21 0UG.

Boundaries

The southern boundary is indicated by boundary trees with double green bands and occasional wooden posts with green tops.

Ludo Wood, East Sussex



The north eastern boundary is indicated by wooden posts with blue painted tops and boundary trees with blue marks.

The north western boundary is the edge of the forest road, indicated by occasional green marks on boundary trees.

The south eastern boundary is the top of the bank adjacent to the road.

Sporting Rights

The sporting rights are owned and included in the sale.

Mineral Rights

The mineral rights are owned and included in the sale except where reserved by statute.

Rights of Way

There is a right of way for the owner of Ludo Wood from the tarmac road at point **A** on the plan all the way to the woodland boundary at point **B** and then on to **D**.

A shared maintenance clause covers these access tracks.

There is no public access within the woodland.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

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.

How to Buy this Woodland

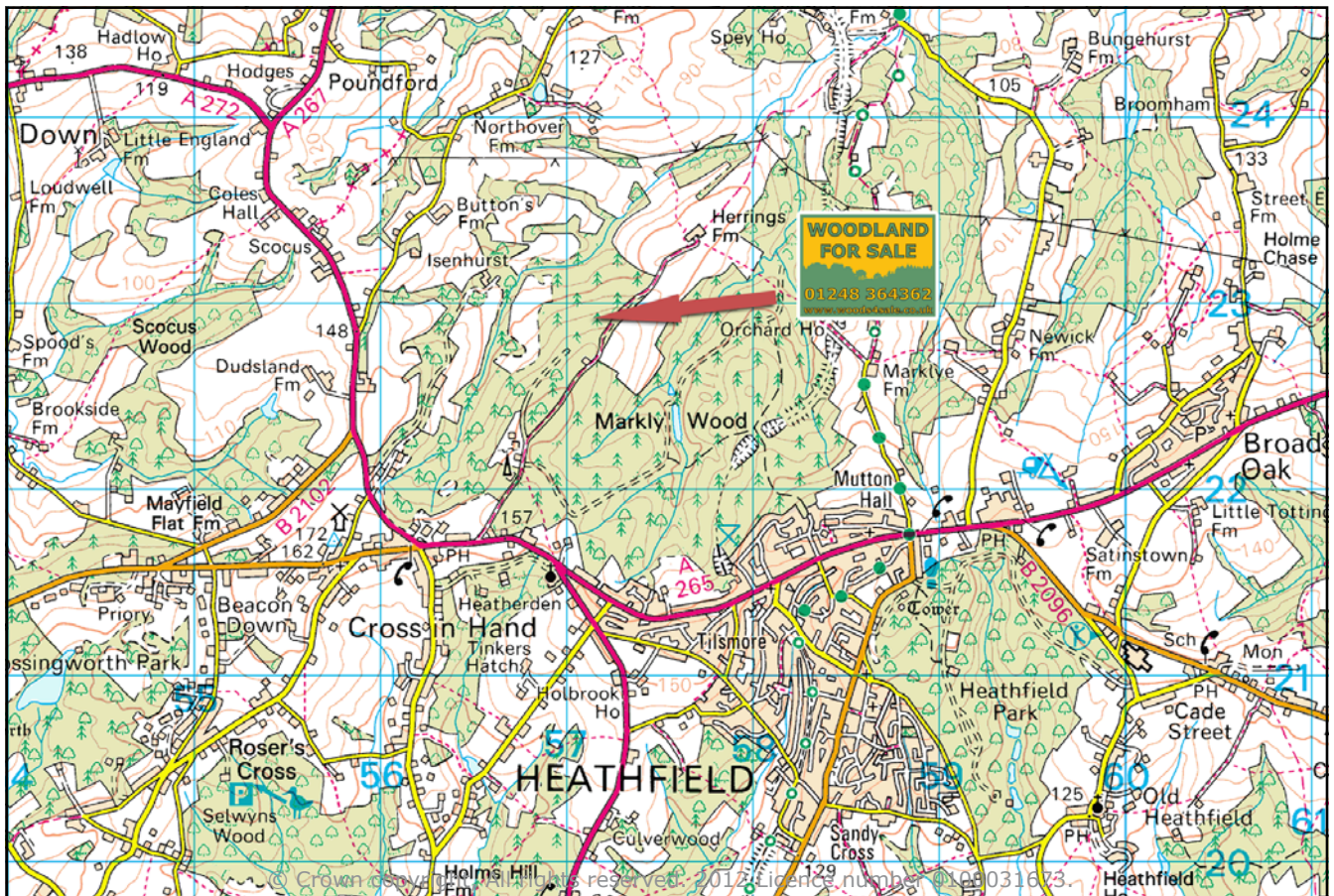
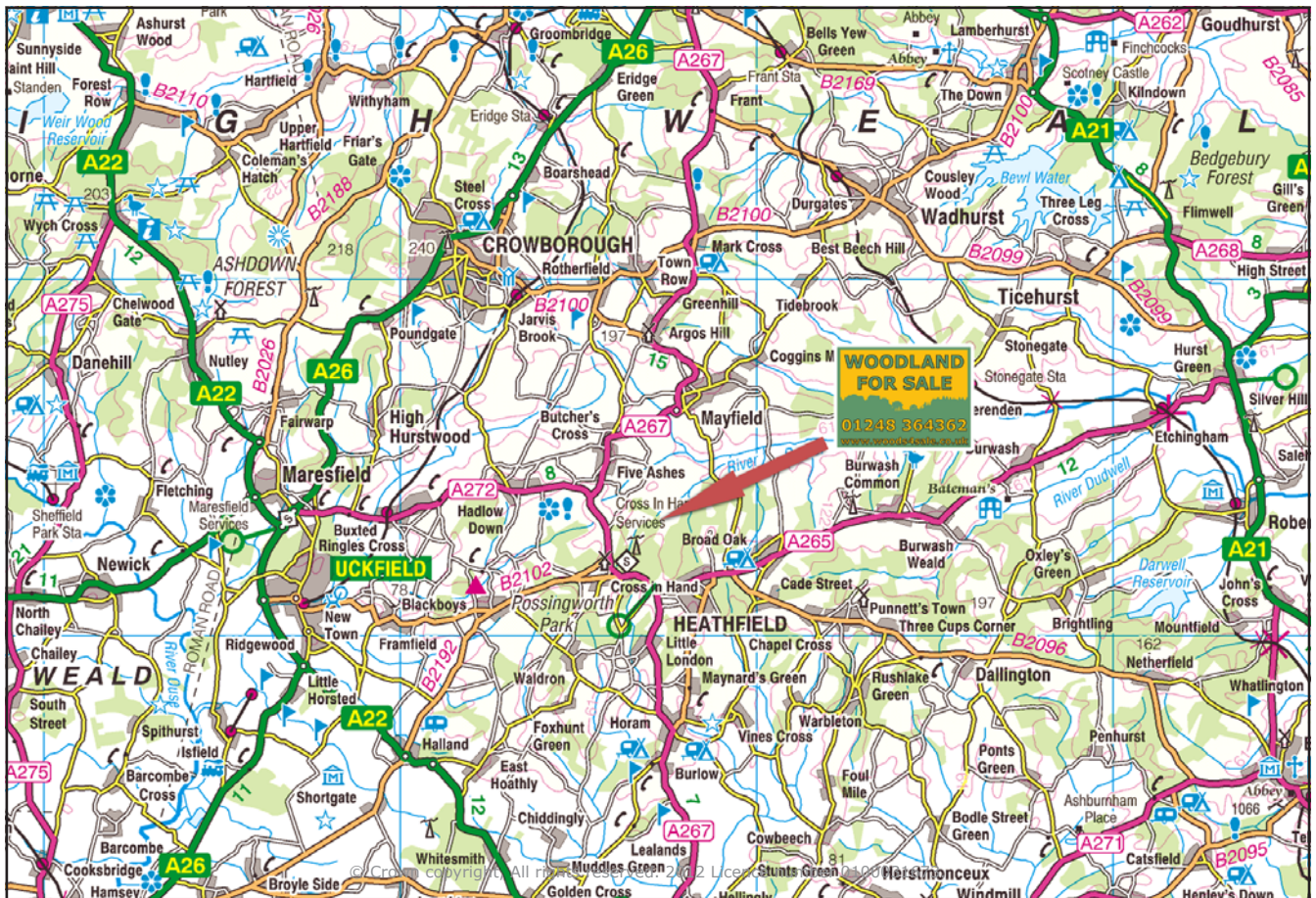
This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, 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 Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Ludo Wood, East Sussex



Ludo Wood, East Sussex

