

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.



**Oak Mead**  
near Hastings, East Sussex. 1.88 acres of  
enchanted mixed broadleaf woodland.  
£23,000 (freehold)

A marvellous amenity woodland comprising fine young oak, birch and hornbeam. A short distance from Hastings, with excellent vehicular access.

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## Oak Mead, Hastings, East Sussex



### Description

Oak Mead is a flourishing young woodland lying deep in rural East Sussex just southeast of the sleepy hamlet of Staplecross.

This woodland has an attractive blend of deciduous broadleaf species showing good form and vigour, testament to the quality of the fertile loamy clay soils underpinning the trees. The tree species include oak, hornbeam and sweet chestnut. Scattered throughout the wood a number of birch (a fast-growing pioneer species) are showing good growth, especially towards the western boundary.

Running along the north-eastern edge lies a grassy ride, decorated by crab apple, hawthorn and gorse, which looks particularly colourful during the fruitful warmer months. The western boundary is fringed by some imposing mature oak, hornbeam and sweet chestnut, where attractive farmland views can be enjoyed from underneath the canopy.

Oak Mead provides a haven for fauna that can be heard rustling within the lush ground flora. Trails can be seen wending their way between trees where muntjac and roe deer populations move through the woodland. Bird and insect life is also abundant, with sightings of sparrow hawk, long-tailed tit, in addition to the blue-tailed damselfly found amongst the blackberry.

This wonderful amenity woodland is a place of absolute peace and tranquillity and is one of few locations in the south of England where one is out of ear shot of the hum of the car! It is accessible throughout the year with a 2WD vehicle via a recently resurfaced stone track.

### If It Were Mine

I would take advantage of the open areas within the woodland by strimming a discreet path off the ride, to one of the clearings for weekend camping and barbecues. The abundance of blackberry could also create a rather nice stock of jam. I might also select a few of the mature trees and yield some 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 796 218

- Centre of wood: TQ 789 218

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 turn right at the farm track (indicated by a yellow **X** marked on a tree), crossing over a stream (point **A** on the plan below).
- Open the gate and continue along the track through the field to a locked gate (point **B**), and 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 400 metres passing a turn on the left (point **C**).
- Turn right (point **D**) and continue up the hill.
- Pass a shed on the right and take the left hand stoned track at the three-pronged junction (point **E**).
- Continue straight for 160 metres to a pull-in on the right (point **F**) the woodland is ahead.

## Oak Mead, Hastings, East Sussex



### Boundaries

- The east and northeast boundary is indicated by wooden posts and trees painted red.
- The south boundary is indicated by wooden posts and trees painted blue.
- The west boundary is the agricultural fence.

### 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 **ABCDEF** on the plan.
- A right of way is reserved along **FG** 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.

### 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.

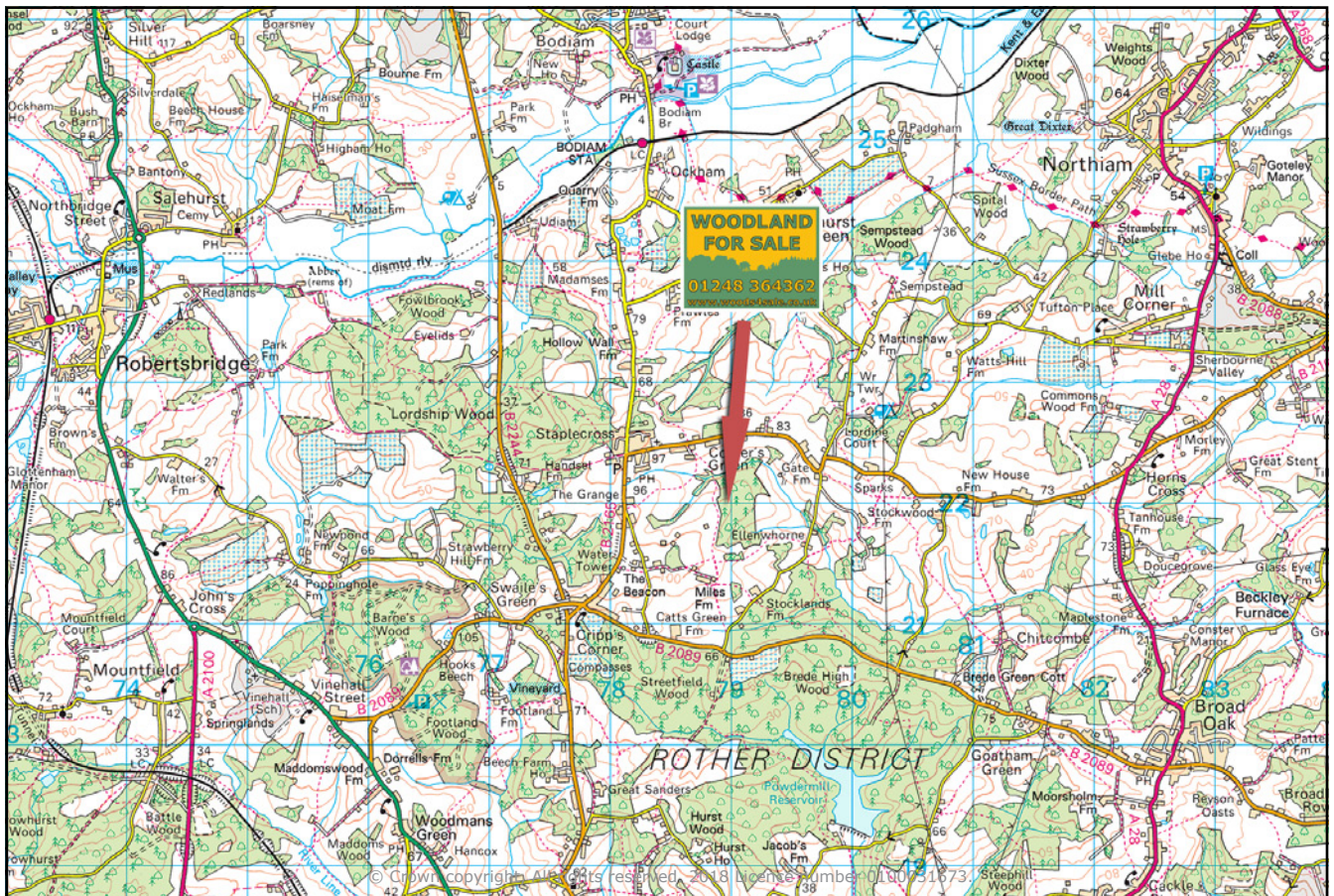
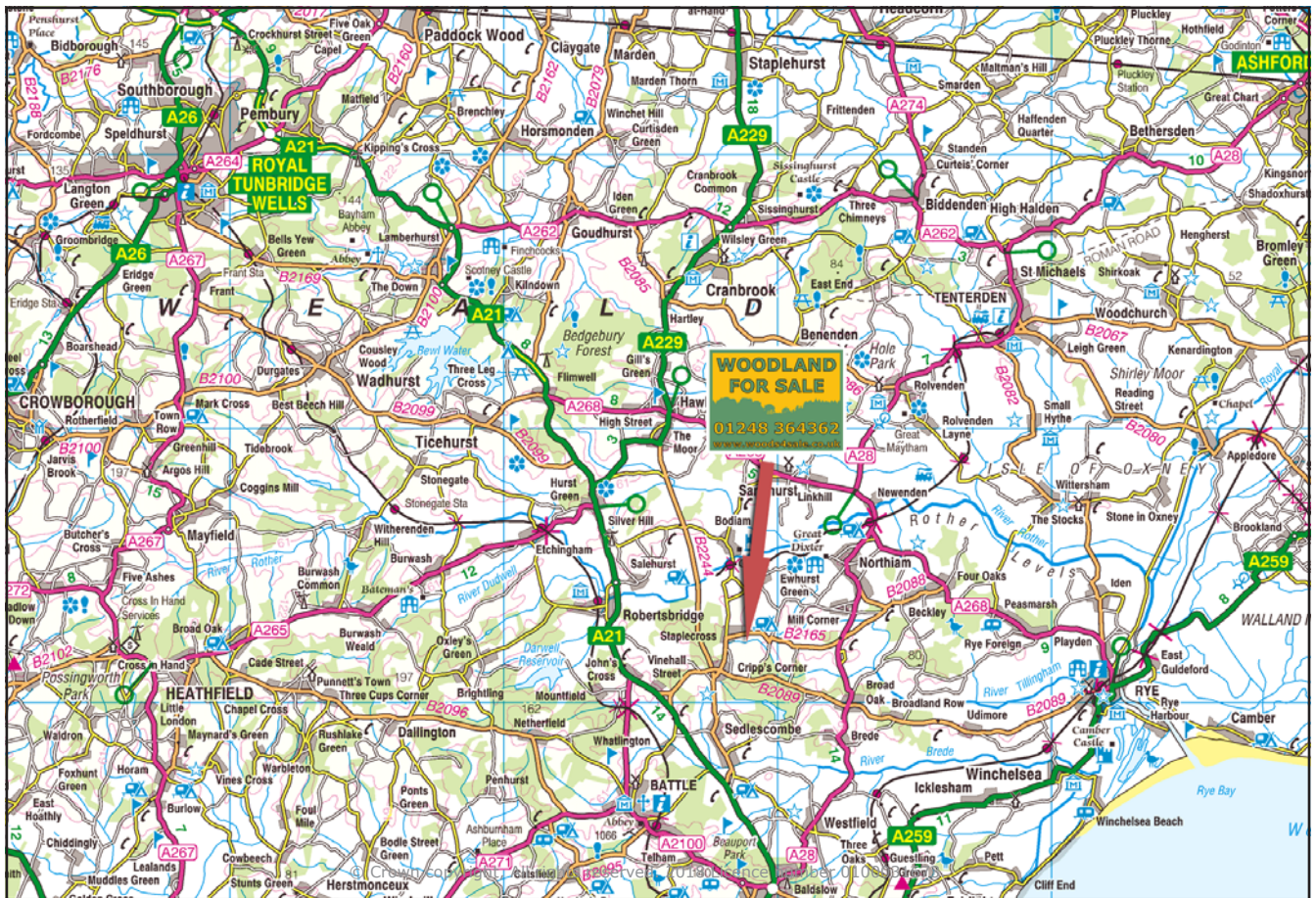
### Woods4Sale Interest

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### Contact

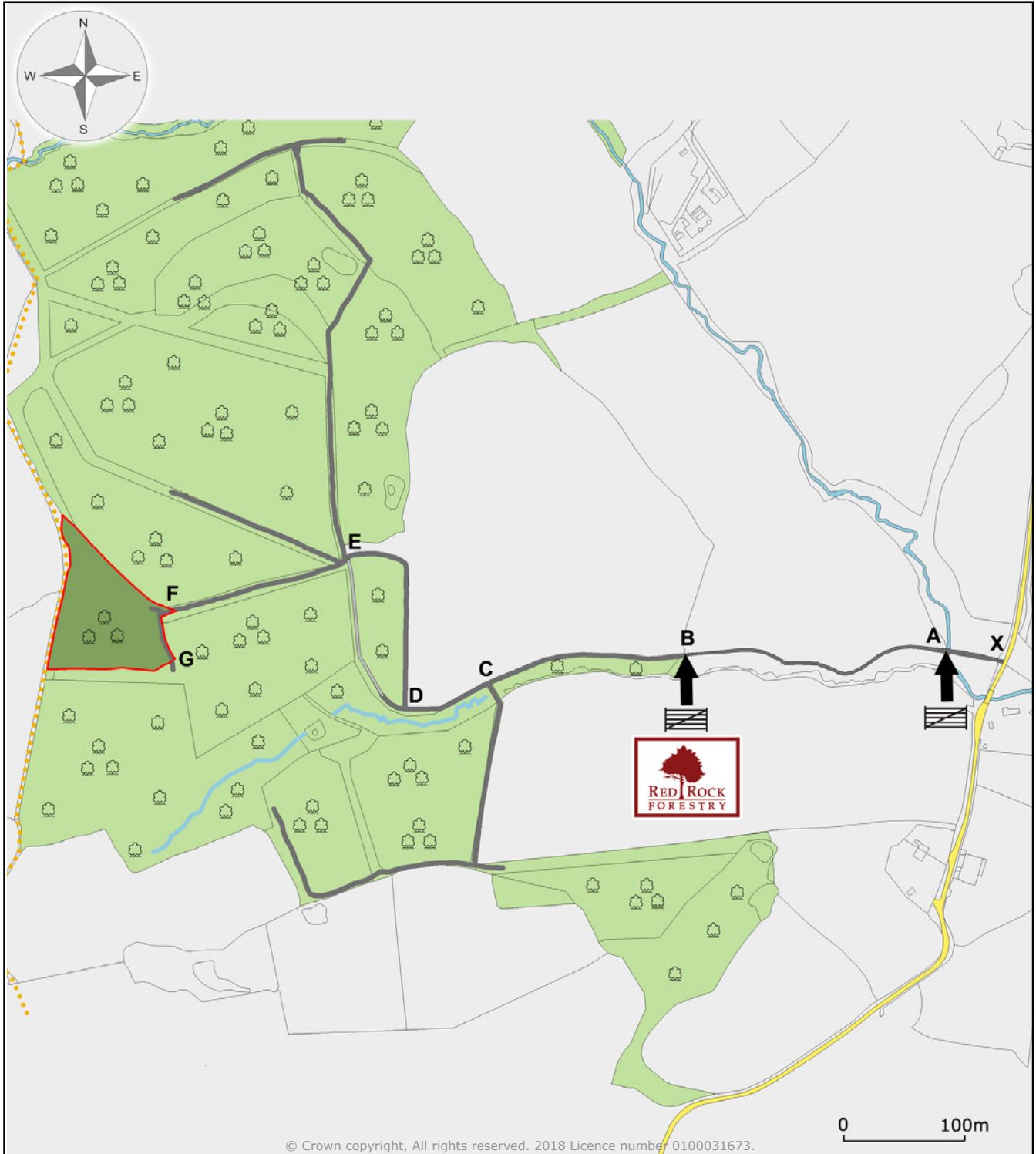
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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Legend							
	Motorway		Hard Track		Woodland For Sale		Manager's Sign
	A Road		Unsurfaced Track		Other Woodland		Gate
	B Road		Bridleway		Paddock/Meadow		Broadleaf
	Minor Road		Public Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				