

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.



Pilgrims Copse
near Staplecross, East Sussex. 1.38 acres of
mixed mature broadleaf with oak standards and
year-round vehicle access.
£20,000 (freehold).

A marvellous and very accessible mature woodland offering fine oak and sweet chestnut coppice, with extensive views in a serene rural location.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Pilgrims Copse, Staplecross, East Sussex



Description

Pilgrims Copse is a mature deciduous woodland set in a secluded part of the East Sussex countryside, an Area of Outstanding Natural Beauty. The wood is a stone's throw away from the quiet village of Staplecross, some seven miles north of the historical town of Hastings.

The woodland is easily accessed year-round via a recently re-stoned track, making it accessible for a two-wheel drive vehicle. The woodland also benefits from additional foot access to both the southern and eastern edges. These are accessed via either an attractive oak, beech and sycamore flanked un-stoned track or a ride running along the southern edge, both within the boundary.

On arrival at Pilgrims Copse, it is evident that the fertile loamy soils on which the woodland is situated are testament to the grand looking tree species inhabiting the upper canopy. These include hornbeam, beech, sweet chestnut coppice, ash coppice and some sizeable oak standards. The understory is equally inviting with vigorous hazel coppice as well as some well-established birch. The gently undulating woodland floor is home to a rich and diverse wildlife habitat, including an active badger set on the eastern track. Sightings of muntjac, roe deer and buzzards are also not uncommon in the area. Flora and fungi such as Italian arum and fly agaric fungi can also be found within the woodland, adding to its character and colour.

It has been previously managed as a coppice with standards woodland, evidencing the insect rich bio diverse nature of Pilgrims Copse. The southern ride is accompanied by striking arable and woodland views looking east, where the un-stoned track and ride meet on the eastern corner.

This is an ideally located woodland accessible from most of the southeast and offers numerous opportunities. These may perhaps range from a small domestic wood fuel supply to a day out spotting wildlife.

If It Were Mine

The woodland could benefit from some light silviculture such as coppicing the ash and sweet chestnut for a

domestic firewood supply. I would also use the open space for a night's camping watching the nocturnal life of badgers near the active badgers set.

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 791 220.

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 take the right turn (point **A** on the plan below) down the track over a stream.
- Open the steel gate and continue along the track through the field to another locked gate (point **B**), park on the left being careful not to obstruct the track.
- Climb the gate, sorry we do not supply keys for viewings. Follow the track for 400 metres passing two turns on the left (points **C** and **D**).
- Pass a shed on the right and take the next right

Pilgrims Copse, Staplecross, East Sussex



turn (point **E**).

- From here, follow the track for approximately 255 metres, passing under some power lines and bearing right through some mature woodland.
- You will arrive at Pilgrims Copse on your right (point **F**).

Boundaries

- The southern boundary is marked by an overhead powerline in the centre of the ride.
- The western boundary is marked on the inside of the access track by wooden stakes marked with blue paint.
- The eastern boundary is marked on the outside of the track with wooden stakes marked with white paint.

Sporting Rights

The sporting rights are included and not let.

Mineral Rights

The mineral rights are included except where reserved by statute.

Rights Of Way

- There is a right of way for all times and all purposes marked **ABCDEF** on the plan.
- 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.

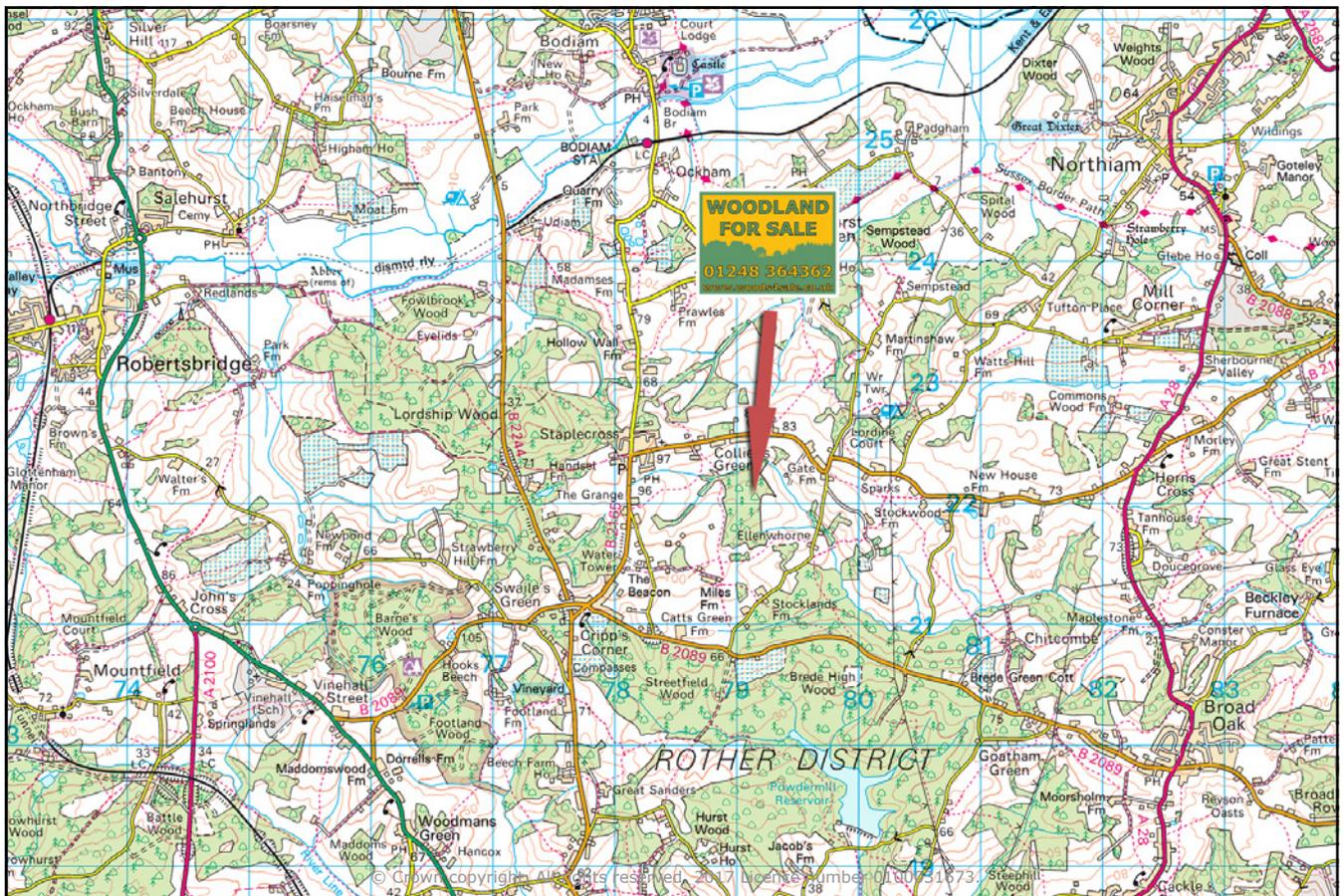
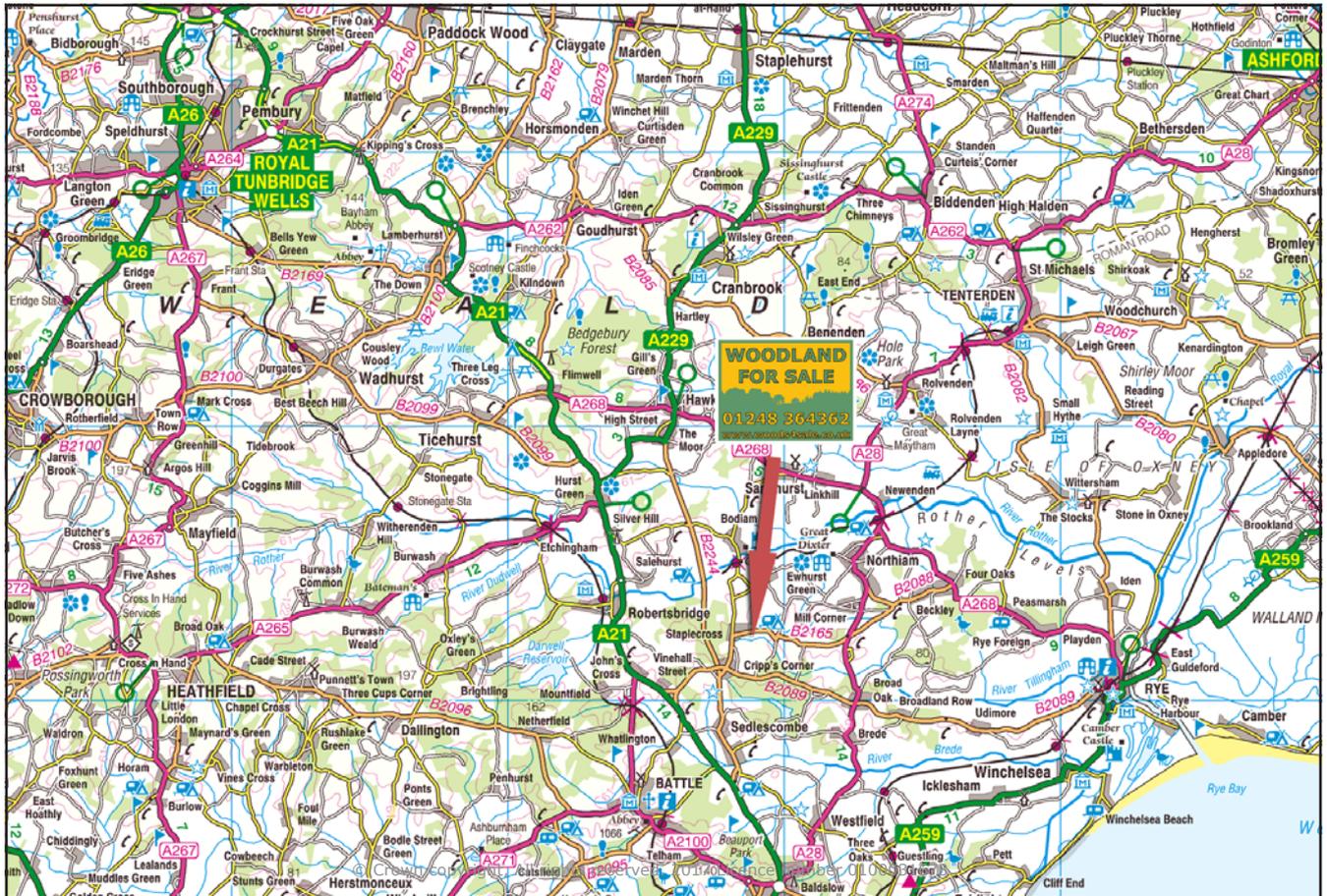
Woods4Sale Interest

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.

Pilgrims Copse, Staplecross, East Sussex



Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Pilgrims Copse, Staplecross, East Sussex

