

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.



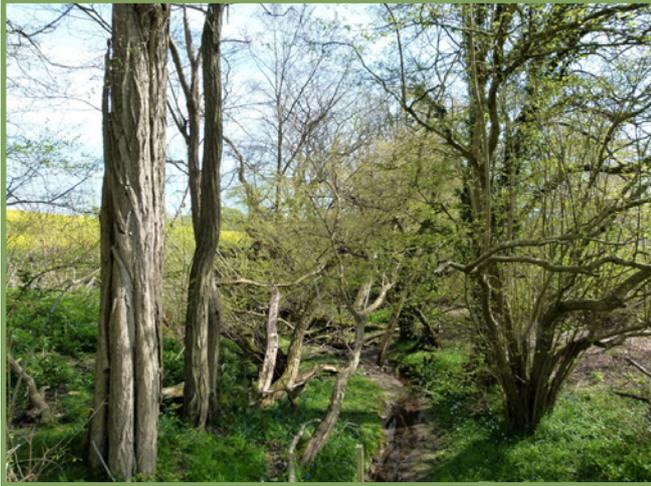
Putters Wood

near Staplecross, East Sussex. 2.19 acres of mixed woodland with a stream in a tranquil, rural location, 7 miles from the A21 £31,000 (freehold)

A thriving mixed aged woodland with back locust, sweet chestnut, hornbeam and yew with good vehicular access in the High Weald of Outstanding Natural Beauty, 11 miles from Hastings.

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Putters Wood, Staplecross, East Sussex



Description

Located a short distance south east of the village of Staplecross in rural East Sussex, Putters Wood is situated within a secure wider gated woodland, one of few places in the south of England out of earshot of the drone of traffic.

Located predominantly on gently sloping loamy clay soil and mostly planted approximately 25 years ago, the maturing canopy to the west primarily consists of sweet chestnut, oak, birch and sycamore. Some of these would make good fuel for a log burner, utilising the existing Forestry Commission thinning licence. The lush shrub layer below is made up of hazel coppice and bushy hawthorn. The southern end of the copse has a lovely mature canopy of hornbeam, oak, sweet chestnut, yew and ash. A notable species also in this location is black locust, known for its extremely strong durability.

The ground layer comes to life during spring and summer with ribbons of bluebells, wood anemone, dog's mercury and foxglove.

A length of the southern boundary is flanked by a meandering seasonal stream. This would be a lovely place to relax and enjoy the tranquillity of the woodland. Many aspects of Putters Wood enjoy far reaching farmland views

A number of woodland mammals have been observed including both muntjac and roe deer, fox and badger. A diversity of bird life such as owl, long-tailed tit, woodpecker, buzzard and numerous acoustic songbirds pass through Putters Wood.

Offering a variety of recreational opportunities, this woodland benefits from good vehicular access along a hard track navigable all year round with a 2WD vehicle.

If It Were Mine

I would rake an area near the stream for bushcraft activities. A number of the trees lend themselves perfectly to hang a hammock to absorb my surroundings. Gathering some firewood for the home hearth is a must too.

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 791 218
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.

Putters Wood, Staplecross, East Sussex



- Take the immediate right down Ellenwhorne Lane, continue down the lane for ½ a mile and take the right turn (point **X** on the plan below) down the track over a stream.
- Open the steel gate (please close it behind you) and continue along the track through the field to a locked gate (point **A**) with a Red Rock Forestry sign attached. Please park on the left being careful not to obstruct the track.
- Climb the gate, (sorry we do not supply keys for viewings) and you are within the woodland.

Boundaries

- The north and east boundaries **JABCD** is the stock fence, **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.
- The west boundary **EFG** is indicated by blue paint on occasional wooden posts and trees.
- The south boundary **GH** is the centre of the stream, **HJ** is the earth bund indicated by yellow paint on occasional trees and wooden posts with fields beyond.

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

- A right of way is reserved along **ABCDE**, **BH** and

CF 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.

Putters Wood, Staplecross, East Sussex



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.

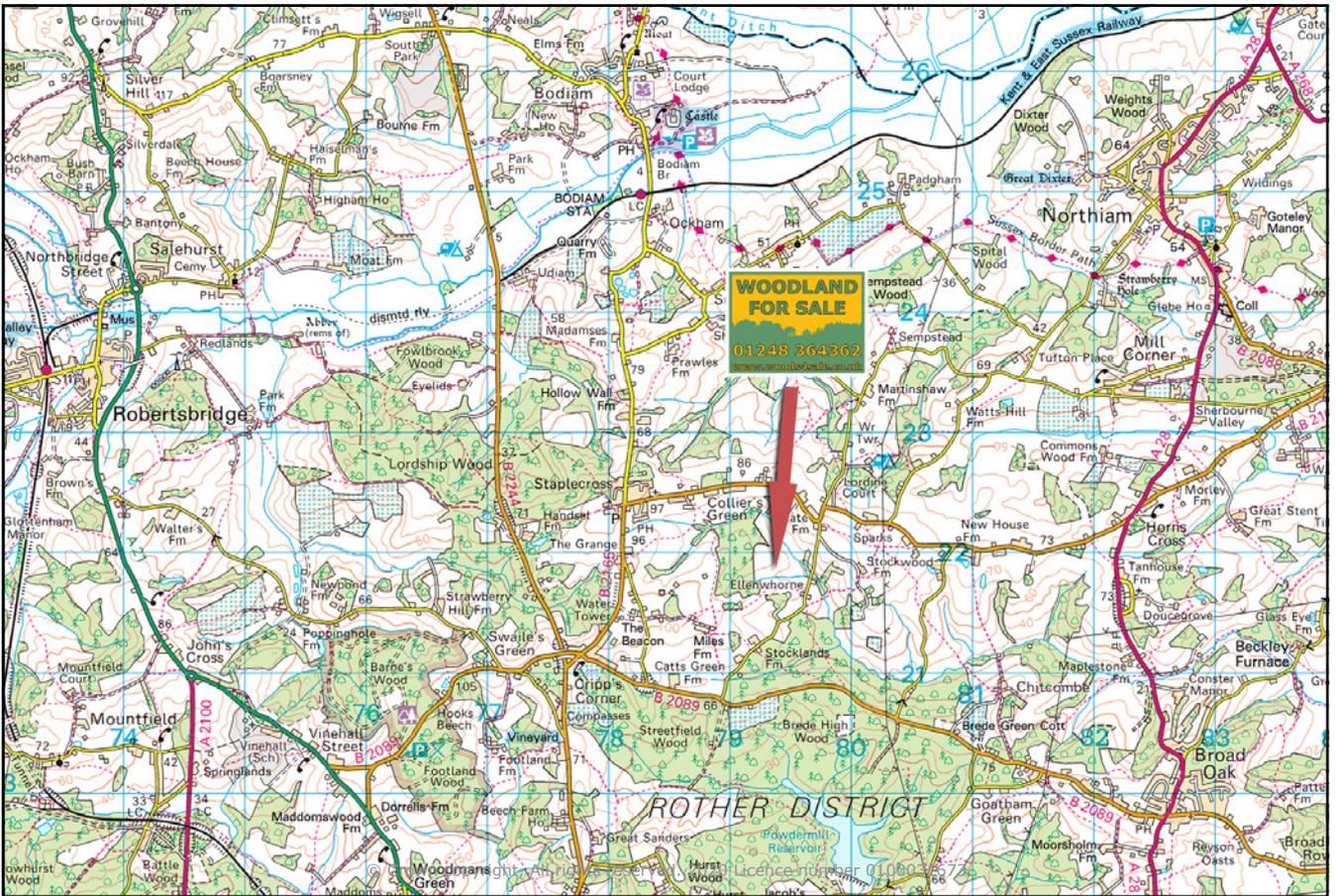
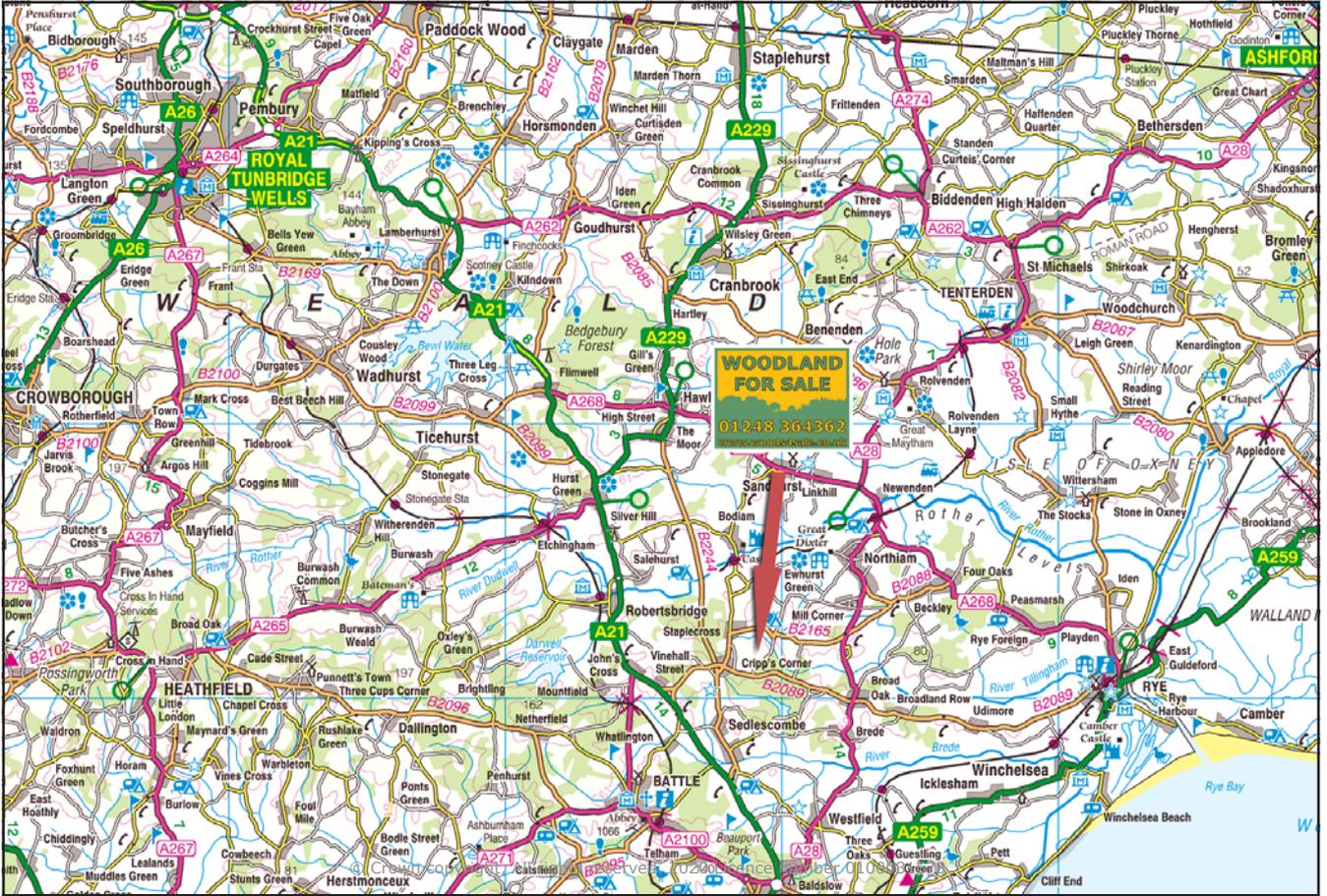
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

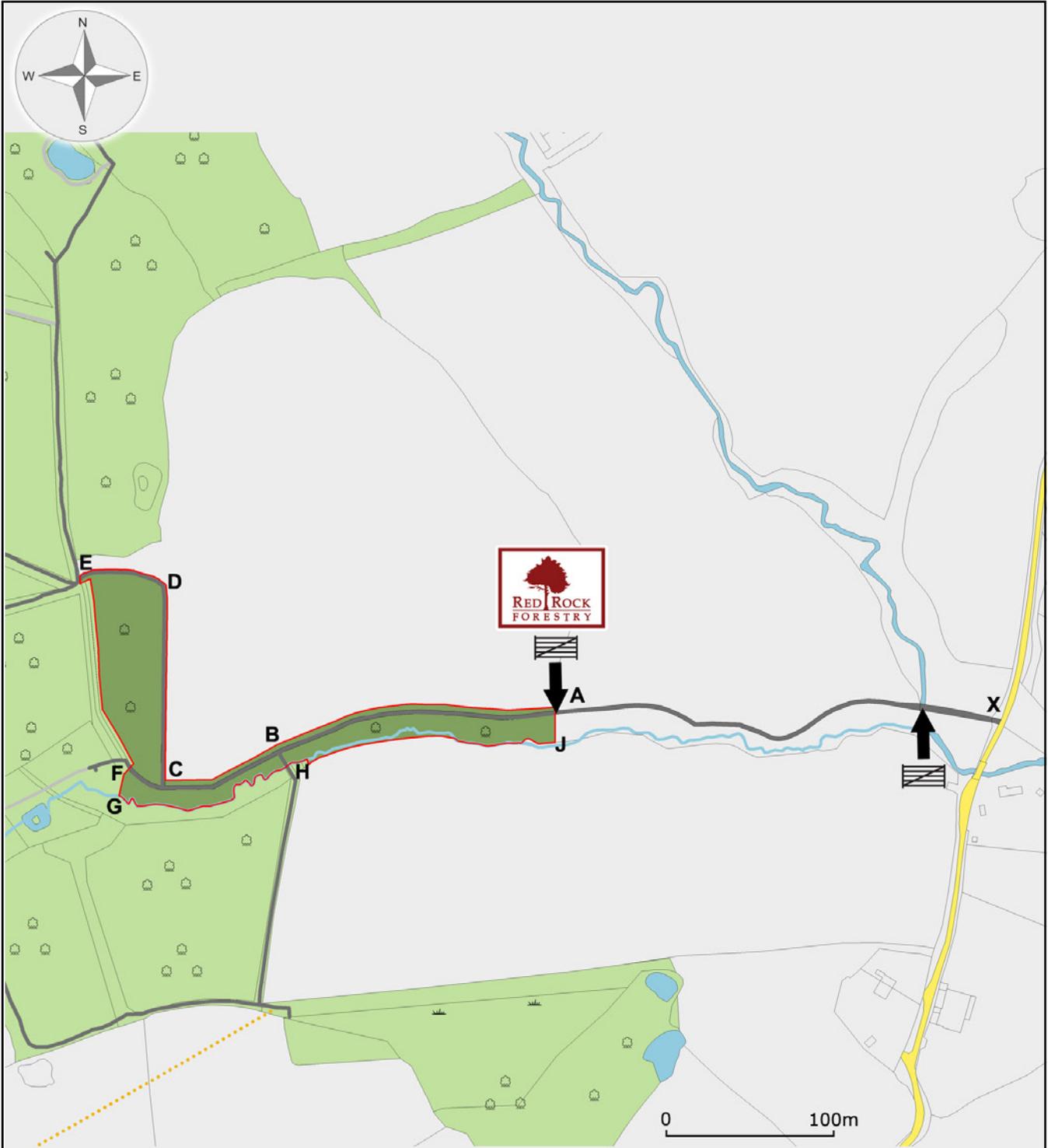
Contact

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

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Legend			
	Motorway		Woodland For Sale
	A Road		Other Woodland
	B Road		Paddock/Meadow
	Minor Road		Broadleaf
	Unclassified Road		Conifer
	Railway		Hard Track
	Water Course		Unsurfaced Track
			Bridleway
			Public Foot Path
			Public Byway
			Path
			Wall
			Gate
			Woods4Sale Sign
			Manager's Sign