

# WOODS 4 SALE

Phone: 01248 364 362  
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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.



## Snouter Wood

**Broad Oak, East Sussex. Mixed species woodland in a quiet location. 2.1 acres for £37,000 (freehold)**

Mixed broadleaf and Scots pine woodland with good access and road frontage near Broad Oak in East Sussex.

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Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

## Snouter Wood, Broad Oak, East Sussex



### Description

Snouter wood has been managed carefully by its current owner for a number of years primarily for conservation and deer and boar management, hence the high tower near the southern boundary. Access is taken directly off the main road and leads along a soft, but well-formed track which should be accessible year round for most vehicles.

The woodland is essentially flat and is made up of predominately Scots pine on the eastern half and mixed broadleaf on the western half (oak, hornbeam, birch, sweet chestnut and willow). The Scots pine were planted as a single block and are due for a light thin which could produce a small amount of timber income in years to come. Sporadically through the conifer element is the occasional mature western hemlock.

The surrounding area is mostly forested land and is very quiet, despite the road running along the northern boundary.

Due to the mixture of species this woodland is ideal for a budding forester who could manage the woodlands for both commercial and amenity/conservation purposes, or could simply enjoy the variety in the woodland and spend some long summer days camping in the tranquil environment.

### If It Were Mine

I would look to carry out a light thinning of the Scots pine, as this will help improve the remaining trees and ensure they grow on to be bigger and healthier. The broadleaves could benefit from a very light thin, but this would not be significant. I would use the high tower as it has been designed; to continue the deer management, or this could be reutilised as a treehouse for the younger woodland visitors, or for wildlife and bird watching.

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.**

### Nearest Postcode

TN31 6SA (This is for the local area, not specific to the woodland).

### What3Words

Entrance: [///surreal.strictest.hugs](https://www.what3words.com/surreal.strictest.hugs)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 199

- Roadside gate: TQ 852 209
- Centre of wood: TQ 853 212

### Directions & Access

- Drive east along the B2089 towards Rye.
- After approximately 1.5 miles, you will pass some residential properties (2 red brick semi detached properties and a thatched roof cottage).
- Turn left immediately after the thatched cottage onto Hundredhouse Lane.
- Drive along this lane for approximately 1.3 miles, the lane will turn into Ludley Hill after approximately 1 mile.
- After approximately 1.3 miles you will see a metal barrier gate on the left hand side of a corner in the road (point **A** on the plan below).

## Snouter Wood, Broad Oak, East Sussex



- This is the start of the wider woodland, please park here for visitors, ensuring you don't block the main gate, and continue on foot.
- Walk past the gate and continue down the main track, keeping right at the junction (point **B**) until you reach the southwest boundary of Snouter wood which is marked by red paint on wooden posts (point **C**).

### Boundaries

- The eastern boundary is the top of an earth bank with ditch, verge and council road beyond.
- The southwestern boundary is indicated by red paint on occasional wooden posts and trees.
- The northwestern boundary is an occasional dilapidated fence and earth bank with verge and council road beyond.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

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

### Rights Of Way

- There is a right of way granted at all times and for all purposes over the route **ABC**.
- A shared maintenance clause covers all the rights of way with liability according to use.
- The whole woodland is covered by The Countryside and Rights of Way Act 2000.

### Fencing Liabilities

There are no known fencing liabilities.

### 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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.

## Snouter Wood, Broad Oak, East Sussex



- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

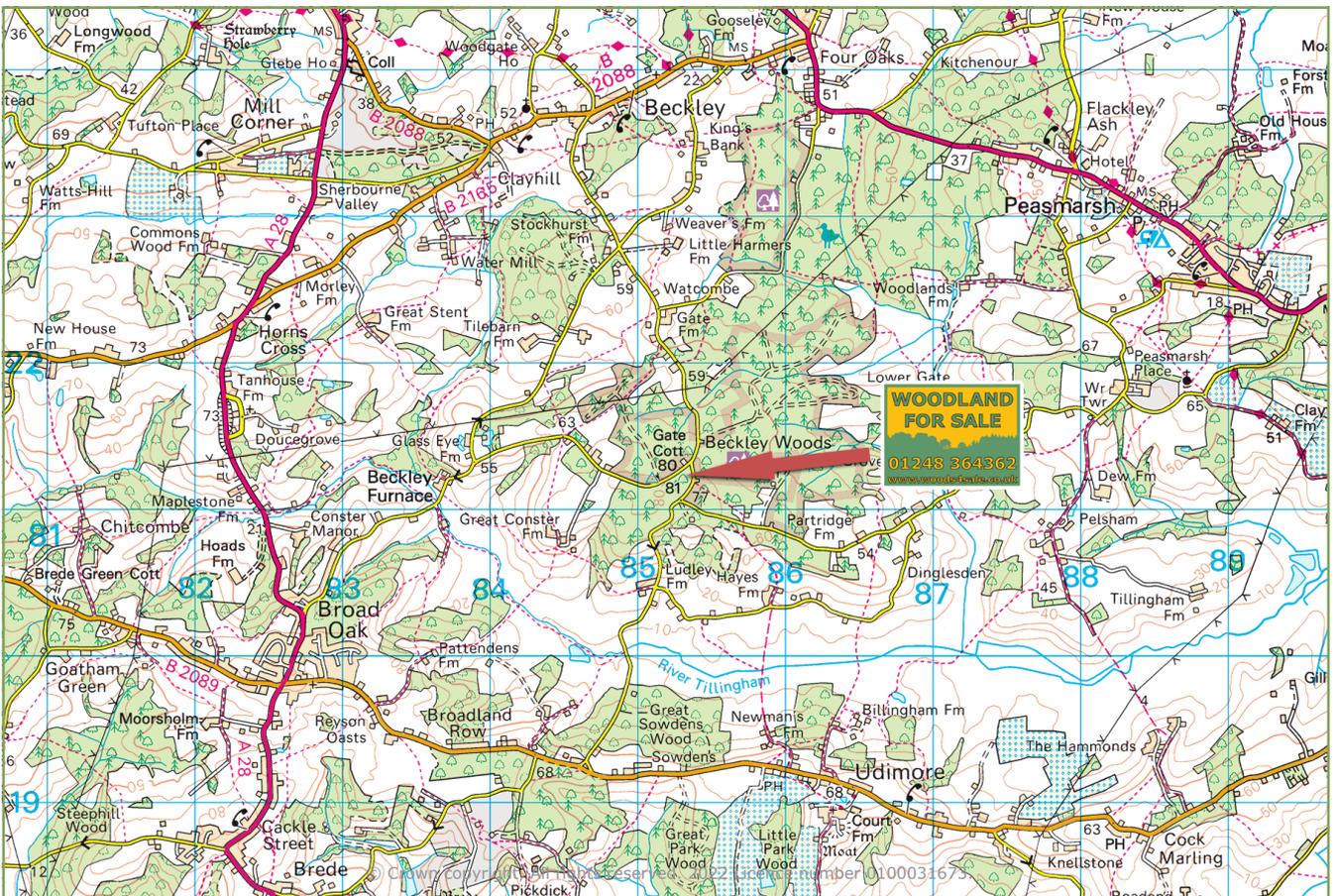
### **Note**

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

### **Contact**

For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

# Snouter Wood, Broad Oak, East Sussex



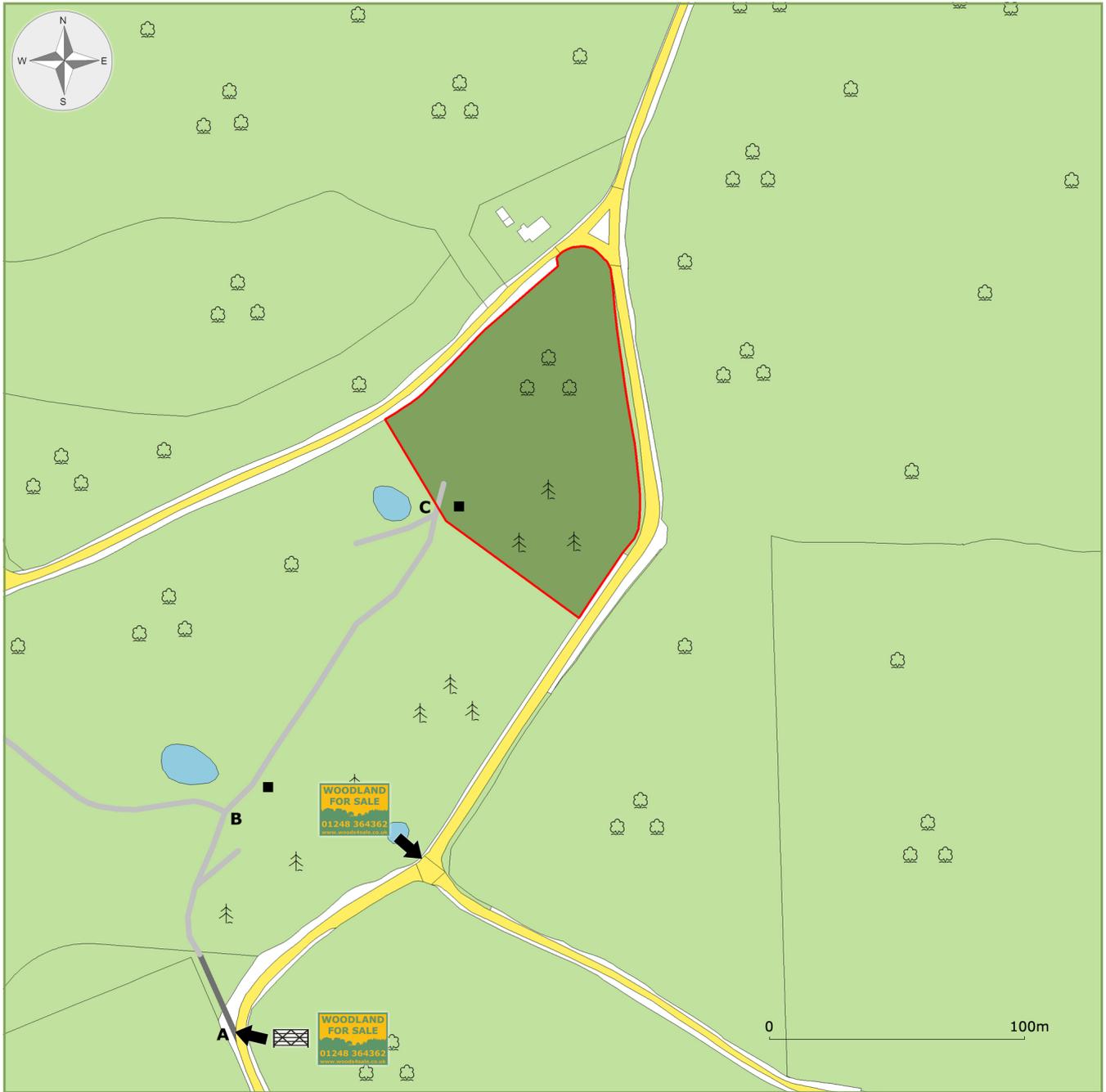
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## Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		