

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.



Tale Wood

near Staplecross, East Sussex. 2.25 acres of secluded woodland in a rural location, 7 miles from the A21 for £26,500 (freehold)

A mixed broadleaf woodland consisting of oak, hornbeam and birch with superb access in the High Weald Area of Outstanding Natural Beauty, 11 miles from Hastings.

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

Tale Wood, near Staplecross, East Sussex



Description

Tale Wood is a delightful broadleaf copse and forms part of a wider woodland, located just southeast of the small village of Staplecross in rural East Sussex.

This quiet woodland is situated on loam over clay soils that slope gently towards the southern boundary, flanked by an attractive open grass ride. The east of the copse is made up of a semi-mature canopy of birch (a fast-growing pioneer species which produces quality timber, a great craft wood for almost any woodworking project) oak, hornbeam and occasional sweet chestnut.

The younger area to the west, planted approximately 25 years ago, comprises establishing oak, hornbeam, field maple, crab apple, hawthorn, hazel, beech and birch. A lush ground layer of grasses (a haven for butterflies and insects such as blue-tailed damselfly) carpet much of the woodland. Other seasonal ground flora includes foxglove, primrose, rushes and blackberry.

Wildlife visitors are enticed by the serenity of the wood; these include deer (muntjac and roe), badger, woodpecker, buzzard, long-tailed tit, sparrow hawk and numerous songsters.

A convenient soft track runs south along the east boundary and meets with the southern ride, giving superb access to the woodland. These would be useful for a new owner to extract a little firewood.

Tale Wood is one of few locations in the south of England out of earshot of the drone of traffic and offers complete tranquillity. The wood has good access along a hard-surfaced track easily navigable with a 2WD car.

If It Were Mine

I would firstly remove the tree shelters then consider a simple management programme to further enhance this lovely woodland. I would certainly mow a number of the grassy locations for occasional overnighting. Some home-made crab apple jelly is a must after a good forage from the trees!

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 790 218

Nearest postcode: TN32 5RS

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 **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 another locked gate (point **A**), 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 240 metres passing a turn on the left (point **B**).
- Turn right (point **C**) and continue up the hill bearing left at the top.
- Pass a shed on the right and take the left-hand track at the three-pronged junction and the woodland is on the left just after (point **D**), indicated by a post with blue and white.

Tale Wood, near Staplecross, East Sussex



Boundaries

- The north boundary is indicated by white paint on wooden posts.
- The south boundary is indicated by green paint on wooden posts and trees.
- The west boundary is indicated by red paint on wooden posts.
- The east boundary is indicated by blue paint on wooden posts and trees.

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 over the route marked **XABCDE** 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.

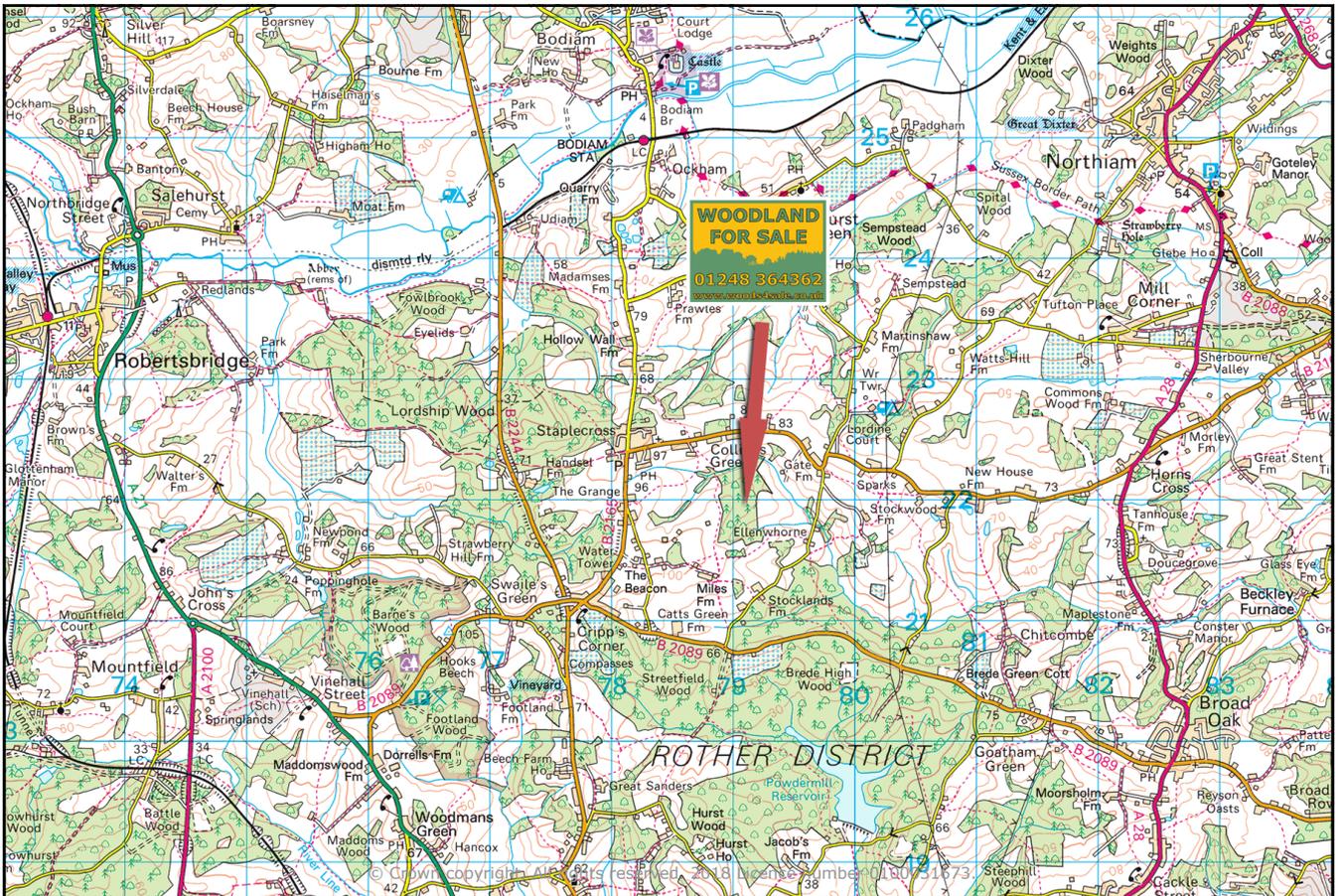
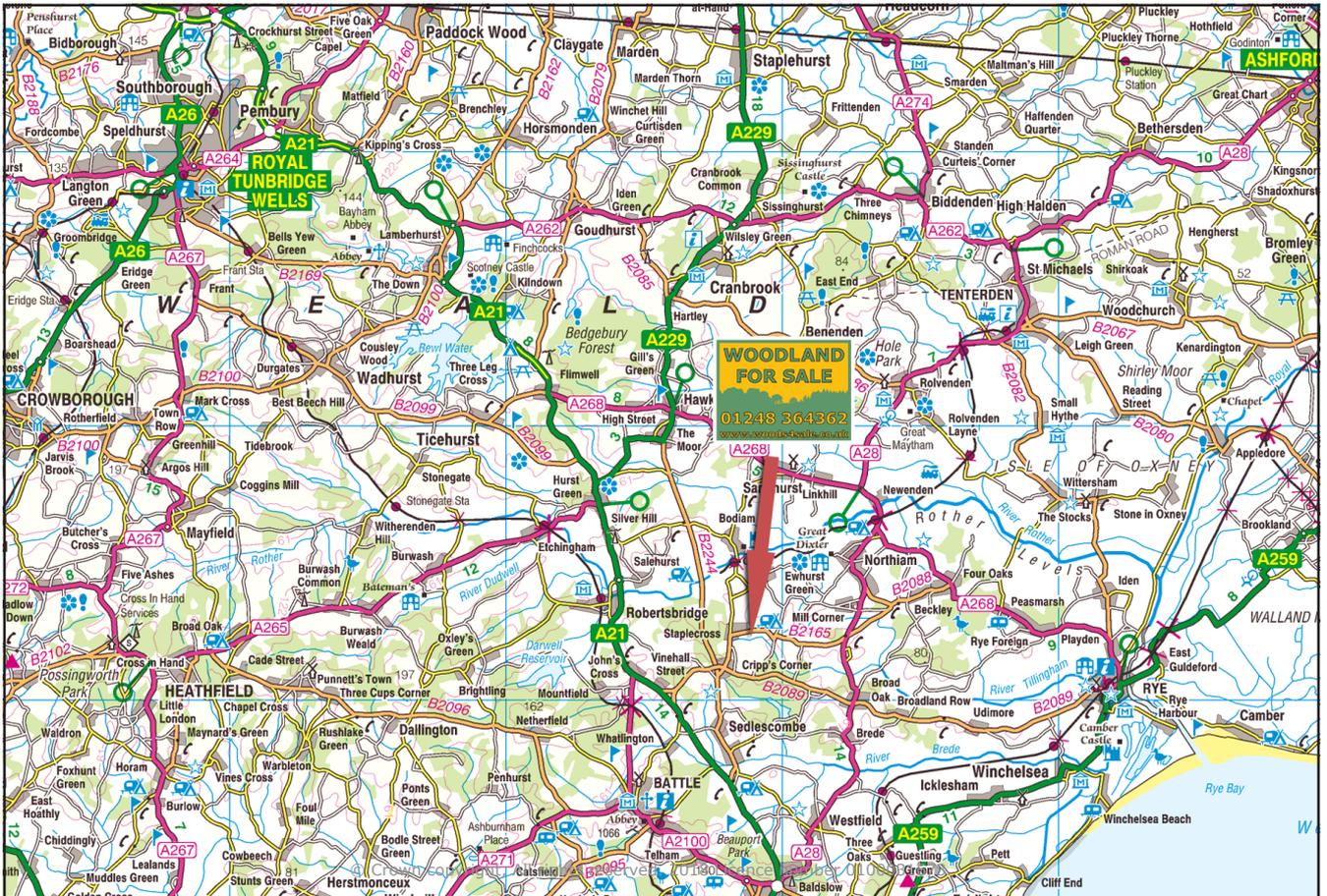
Woods4Sale Interest

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

Contact

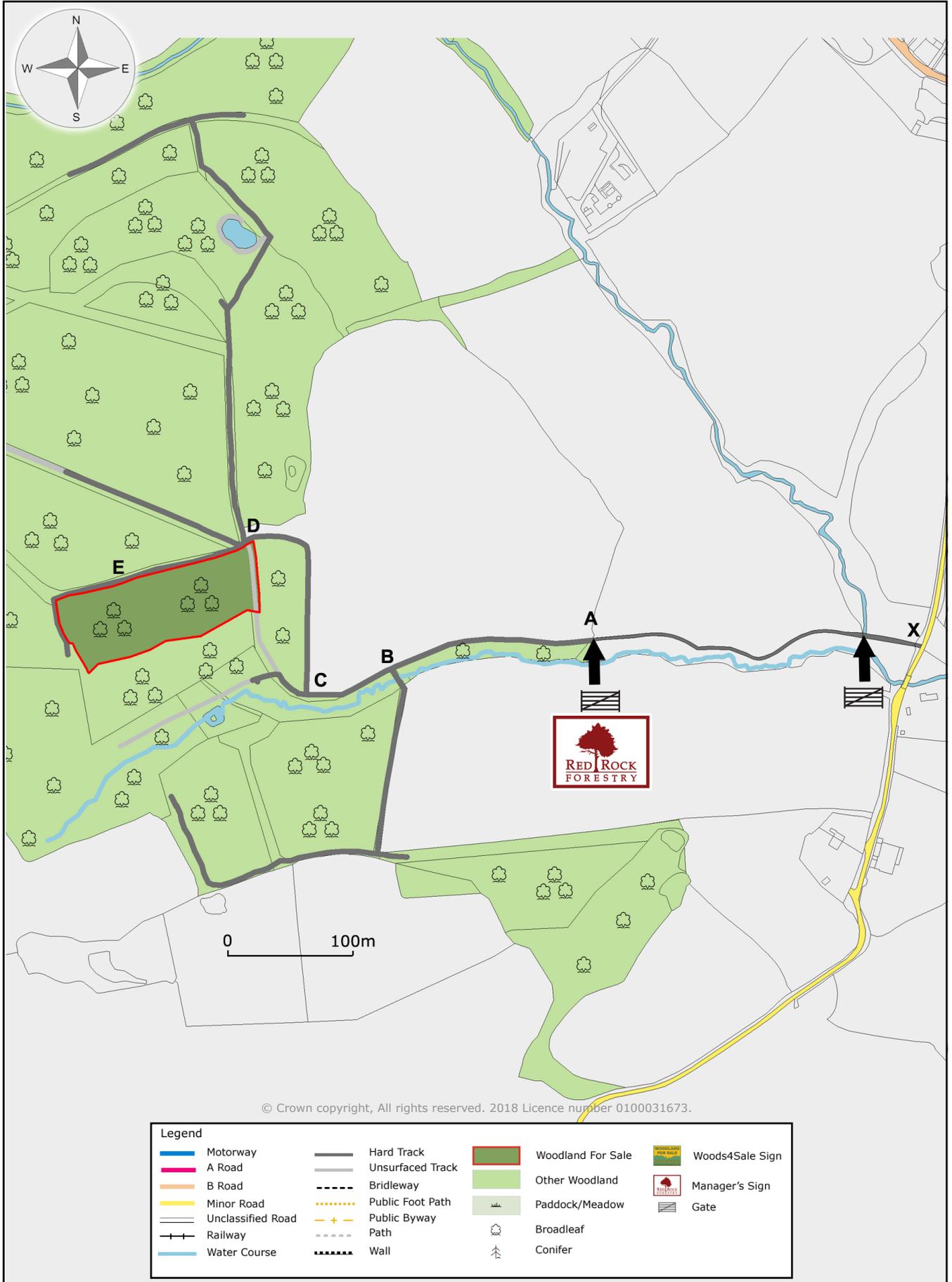
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

Tale Wood, near 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

Tale Wood, near Staplecross, East Sussex



© Crown copyright, All rights reserved. 2018 Licence number 0100031673.