

# 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.



## Yew Corner

near Hurst Green, East Sussex. 1.49 acres of a beautiful blend of broadleaves in a rural locale, 9 miles from Hastings. £31,000 (freehold)

A lovely variety of oak, hornbeam and poplar in an Area of Outstanding Natural Beauty, 20 miles from Royal Tunbridge Wells.

## Yew Corner, Hurst Green, East Sussex



### Description

Situated 5.5 miles southeast of the village of Robertsbridge in rural East Sussex, Yew Corner is part of a larger woodland and is accessed through a locked steel gate and along a stone track.

Located among gently sloping loam over clay soils, the canopy contains majestic oak, hornbeam, ash, birch and poplar - a fast-growing broadleaf species with a good strength to weight ratio, sometimes used as flooring around hearths. A new custodian could certainly make use of the Forestry Commission thinning licence currently in place to yield some of the hornbeam for logs. Within the shrub layer underneath you will find yew, hazel coppice, hawthorn and occasional holly. The ground layer is brimming with colourful woodland flora during spring and summer - patches of bluebell, wood anemones, primrose, foxglove, wild garlic and dog's mercury create a delightful woodland scene.

Areas could be cleared to set up a spot to practice bushcraft by day, followed by overnight camping stays during the warmer months. Far reaching views are enjoyed from part of the northern boundary - a perfect place to hang a hammock and look out.

Muntjac, roe and fallow deer, wood mouse, badger, fox and hare have all been spotted by the patient observer. Feathered guests to this tranquil setting include green woodpecker, owl, buzzard, greenfinch and countless harmonious songbirds.

### If It Were Mine

The hornbeam and ash stems already lying on the ground would make a good start to my fuel stock in readiness for winters to come. Whilst I familiarised myself with my woodland I would put up a few trail cameras to observe the wildlife and invite friends and family to a BBQ or two!

### 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

TN32 5SH (This is for the local area, not specific to the woodland).

### What3Words

Entrance: [///stardom.gown.artichoke](https://www.what3words.com////stardom.gown.artichoke)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 199

- Roadside gate: TQ 772 220
- Centre of wood: TQ 770 220

### Directions & Access

- From Hastings, drive north along the A21 passing Claremont Prep School on the right.
- After 5 miles turn right at Blackbrooks Garden Centre onto the B2244, sign posted towards Sedlescombe and Hawkhurst.
- Continue through the village of Sedlescombe along the B2244 passing Sedlescombe Sawmills and Sedlescombe Organic Vineyard.
- After 2.7 miles, continue along the B2244 towards Hawkhurst and Maidstone, passing under a narrow bridge in the hamlet of Cripps Corner.
- 0.6 miles after the narrow bridge and passing a Woods4Sale sign, there is a woodland access track on the left set back down a slope (point **A** on the plan below), and a blue **X** on a tree (across the

## Yew Corner, Hurst Green, East Sussex



road from a residential driveway with low red brick walls either side).

- Please park in a safe place off the road neither obstructing highway traffic nor any access point or the gate into the woodland.
- Climb the gate (sorry we do not provide keys for viewings) and continue along the track.
- After 120 metres you will arrive at Yew Corner where the track forks (point **B**), indicated by green paint on a wooden post and hanging post with a steel gate.

### Boundaries

- The western boundary is indicated by pink paint on occasional wooden posts and trees.
- The northern boundary is in part the earth bund and stock fence with farmland and further woodland beyond.
- The southeastern boundary is the outside edge of the track, indicated by green paint on occasional wooden posts that may be offset by a short distance.

### 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 for all times and all purposes over the route **AB**.
- A right of way is reserved over the routes **BC** and **BD** for the benefit of the woodland beyond.
- There are no public rights of way within this woodland.
- A maintenance clause covers all the shared rights of way with liability according to use.



### 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 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):

## Yew Corner, Hurst Green, East Sussex



- 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.
- 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. 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

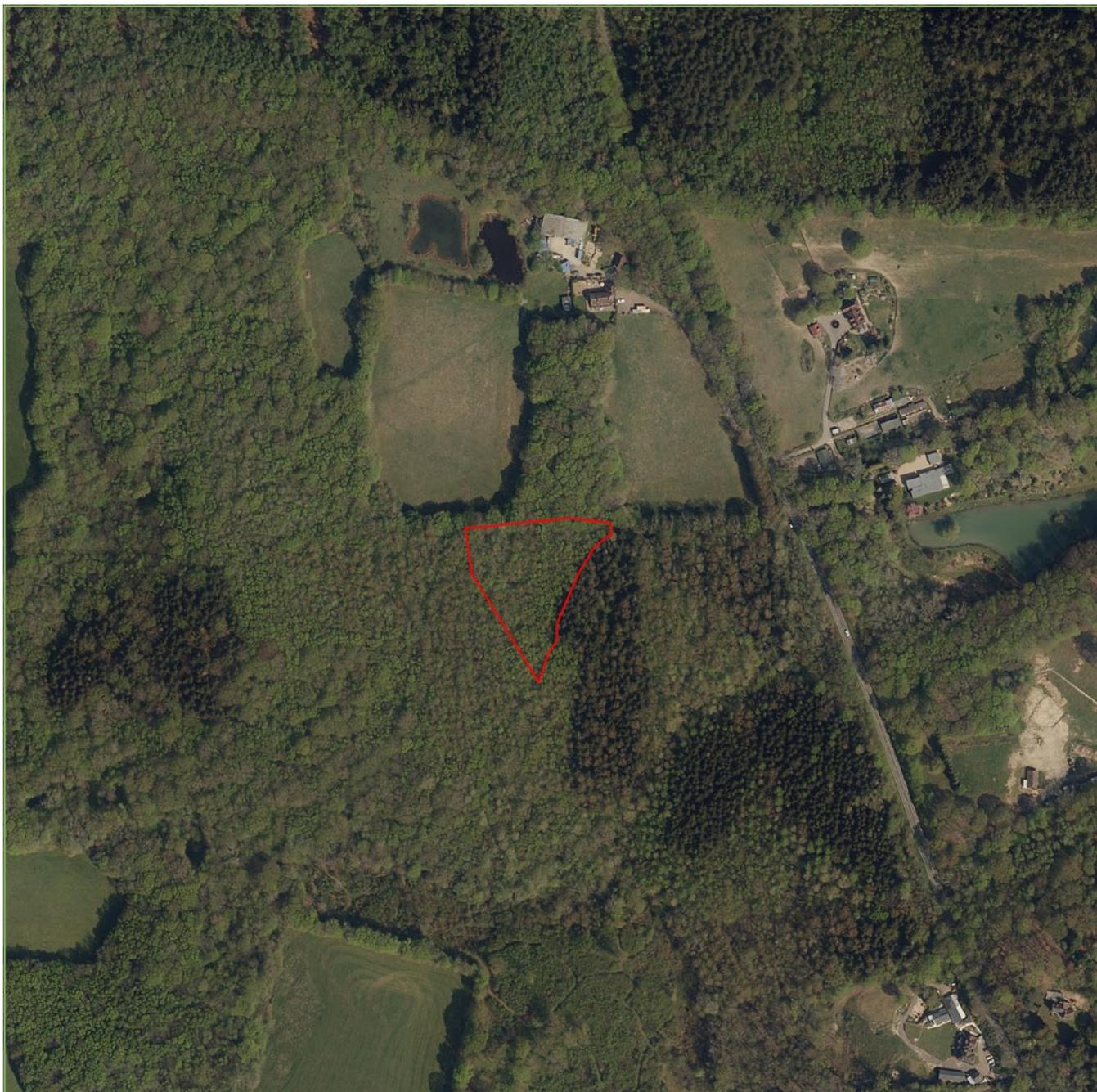
Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### Contact

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

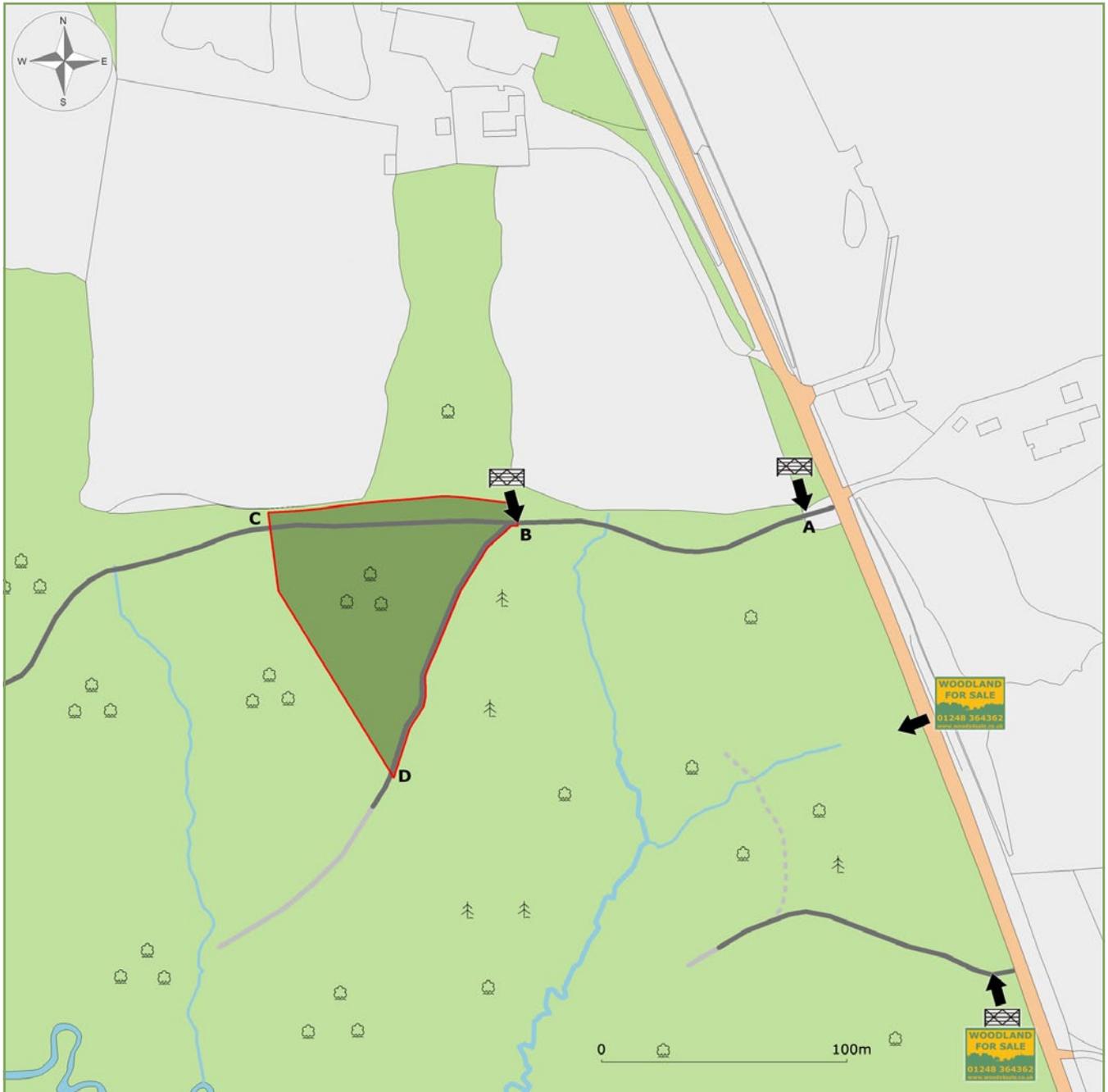


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### Legend

 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		