



BALCOMBE DOWN WOODLAND  
CRAWLEY LANE, NR. BALCOMBE, WEST SUSSEX RH17 6LA

30.93 Acres (12.52ha)

A FINE BLOCK OF BROADLEAF WOODLAND  
OFFERING FUTURE COMMERCIAL OPPORTUNITIES

FREEHOLD  
FOR SALE BY TENDER ON 26/10/2022  
OFFERS IN THE REGION OF £300,000



## Viewings

The woodland may be viewed at any time with a set of these particulars providing prior confirmation is given to the Agents Messrs RH & RW Clutton on 01342 410122/ 01342 305825. Purchasers should note there is some fallen timber and steep banks, so due care and attention must be taken when walking round.

## Situation

The woodland is readily accessible from Junction 10A on the M23 and lies 1.5 miles north of Balcombe, Handcross is 3.5 miles to the west, Haywards Heath 7 miles and East Grinstead to the east 9 miles.

## Description

Forming part of a larger block of woodland this compact parcel in a quiet and unspoilt location, yet readily accessible, was previously in a Sweet Chestnut coppicing programme. Much now is overshot, however there is a wide mix of other broadleaves including veteran Oaks, Silver birch and Hazel coppice giving the area a special character. Much clearance was done after the 1987 storm and further work has been done to keep on top of the Rhododendrons and Ash Dieback problem.

On the south-east side there is a newly deer fenced 4 acre site planted up with a mix of native broadleaves and some conifer and shrub species in 2020 that vividly illustrates the woodland's potential for future growth and regeneration once deer have been excluded from access to the whole site by deer fencing.

A wide double gated access off the adjoining country lane opens to an extensive open timber yard with a hard surface. There are limited access rides through the woodland (generally not following the routes shown on the plan). There are no buildings.

The woodland is in a Countryside Stewardship Agreement and under a Woodland Management Plan, further details of which are available from the Agents.

## Plan

The plan attached is for identification purposes only. The northern and north-western boundaries are largely unfenced – the southern end being fenced against the main London-Victoria railway line emerging from a tunnel and the adjoining farmland. The Vendors will be under no obligation to define them.

## Tenure & Possession

The property is offered freehold with vacant possession on completion.

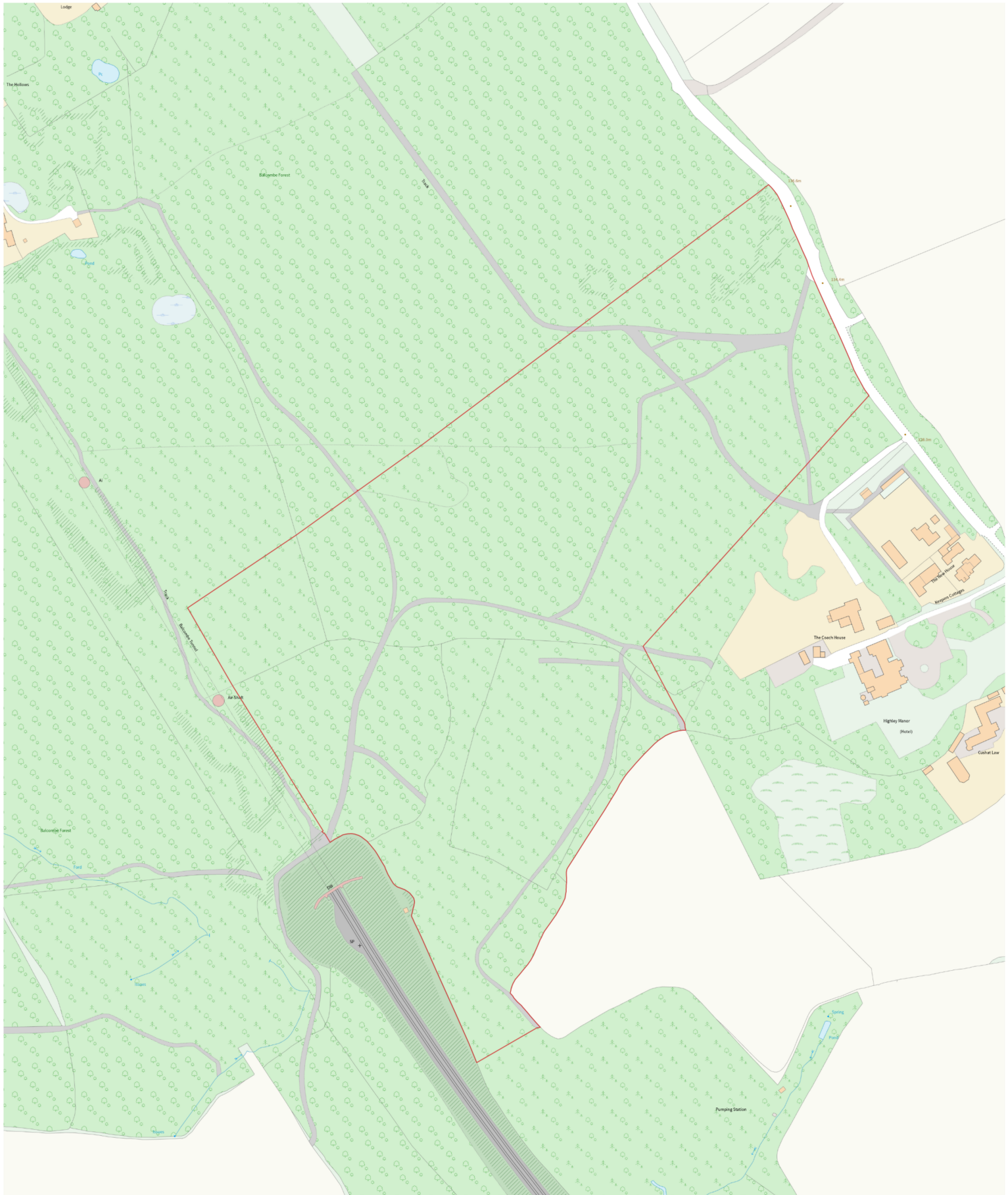
## Sporting Rights

These are in-hand and included within the sale. There is a significant deer population.

## Rights of Way

The property is sold subject to and with the benefit of all existing rights of way with the public or private included rights of way, drainage, water, electricity supplies,





covenants, restrictions and obligations and all wayleaves whether referred to or not. There are no public footpaths or other rights of way through the woodland.

### Wayleaves

The woodland is crossed by a short overhead electricity line. (NOTE: Looked at from the yard the fourth pole from the road stands approximately on the unfenced northern boundary).

### Mineral Rights

These are included in the sale in so far as they are owned.

### Town & Country Planning

The woodland lies within the High Weald AONB and is also classed as Ancient and Semi-Natural Woodland.

### Local Authorities

Mid Sussex District Council 01444 458166  
West Sussex County Council 01243 777100  
Forestry Commission 0300 067 4420

### Method of Sale

The woodland is offered for sale by private treaty as a whole.

### Directions (RH17 6LA)

From Turners Hill take the B2110 west towards Handcross, pass through Worth School, cross over the staggered crossroads and shortly after turn left into Crawley Lane signed Highley Manor. The woodland will be seen on the righthand side after about 0.3 miles. From the west take the B2110 from Handcross towards Turners Hill and take the third turning on the right into Crawley Lane and the woodland will be seen on the right after 0.3 miles.



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars July 2022. Photographs taken July 2022.



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E-mail: [JamesT@rhrwclutton.co.uk](mailto:JamesT@rhrwclutton.co.uk)  
Our Ref: JPBT/SC/22/189

Sent by Email

20<sup>th</sup> October 2022

Dear Sir/Madam,

**Balcombe Down Woodland, Crawley Lane, Balcombe RH17 6LA**

In view of the significant interest in this woodland we have been instructed to invite interested parties to submit their best and final offers for the woodland as described in the attached particulars, in writing to RH & RW Clutton's office by **12:00pm on Wednesday 26<sup>th</sup> October 2022**. It is intended that a quick decision will then be made, and solicitors instructed immediately on the acceptance of any offer.

The following conditions apply:

1. Offers should be made, subject to contract only, and should be submitted in writing to our East Grinstead Office addressed to James Tillard MRICS at the above address or by e-mail to [JamesT@rhrwclutton.co.uk](mailto:JamesT@rhrwclutton.co.uk). Any special conditions must be clearly stated.
2. The offer letter must state clearly the prospective purchaser's name and address and provide full solicitor details.
3. All offers will be treated in the strictest confidence. Any offer made in a sealed envelope and marked '**Woodland**' will not be opened until the closing date.
4. If the offer is submitted by e-mail, potential purchasers should check prior to midday on the closing date that the offer has been received.
5. Written evidence must be provided to show funding is in place to complete the purchase without relying on a property sale.
6. Offers should be for a specific sum and unrelated to any other offer. It is suggested that offers should be for an odd sum to avoid identical bids. No escalating bids will be considered.
7. The preservation of this woodland for the future is very important to the clients. **The Vendors would therefore appreciate interested parties detailing their intended use of the land.** The Vendors reserve the right to reserve an overage clause to cover any future non-agricultural/forestry change of use.
8. The Vendors do not bind themselves to accept the highest or indeed any offer. All offers will be treated in the strictest confidence.
9. Exchange of contracts should be within 4 weeks of receipt of papers from our clients' solicitors. These will include title information, draft contract and transfer, and replies to standard enquiries.

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2022.docx

**Directors**

G.H Back BSc Hons MRICS    V.A.M Back BA Hons

**Rural Agency**

J.P.B Tillard MRICS

**Commercial Agency**

R.C Grassly BSc MRICS

**Estate Agency**

P.M.C Hughes

**Letting Agency**

S. Benson MARLA

**Offices**

High Street, East Grinstead, West Sussex (Head Office)  
West Street, East Grinstead, West Sussex  
Petworth, West Sussex  
Guildford, Surrey

92 High Street  
East Grinstead  
West Sussex  
RH19 3DF

Tel: 01342 4101122

**Consultants**

T.M.M Raikes FRICS    T.J.B Hutchings FRICS FAAV    P.K.A Baker FRICS

A deposit of 10% of the purchase price is payable upon exchange. Local authority searches are down to the buyer. Completion is to take place no more than 2 weeks from exchange. Any other time scales relevant to the offer must be clearly stated.

10. The Vendor is at liberty to issue a contract pack to an alternative bidder in the event of the prospective purchaser failing to comply with any of the above.

If you require clarification on any points, or have further queries, then please contact James Tillard at this office.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'James Tillard', with a large initial 'J' and a stylized 'T'.

**J P B Tillard MRICS**  
**RICS Registered Valuer**  
**RH & RW Clutton Property Ltd.**