



## Hancox Wood, Beckley, East Sussex



**9.26 acres, £138,000 (freehold)**

**Nearest postcode:** TN31 6SB **OS Map No:** 199 TQ 846 224 **What3Words:** Woodland Entrance ///fairway.grief.physical



***An Ancient Woodland with a blend of mature sweet chestnut, oak and birch with recreational opportunities, 7 miles west of Rye.***

Located a short distance from the village of Broad Oak, Hancox Wood sits within a larger woodland in the High Weald National Landscape, in rural East Sussex. It is accessed through a locked gate.

Situated over gently undulating loamy clays, the mature canopy largely comprises mature sweet chestnut coppice with majestic oak standards, many of which are of an outstanding quality. There is also a good amount of birch, hornbeam, ash and the occasional cherry. Within the shrub layer you will discover hazel coppice, hawthorn, holly and birch.

Towards the west of the woodland is a younger area of sweet chestnut stools now roughly at thicket stage, which along with the coppice perhaps provides material for bushcraft activities. Come spring and summer the ground layer is awash with Ancient Woodland indicators such as bluebell, wood anemone,

primrose and climbing honeysuckle, all relished by our essential pollinators. Both eagle and hard ferns are a common sight throughout the woodland.

There are a number of good spots that would be suitable for occasional camping or could even be used as somewhere to mill wood on-site. A seasonal stream flanking the western boundary undoubtedly provides refreshment for wandering wildlife.

Owl, buzzard, skylark, green woodpecker, lesser redpoll and numerous songsters have been spotted in the tree canopy. Deer (roe, muntjac and fallow) badger, hare, wood mouse and fox make up the woodland mammal population.

**Our Forester's Thoughts**

**Sam says...**

*"There are certainly enough large coppice stems to provide chestnut logs for my home hearth, so this would be on the job list. With some thoughtful management, the younger chestnut stools could provide further firewood for years to come. I would definitely plan overnight stays under canvas "*

***Please remember some management operations require approval and/or a licence.***

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## Directions

- From the crossroads at Broad Oak, travel north on the A28 (Northiam Road) towards Tenterden passing the fire station on the left.
- After 500 metres turn right onto Furnace Lane.
- Continue along Furnace Lane passing over a pair of small bridges with white posts either side, following signs towards Beckley, Northiam and Peasmash.
- After 1.9 miles you will arrive at the woodland entrance with a new wooden gate set back on the left with some cleft fencing (point **A** on the plan below), indicated by our Woods4Sale sign and a green X below it.
- Please park in a safe place not obstructing any access nor the road.
- Climb over the gate (sorry, we do not provide keys for viewings) and you have arrived in Hancox Wood.

## Rights of Way

There is a public footpath towards the west of the woodland.

**You are welcome to view this woodland at any time during daylight hours.**  
**We do ask that you print these particulars and take them with you, mainly**  
**so you can correctly identify the boundaries and access points.**



## Boundaries

- The southwestern boundary **AB** is for the most part indicated by a dilapidated plain wire fence along with occasional stock and barbwire fencing, **BC** is the inside bank of the stream.
- The northeastern boundary **CD** is indicated by a dilapidated plain wire fence, **DE** is indicated by blue paint on wooden posts, **EF** is indicated by a dilapidated plain wire fence.
- The short eastern boundary **AF** is the 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.

### **Fencing Liabilities**

There are no known fencing obligations.

### **Residential Planning Permission**

You are extremely unlikely to get residential planning permission for this woodland.

### **Third Party Rights**

There is a right for an adjacent landowner to cross the woodland along the route marked **XY** on the plan.

### **Restrictive Covenants**

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- 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
- v. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### **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.

### **How To Buy**

*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*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

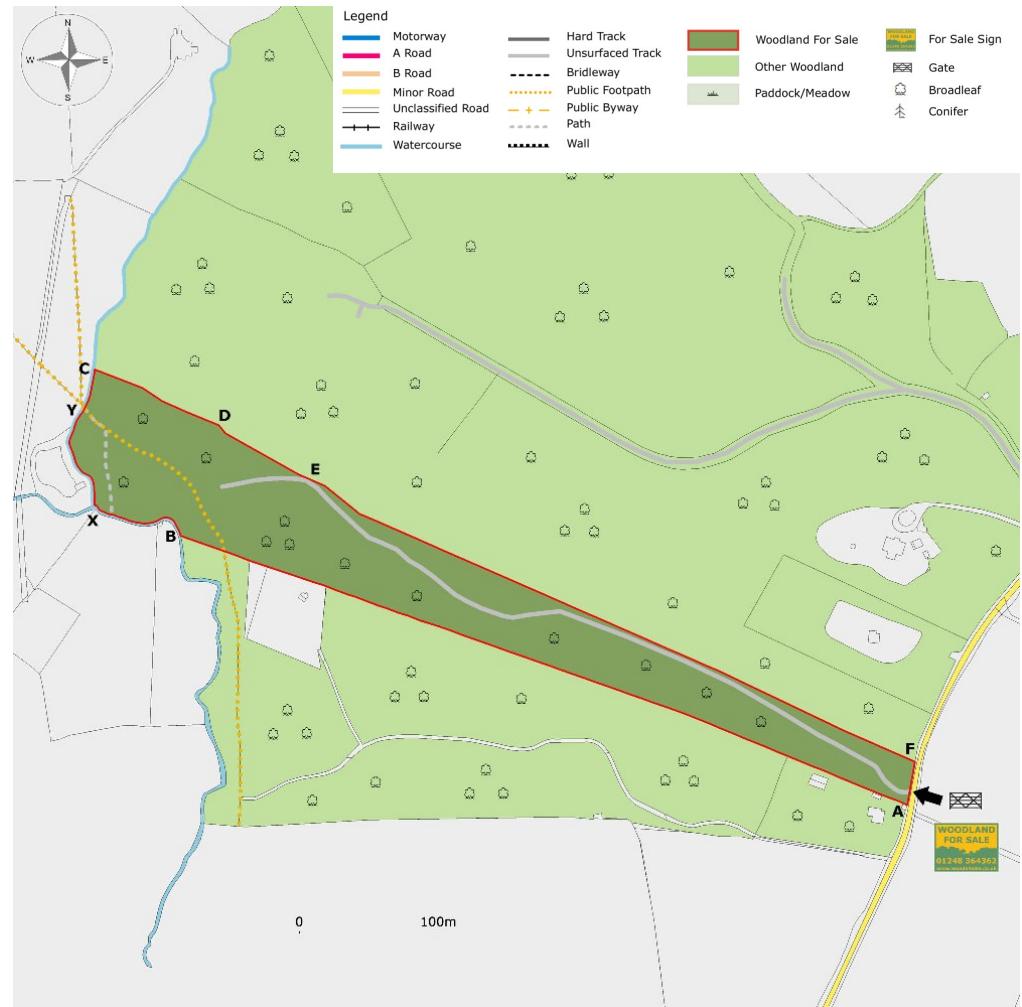
More information is available on our website where you will also find a list of recommended solicitors



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