



## Stonehurst Wood, near Rye, East Sussex.

**6.66 acres, £98,000 (freehold)**

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**Nearest postcode:** TN31 6HA **OS Map No:** 199 TQ 812 187 **What3Words:** Entrance: [///patrolled.deaf.fiction](https://www.what3words.com/?q=patrolled.deaf.fiction)





***Majestic Ancient Woodland including oak, hornbeam and sweet chestnut in the High Weald Area of Outstanding Natural Beauty within reach of the south coast.***

Stonehurst Wood is situated to the southwest of Broad Oak village and forms a portion of a larger area known as Little Park Wood in rural East Sussex.

Principally located on lush north and westerly sloping loamy clay soils, the canopy consists of oak standards, hornbeam, birch, ash, cherry and sweet chestnut; a number of the larger chestnut coppice could offer a new owner a good stock of fuel. Within the shrub layer below you will find bushy holly, hawthorn and hazel coppice along with younger stems of hornbeam and birch. During spring and summer festoons of Ancient Woodland indicators carpet the woodland floor – including bluebell, wood anemone, herb-Robert,

honeysuckle, dog's mercury and primrose. Eagle fern and lady fern are also plentiful in places.

Far reaching farmland views can be enjoyed from the southeastern boundary; a hammock hung between two sturdy trees here would be a perfect spot to relax on a warm evening. Also close to the southeast of the woodland is an intriguing deep undulation, likely to be a historic access many years ago.

Owl, buzzard, skylark, green woodpecker, lesser redpoll and many friendly songsters make up the feathered inhabitants. Woodland mammals spotted here include deer (roe, muntjac and fallow) badger, hare, wood mouse, fox and hare.

**Our Forester's Thoughts**

**Sam says...**

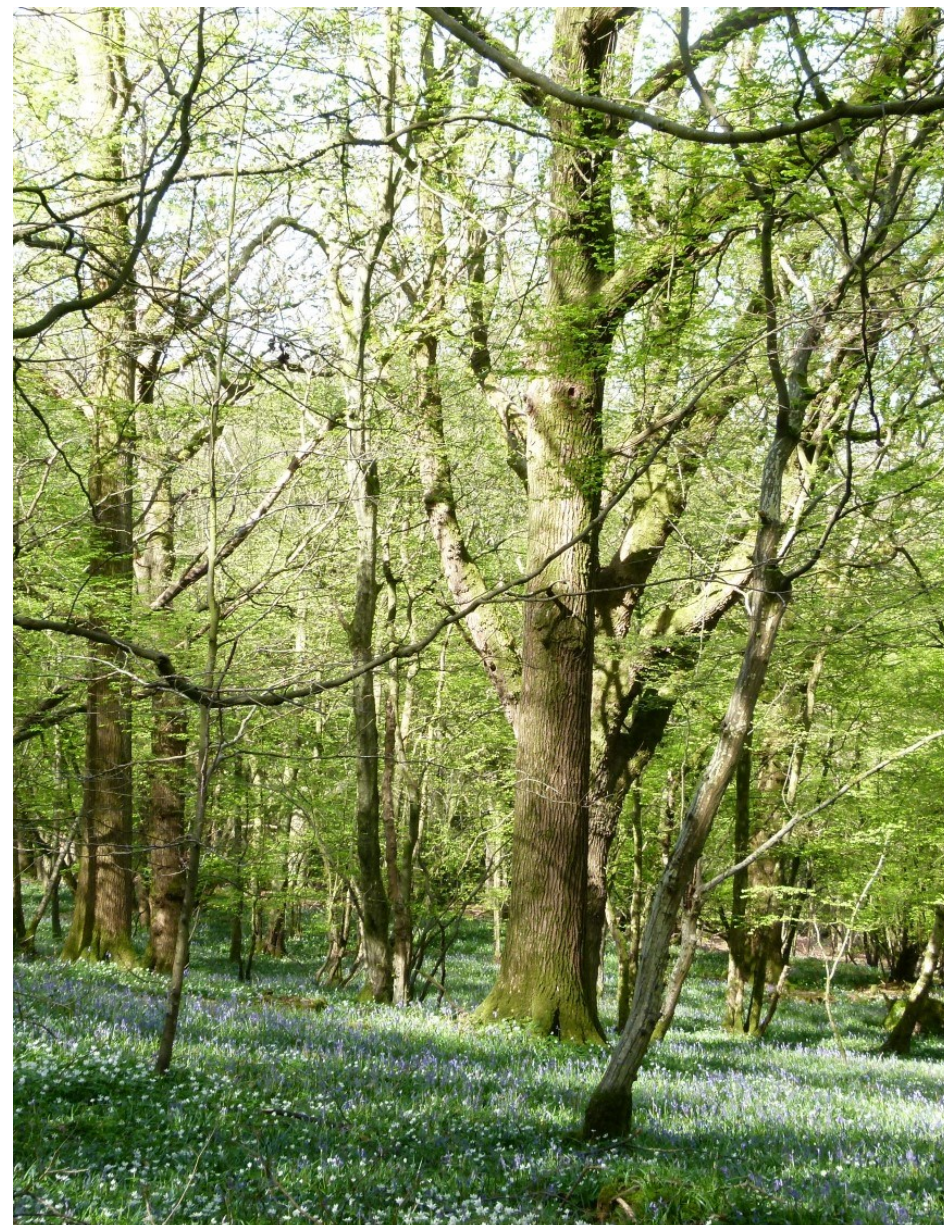
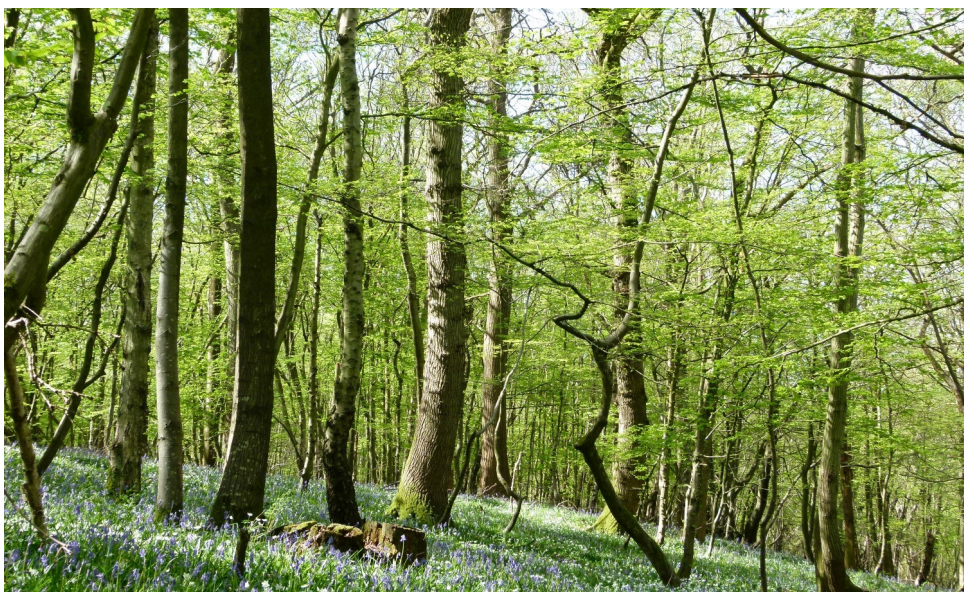
*"I would hone my bushcraft techniques here, there is ample material to hand. I might consider felling an oak, some of the stems are of an excellent quality – woodworking and fuel come to mind. A rope swing would be great fun for kids and grown-up kids alike"*

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



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### Directions

- From the crossroads at Broad Oak, travel south on the A28 (King Wood Hill) towards Hastings.
- After approximately 0.7 miles continue into the hamlet of Cackle Street passing 'Country Cuts Barbers on the left and 'My Mobility Vehicles' either side of the road.
- As the road bears left (approximately 120 metres beyond 'My Mobility Vehicles') take the turning on the right onto Pottery Lane signposted 'Narrow Road'.
- Continue along Pottery Lane (which becomes Brede Lane) and after 715 metres you will see our Woods4Sale sign ahead of you on a tree with a blue 'X' below , along with a steel gate (point X on the plan below).
- Continue down the lane with woodland either side.
- After 255 metres you will then see an unsurfaced turning into the woodland on the left (point A).
- Please park in a safe place not obstructing any traffic nor any access.
- Walk south up the bank and into the woodland.

### Rights of Way

- *A right of way is reserved over the short track **AB** for the adjacent woodland to the east.*
- *There are no public right of way within this woodland. However an application has been made for a public right of way through the woodland, but this has not yet been reviewed by the local authorities. Please [click here](#) for more information.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*



### Boundaries

- The northern boundary is the edge of the woodland with verge and council road beyond.
- The southeastern boundary is the earth bank with fence and fields beyond.
- The western boundary is indicated by green paint on occasional wooden posts and trees.
- The eastern boundary is indicated by blue paint on occasional wooden posts and trees.

**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.**

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### 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.

### Public Right of Way Application

An application has been made for a public right of way through the woodland, but this has not yet been reviewed by the local authorities.

### 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):*

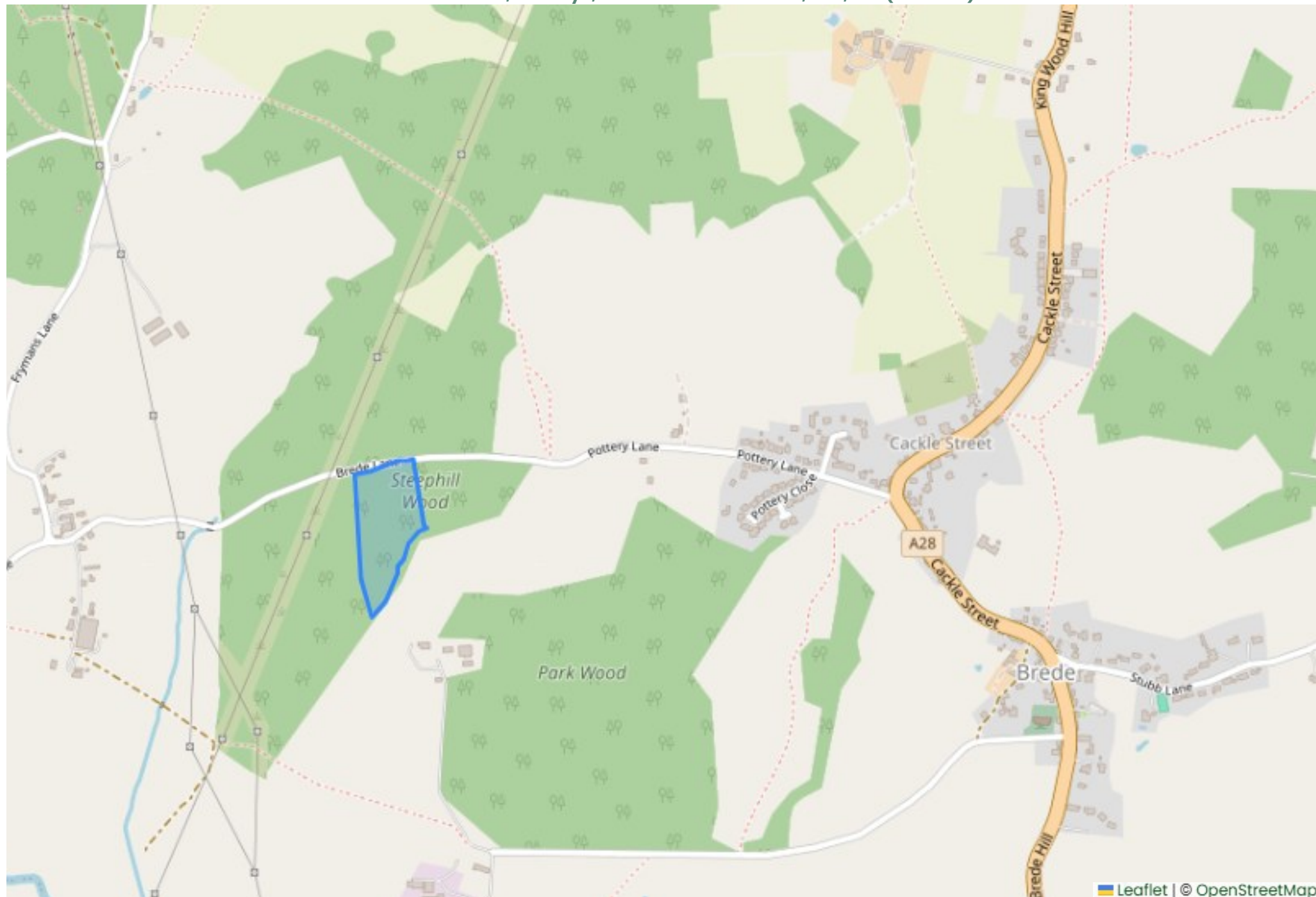
- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact 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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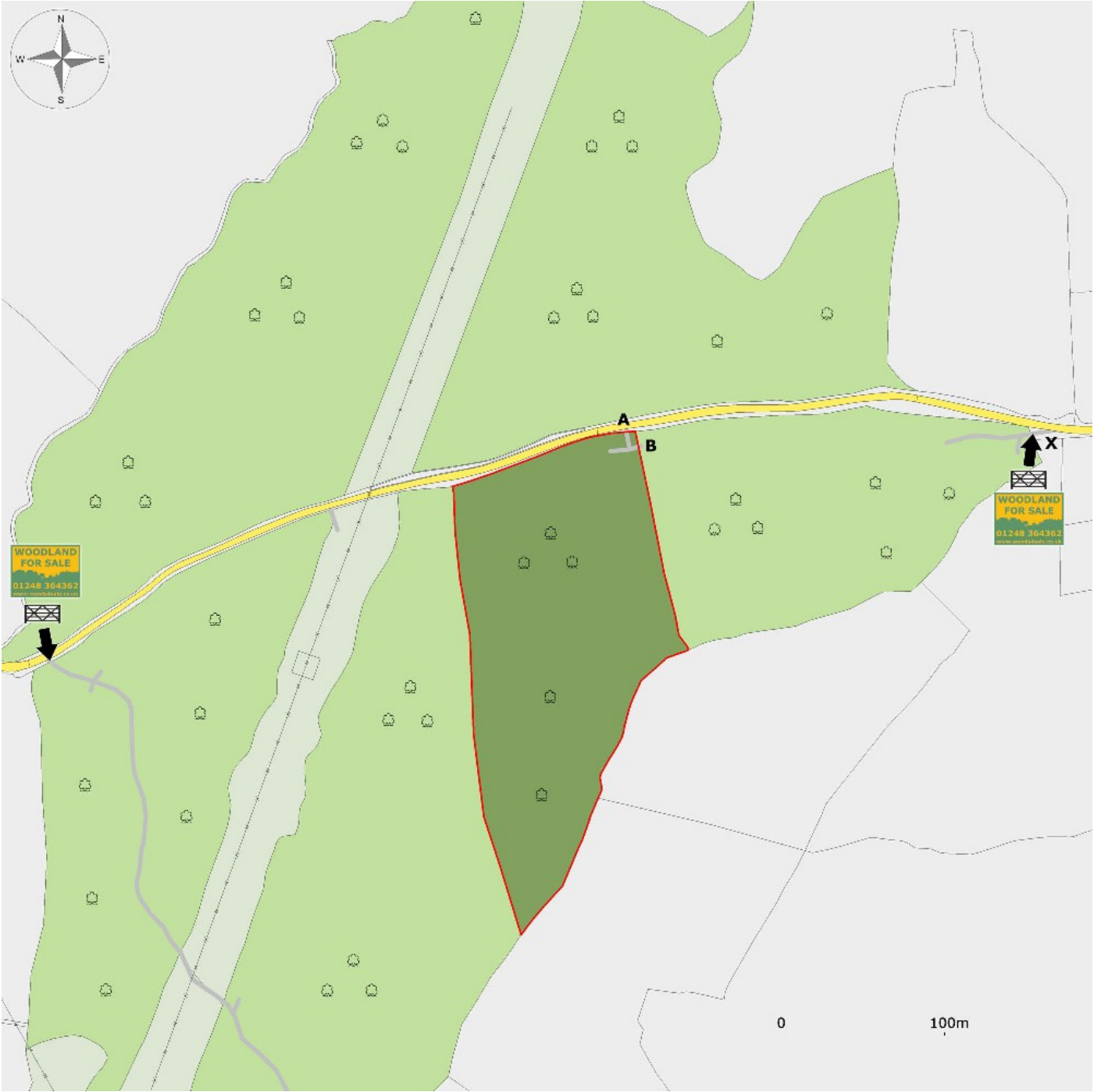




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**Woods4Sale**

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