



HOATH WOOD
FURNACE LANE, BECKLEY, EAST SUSSEX TN31 6RZ



**Lambert
& Foster**

BECKLEY 1.5 MILES | BROAD OAK 2.2 MILES | RYE 7.3 MILES

HOATH WOOD, FURNACE LANE, BECKLEY, EAST SUSSEX TN31 6RZ

An attractive block of mixed broadleaf and coniferous woodland with road frontage extending in all to some 11.25 acres (4.55 hectares), situated on the outskirts of Beckley, nearby to the popular town of Rye in East Sussex.

GUIDE PRICE £125,000 FREEHOLD



DESCRIPTION

Hoath Wood comprises an attractive block of Ancient and Semi-Natural mixed broadleaf and coniferous woodland, with standards of varying maturity and species. Benefitting from private gated access from Furnace Lane, as well as having a secondary shared access, Hoath Wood presents an excellent opportunity for a recreational/lifestyle buyer. The woodland is interspersed with a number of mature Oak trees, alongside other species including chestnut, birch, western hemlock, amongst a small area of coniferous woodland. There has been a programme of coppicing works in recent years, however the woodland would benefit from ongoing management.

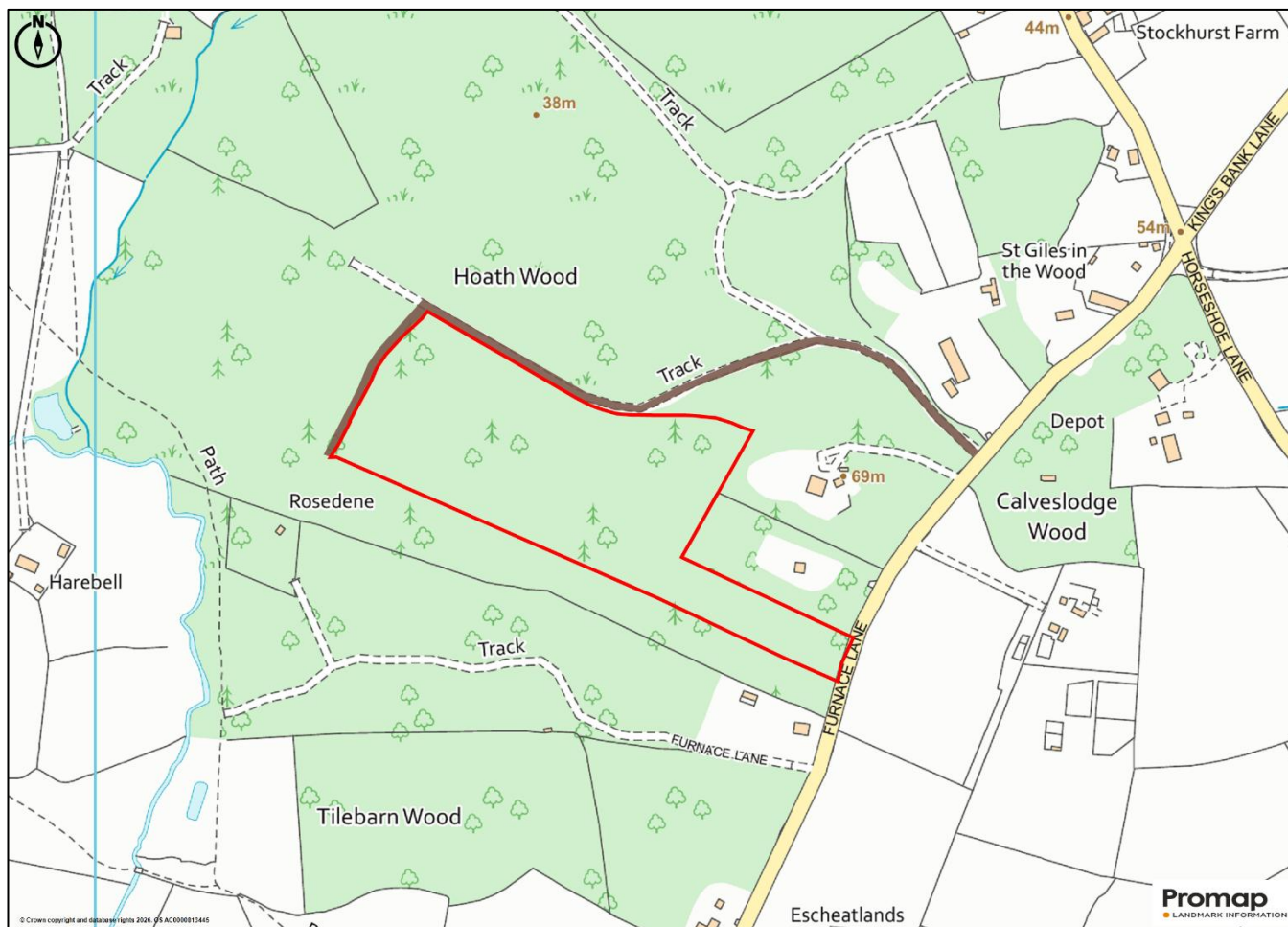
The woodland is classified by Natural England as being ancient and semi-natural woodland, and is situated within the National Landscapes area (formerly AONB).

DIRECTIONS

The nearest postcode to the woodland is TN31 6RZ. From the crossroads at Broad Oak, proceed northbound on Northiam Road, before turning right on to Furnace Lane after 0.3 miles. Continue for a further 1.9 miles along Furnace Lane, and the entrance gated entrance to the woodland will be located on the left-hand side.

LOCATION PLAN

For identification purposes only.



VIEWING: By prior notification only. **Paddock Wood Office:** 01892 832325. Contact Will Jex for more information.

WHAT3WORDS: Using the What3Words app, the freehold access gateway is located at ///dustbin.lined.slope

TENURE: Freehold

SERVICES: We understand that no services are connected to the land and prospective purchasers should rely on their own enquiries with regards to the local availability of any new service connections.

METHOD OF SALE: The woodland is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

LOCAL AUTHORITY: Rother District Council. Telephone: 01424 787000. <https://rother.gov.uk/>

COUNCIL TAX: N/A **EPC:** N/A

COVENANTS: Details of the covenant concerning this woodland are available on request from the selling agent.

FLOOD & EROSION RISK: Property flood history: None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

OFFICES LOCATED AT:

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