



FREEHOLD FOR SALE BY PRIVATE TREATY

13.66 Acres (5.53 Hectares)

ROOKERY WOOD, PASTURE AND POND

Bishopstone, near Seaford, East Sussex

Offers Around £90,000 are invited for this property

OS Grid Ref: TQ471007 Lat/Long: 50.786788,0.087176 Nearest Post Code: BN25 2UF
what3words: pizzeria.mopped.nail

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Jack Clegg or John Clegg

Find more woodland properties for sale on our website



IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared September 2023.

LOCATION

Situated at Bishopstone, 2 miles north-west of Seaford and 3 miles east of Newhaven. All distances are approximate.

DESCRIPTION

Rookery Wood enjoys a fantastic setting within the South Downs National Park, just a stone's throw from the coast. The wood provides an exciting opportunity for a would-be purchaser to take on a restoration project and shape the future of the wood.

The property as a whole comprises Rookery Wood alongside a small area of pastureland and a pond.

The wood element accounts for the majority of the property and includes broadleaved species such as elm, ash and sycamore. Broadly, the eastern part of the wood features maturing or mature trees whilst the western part features unmanaged natural regeneration.

The pastureland has previously been used for the grazing of horses and, alongside the pond, is in need of restoration.

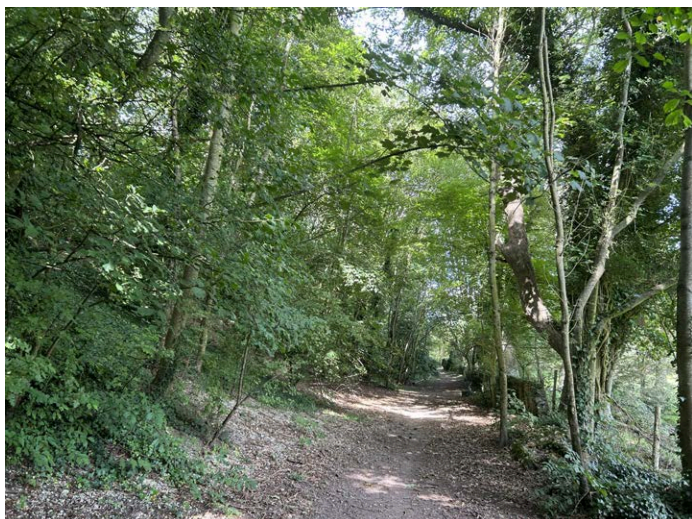
Rookery Wood benefits from private vehicular access off Bishopstone Road, to the south-east of the property (shown as point X on the sale plan). From here private vehicular access into the wood can be taken along a path which runs along the eastern boundary of the property. This is shown with a broken brown line marked ABC on the sale plan.

We understand that direct access into the wood has also been taken through the pasture area. Access into the pasture area from Bishopstone Road is shown as point Y on the sale plan. Once restored this access could provide alternative access into the wood.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale.



FENCING

There are no known fencing liabilities.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

VIEWING

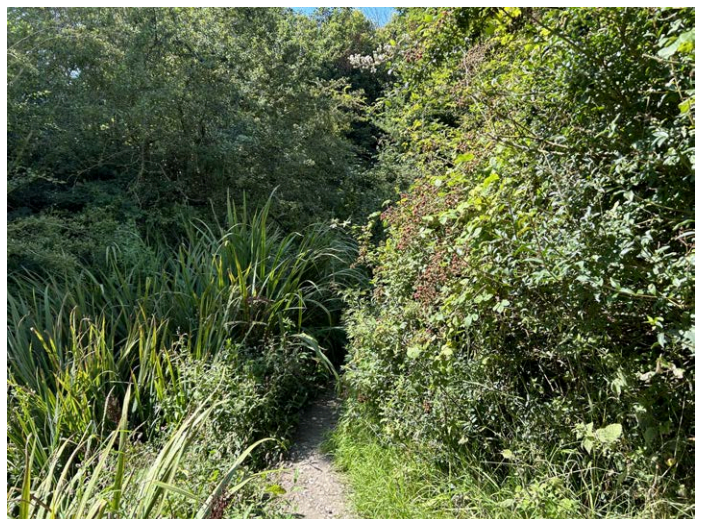
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

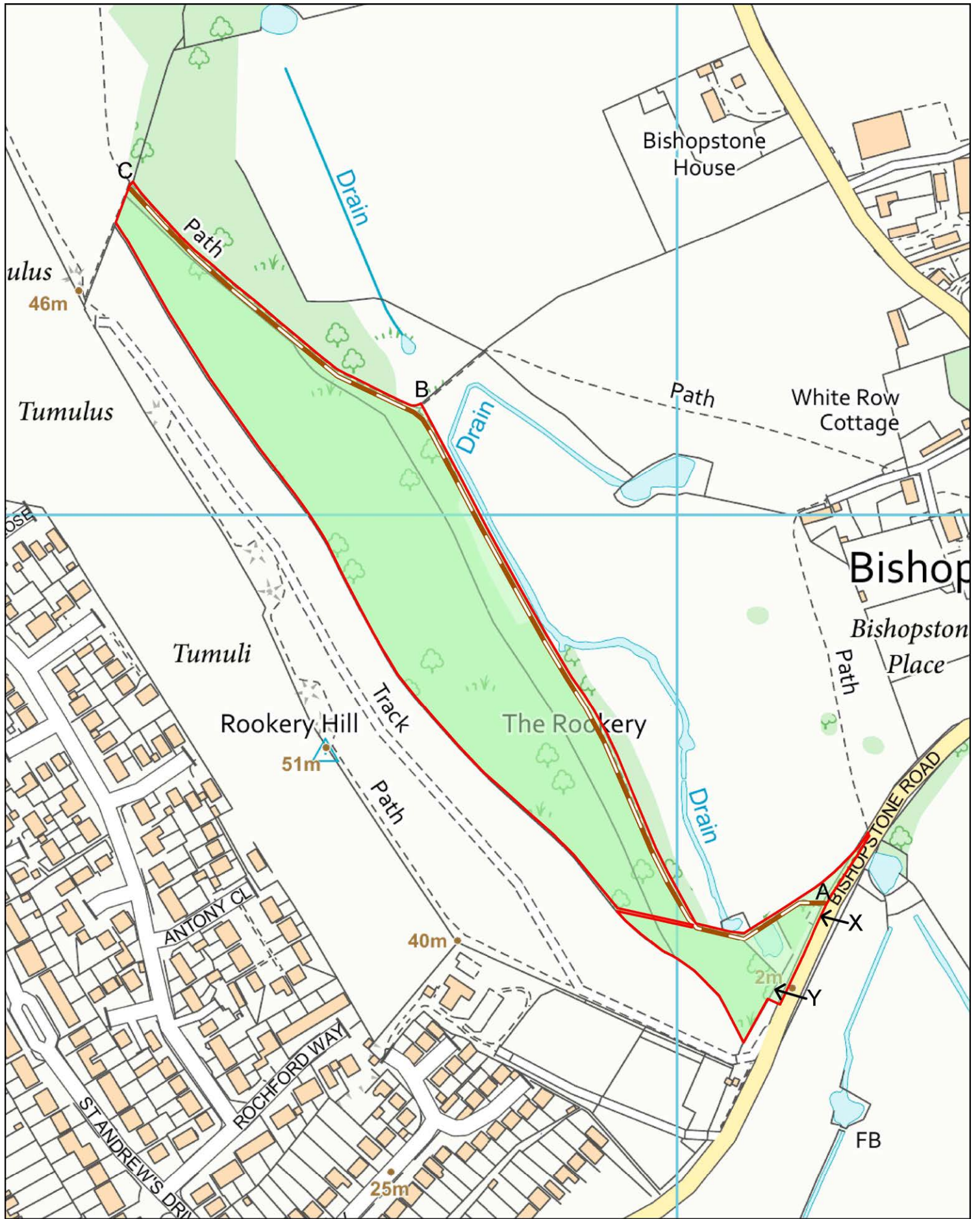
METHOD OF SALE

Rookery Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk





Rookery Wood

Location TQ 468 009
 Scale 1:3,500 @ A4
 Drawing No. X20508-01
 Date 07.09.23



Tustins

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

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Rookery Wood

Location TQ 468 009
 Scale 1:50,000 @ A4
 Drawing No. X20508-02
 Date 04.09.23



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Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 info@tustins.co.uk

Unit 2, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

www.tustins.co.uk