



**FREEHOLD FOR SALE BY PRIVATE TREATY**

**3.21 Acres (1.30 Hectares)**

## **WALDRON DOWN WOOD**

**Blackboys, near Heathfield, East Sussex**

**Offers Around £27,000 are invited for this property**

OS Grid Ref: TQ538213 Lat/Long:50.971326,0.190506 Nearest Post Code: TN21 0TN  
what3words: scarcely.goat.violinist

### **Selling Agents**

Tustins Chartered Forestry Surveyors

**For further information contact John Clegg or Jack Clegg**

**Find more woodland properties for sale on our website**

## LOCATION

The woodland is situated between Blackboys and Heathfield. The latter is about 2 miles to the east. Uckfield is 6 miles, Royal Tunbridge Wells 14 miles and Brighton 21 miles. All distances are approximate.

## DESCRIPTION

A small woodland with strong conservation interest situated within the High Weald National Landscape (previously referred to as an Area of Outstanding Natural Beauty or AONB). The wood is principally broadleaved with birch the main component together with some older Scots pine, Western hemlock, Red cedar and Norway spruce at the western end. Larch adds variety at the eastern end.

The woodland is accessed via a track off the B2102 suitable for 4-wheel drive vehicles at point A on the sale plan. The track is shown with a broken brown line. The boundaries against adjoining woodland are marked with posts with red tops and/or red and white hazard tape.



## 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.

## RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown with a broken brown line on the sale plan. Maintenance is according to user.

## V.A.T.

The sale of the woodland is not subject to VAT.

## 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 October 2024.

## 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.

The entrance gate at point A on the sale plan is locked. Please park by the gate and walk to the wood.

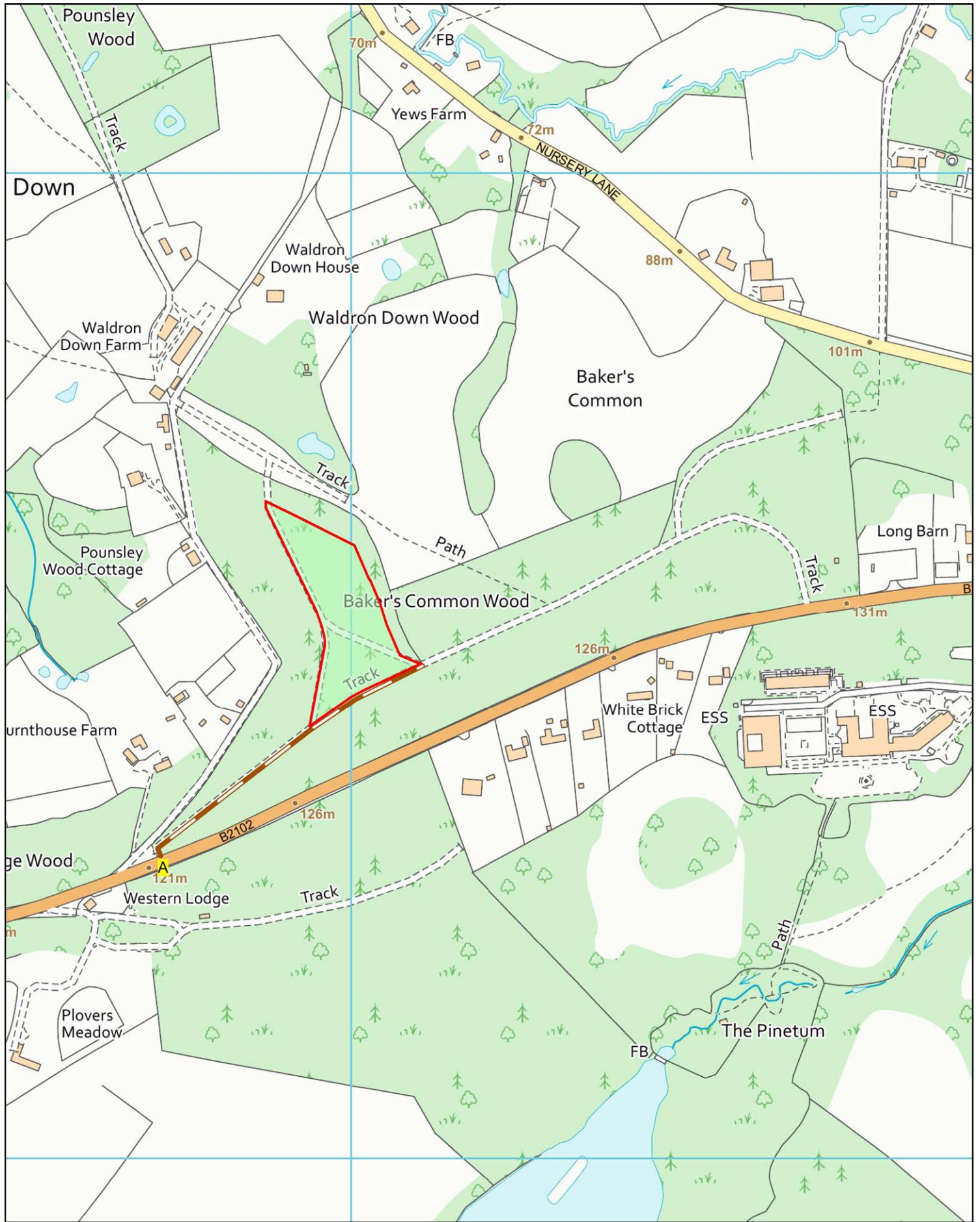
## METHOD OF SALE

Waldron Down 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](http://www.gov.uk)





## Waldron Down Wood

Location TQ 541 215  
 Scale 1:5,000 @ A4  
 Drawing No. Y22794-02  
 Date 16.07.24



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

Based on Ordnance Survey 1:2,500  
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# WALDRON DOWN WOOD

Blackboys, near Heathfield, East Sussex



## Waldron Down Wood

Location TQ 541 215

Scale 1:50,000 @ A4

Drawing No. Y22794-06

Date 16.07.24



**Tustins**

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