



**KILLINGAN WOOD
HURST LANE
SEDLSCOMBE
EAST SUSSEX
TN33 0PE**

A block of ancient and semi-natural woodland located within
an Area of Outstanding Natural Beauty.

In all about 15.8 acres (6.4 hectares)

OFFERS IN EXCESS OF £95,000

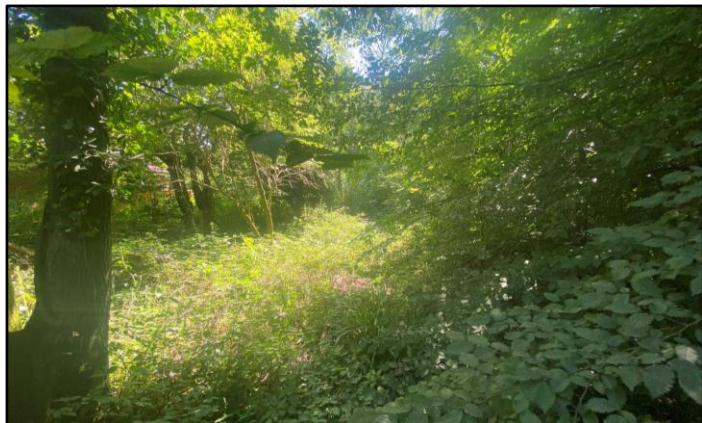
LOCATION

The woodland is located on the outskirts of Sedlescombe, approximately 1.2 miles from the centre of the village (The Queen's Head Public House). Westfield is approximately 3.9 miles to the south-east, Battle, approximately 4.6 miles to the south-west, and Hastings just under 8 miles to the south.

DESCRIPTION

Registered under Title Number ESX417272 (part of), the block of ancient and semi-natural woodland comprises various broadleaf species, including a rare Service Tree, Oak, Ash, Hornbeam, Silver Birch, and Holly, together with Aconites, Bluebells, and Wild Orchids in the Spring.

Within a book written by historians, Jonathan and Michael Starkey, it has been suggested that Killingan Wood was possibly a site connected to the Battle of Hastings.



ACCESS

Access is via public footpaths leading from Hurst Lane.

DIRECTIONS

From The Queen's Head Public House, head north-east along Brede Lane for approximately 0.6 miles (0.96 km), and then turn left into Hurst Lane. Continue on Hurst Lane for approximately 0.96 miles (1.5km), whereafter, the woodland will be found on the left-hand side, approximately 250m after a sharp left-handed corner.

What3Words: community.political.filter

SERVICES

There are no services connected.

TENURE

The property is offered for sale freehold with vacant possession upon completion.

LOCAL AUTHORITY

Rother District Council.



EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A public footpath runs along the western boundary, together with a second that runs adjacent to the eastern boundary. Please see the following link for further details: <https://row.eastsussex.gov.uk/standardmap.aspx>

The property is sold subject to and with the benefit of all existing rights whether public or private including Rights of Way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi easements, and all wayleaves, whether referred to or not within these particulars.

MINERALS, SPORTING RIGHTS AND TIMBER

All mineral rights, sporting rights and standing timber so far as they are owned are included in the Freehold.

A conveyance dated 23 September 1931 refers to a covenant regarding the sporting and mineral rights. Further information available from the selling agent.

PLANS

The attached boundary plan is for identification purposes only with boundaries shown edged red. Purchasers should satisfy themselves on the location of all external or internal boundaries prior to offering.

AGENTS NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained within these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

CLIENT IDENTIFICATION

In accordance with the Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

VIEWING

During daylight hours only and strictly by prior appointment with the Vendor's Sole Agents, BTF Partnership – Telephone: 01435 864455.

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.