



WOODLAND AT BOARS HEAD ROAD
CROWBOROUGH, EAST SUSSEX TN3 9LQ



**Lambert
& Foster**

CROWBOROUGH 2.3 MILES | ROTHERFIELD 2.7 MILES | ROYAL TUNBRIDGE WELLS 6.6 MILES

WOODLAND AT BOARS HEAD ROAD, ROTHERFIELD, CROWBOROUGH, EAST SUSSEX TN3 9LQ

An attractive block of mixed deciduous and coniferous woodland, predominantly Scots and Corsican pine, situated on the outskirts of Crowborough in East Sussex, extending in all to some 39.89 acres

GUIDE PRICE £295,000 FREEHOLD



DESCRIPTION

The Woodland at Boars Head Road extends in all to some 39.89 acres (16.14 hectares) and comprises a single block of mixed coniferous and deciduous woodland. The majority of the woodland standard is made up of established pine (Corsican & Scots), interspersed with pockets of deciduous species of varying maturity.

The woodland is broadly level, with a gentle slope along the north westerly boundary. All of the woodland is situated within the National Landscapes Area (formerly AONB). The woodland is registered under five separate Land Registry titles, with each woodland being referred to as; Harr Wood, Hew Wood, Hub Wood, Hoop Wood, and Sears Wood.



ACCESS

The woodland is accessed via a secure, shared barrier off Boars Head Road. An all-weather track which is also a restricted byway, runs adjacent to the southeastern boundary of the woodland.

ACCESS

From the centre of Crowborough, head east along Eridge Road, and after 1.1 miles take the first exit at the roundabout, heading north along Eridge Road. After half a mile, turn right onto Boars Head Road, right again, and continue for 0.9 miles before the entrance to the woodland is located on the right-hand side.

LOCATION PLAN

For identification purposes only.



VIEWING: At any reasonable time during daylight hours, having notified the **Wadhurst Office (01435 873999)**. Contact Will Jex for more information.

WHAT3WORDS: The entrance barrier to the shared track can be located at [///cemented.forwarded.loosed](https://www.what3words.com////cemented.forwarded.loosed)

When viewing, please do not block the access barrier as this is in regular use by other users.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: None **Water supply:** None

Sewerage: None **Heating:** None

BROADBAND & MOBILE COVERAGE: XX

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: <https://www.wealden.gov.uk/>

COVENANTS: The woodland is subject to a covenant from a previous sale, details of which are available on request from the selling agent. Please contact the office for more information.

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.

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