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**Lambert  
& Foster**  
PROPERTY PROFESSIONALS

**SPRING WOOD, REAR OF SPRINGWOOD ROAD, HEATHFIELD,  
EAST SUSSEX, TN21 8JX**

 **RICS**  **ARLA**  
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Heathfield 0.2 miles

## SPRING WOOD, REAR OF SPRINGWOOD ROAD, HEATHFIELD, EAST SUSSEX, TN21 8JX



**An attractive block of amenity woodland, conveniently situated on the edge of Heathfield and extending to 6.08 acres (2.46 hectares)**

**Guide Price: £65,000**

**VIEWING:** At any reasonable time during daylight hours having notified the selling agent Lambert & Foster's Paddock Wood office on 01892 832 325.

**DIRECTIONS:** The nearest postcode to the property is TN21 8JX. Entering Heathfield High Street from the eastern end, Springwood Road will be found on the right hand side. The easiest point of access is on foot over the path from Springwood Road, shown on the sale plan.

**WHAT3WORDS:** The access point of the path on Springwood Road is situated at caring. circulate.betrayed.

**SITUATION:** The woodland is located on the edge of the town of Heathfield. Heathfield has a full range of facilities, including supermarkets, public houses, restaurants and a broad range of shopping facilities and sports clubs.

Stonegate Station lies approximately 7.2 miles to the north east and provides a regular main line rail service to London in one hour and seventeen minutes.

**LOCAL AUTHORITY:** Wealden District Council, Council Offices, Vicarage Lane, Hailsham, East Sussex. Tel. 01323 443322.

**DESCRIPTION:** Spring Wood comprises a traditional mixed Sussex broadleaf woodland with a significant quantity of mature oak and coppice understorey. The wood, with the exception of the oaks and some mature beech, was clearfelled in the 1970s, which has enabled these specimen trees to grow significantly in excess of the younger surrounding species.

The vendor is a qualified ecologist who has undertaken sensitive management work to improve the woods conservation and amenity value.

The woodland is split into two separate blocks, joined by a right of way over third party land.



**SERVICES:** No services are connected to the land.

**FOOTPATHS:** No public footpaths cross the land.

**THIRD PARTY RIGHTS:** The property benefits from a right of way over third party land between the two separate blocks of freehold ownership. In addition, the land benefits from a vehicular right of way over a rough forestry track. Further information is available on request from the selling agent.

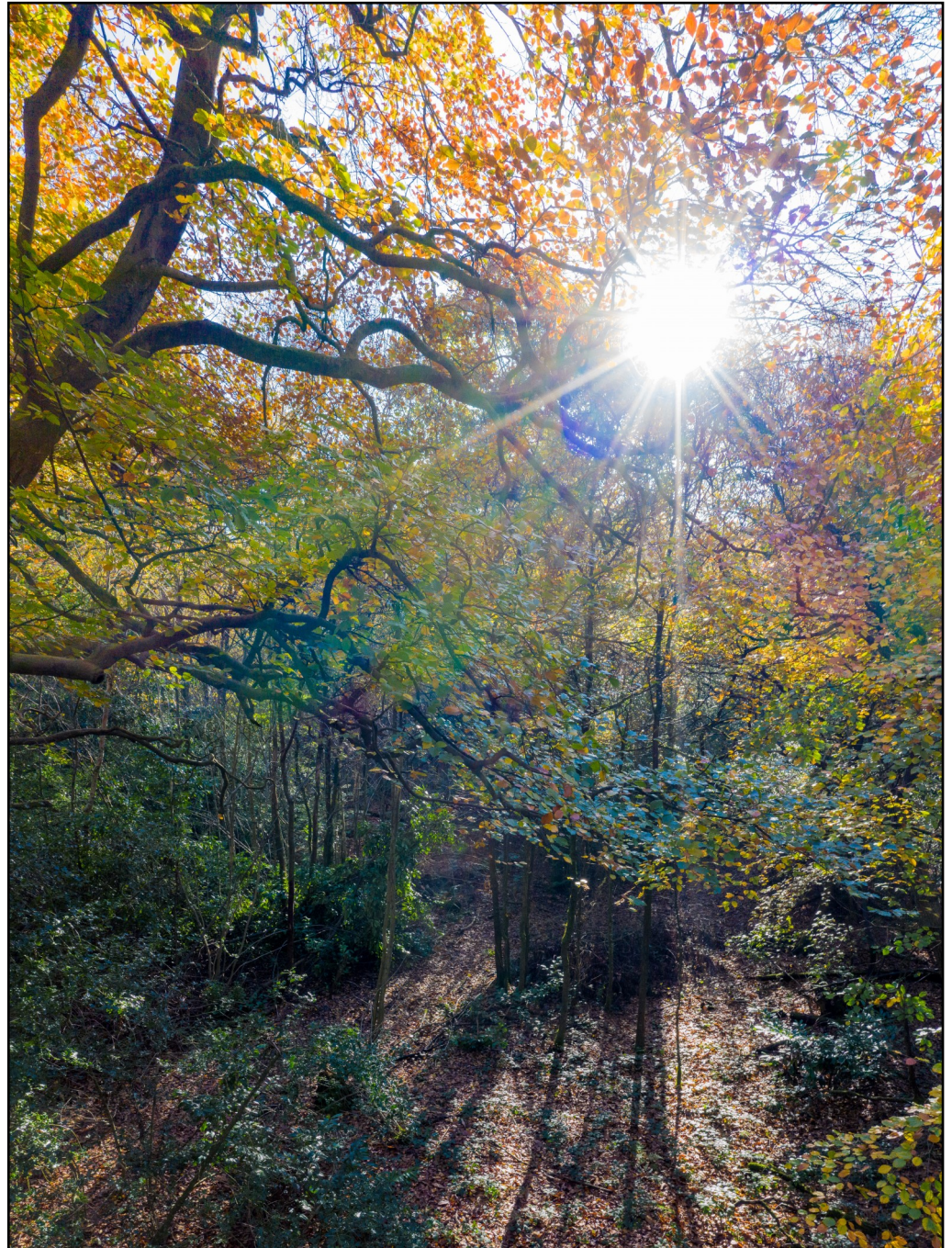
**VACANT POSSESSION:** Vacant possession on completion.

**COVENANTS:** Spring Wood is subject to a Tree Preservation Order.

**PARTICULARS, PLANS AND SCHEDULES:**

The particulars and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein. The photographs were taken in November 2020 and were supplied by the vendor. The particulars were prepared November 2020.

**ANTI MONEY LAUNDERING COMPLIANCE (AML):** 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. Unfortunately, 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.







# Lambert & Foster

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**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 but 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 Property Misdescriptions Act 1991, 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.