



CROWBOROUGH WARREN WOODLAND
BLACK HILL | CROWBOROUGH | EAST SUSSEX | TN6 1XE
AVAILABLE AS A WHOLE OR IN 4 LOTS



**Lambert
& Foster**

CROWBOROUGH WARREN WOODLAND, BLACK HILL, CROWBOROUGH, EAST SUSSEX TN6 1XE

An opportunity to purchase 63.11 acres (28.68 hectares) of mixed deciduous and coniferous woodland, nearby to the town of Crowborough, East Sussex.

GUIDE PRICE

As a whole - £380,000

Lot 1 - £110,000

Lot 2 - £100,000

Lot 3 - £90,000

Lot 4 - £80,000

CROWBOROUGH 3.2 MILES | ROYAL TUNBRIDGE WELLS 8.9 MILES | EAST GRINSTEAD 9.9 MILES



DESCRIPTION

An attractive block of undulating mixed deciduous and coniferous woodland situated within the High Weald National Landscapes area, on the outskirts of the Ashdown Forest near Crowborough. Available as a whole or in 4 lots. The woodland extends in all to some 63.11 acres (28.68 hectares) and has a network of tracks providing access to each of the 4 lots.

SITUATION

The property is situated directly to the west of the town of Crowborough, which contains an extensive range of local amenities and good mainline rail connections to London and the coast. The nearby towns of Tunbridge Wells (northeast) and East Grinstead (northwest) also provide extensive facilities.



ACCESS

The woodland is accessed via a right of way along a private track from the B2188 to the west, as marked brown on the attached sale plan. Should the woodland be sold in separate lots, the right of way will be extended to service each of the lots.

WHAT3WORDS

The gated entrance to the access track off the B2188 is located at [thighs.butlers.riddle](https://www.what3words.com/wh/01/01/01/thighs.butlers.riddle)

Lot 1 – 17.96 acres (8.16 hectares) - £110,000

Lot 1 comprises 17.96 acres (8.16 hectares) of undulating part ancient and semi-natural woodland, which is predominantly deciduous. The King's Landing Gill meanders through this area of woodland, situated along with the Crowborough Warren Furnace, which is a Historic England Scheduled Monument (List Entry Number - 1003312). The ruins of the former water mill are also visible along the banks of the Gill.

Lot 2 –16.82 acres (7.64 hectares) - £100,000

Lot 2 comprises 16.82 acres (7.64 hectares) of sloping, mixed deciduous and coniferous woodland. There is an area within this Lot which has been recently cleared.

Lot 3 – 15.11 acres (6.86 hectares) - £90,000

Lot 3 comprises 15.11 acres (6.86 hectares) of sloping, predominantly mature coniferous woodland.

Lot 4 – 13.22 acres (6.0 hectares) - £80,000

Lot 4 comprises 13.22 acres (6 hectares) of sloping, mature mixed deciduous and coniferous woodland. To the east, this Lot is bordered by pasture fields.

DIRECTIONS

From Crowborough High Street, head northwest along St John's Road, which after 1.1 miles merges to become Marden's Hill. Continue on for 0.8 miles before turning left at the junction onto the B2188. After 1.1 miles the entrance track will be located on the left hand side.

Please refer to the sale plan and follow the track marked in brown, which will take you to the woodland.

SPORTING, TIMBER & MINERALS

All sporting, timber and mineral rights are included within the sale in as far as they are owned.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way whether public or private and whether specifically mentioned or not.

Details of existing rights of way and easements are available on request.

TENURE

Freehold for sale with vacant possession.

SERVICES

There are no services connected to the land.

LOCAL AUTHORITY

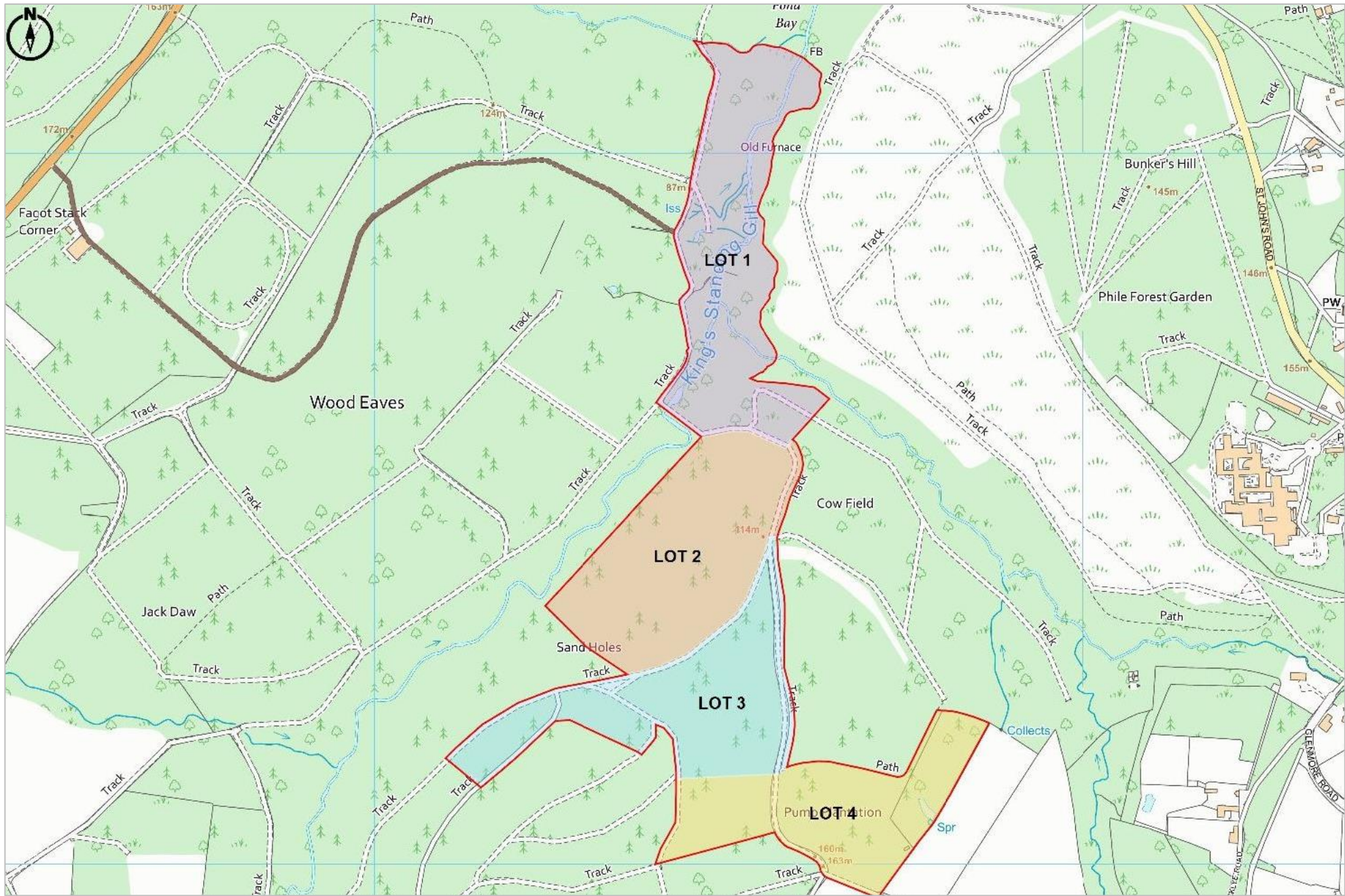
Wealden District Council, Vicarage Lane, Hailsham, East Sussex BN27 2AX. Tel 01323 443322.

VIEWING

Strictly by appointment with the selling agents, please contact Will Jex:-

Lambert & Foster, 77 Commercial Road, Paddock Wood, Kent, TN12 6DS. Tel. 01892 832325. will.jex@lambertandfoster.co.uk.





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 Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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.



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