



Axle Wood East Sussex

A mainly conifer wood in the High Weald, there is broadleaf here, with lots of potential to create more clearings and plant more native species.

Details

Price: £55,000 Freehold

Location: Crowborough, East Sussex

Size: 6 ½ acres for sale

OS Landranger: OS No 188

Grid ref: TQ 539 313

Nearest post code: TN3 9LQ

Local manager

Ruth and James Feltham

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Description

Axle Wood is a mainly conifer woodland – mostly Corsican pine with some Scots pine. There are a wide variety of broadleaf species found along the east and north boundaries and within the wood. These include oak, birch, willow, hazel and chestnut. The Corsican pine was planted approx. 40 years ago, the Scots pine closer to 60 years. The pine is ready for thinning, either as a whole, or tree by tree as suits the new owners. By felling a few pines, additional clearings could be made amongst the conifer, allowing more native broadleaf species to flourish. Bluebells emerge in the wood in late spring and bracken features throughout the forest floor. There are woods immediately adjacent to the south and east boundaries providing privacy in these areas of the wood. The wood slopes gently to the south east where a clearing has been created and a bench installed.

The south east area of Axle Wood is designated as [Ancient Replanted Woodland \(PAWS\)](#) by [Natural England](#). This means the land has been wooded since at least 1600AD. (The north west area has not been designated). There are two ancient [wood banks](#)– one of which runs through the middle of the wood. The second wood bank is found along the east boundary. There are other ancient woodland indicators in the wood, for example bluebells and hard ferns. Sparrowhawks, lesser redpoll, great spotted woodpeckers and buzzards have been recorded in the area. Deer are also occasional visitors to this and the surrounding woodland.

Access to Axle Wood is through a locked gate from the road, and along a byway (which is bumpy but accessible by car) and then another locked gate directly off the byway, where an owner can drive into the wood itself and park their car.

Axle Wood lies approx. 7 miles south of Tunbridge Wells and 2 ½ miles east of Crowborough. It is within Limekiln and Park Woods which is a large woodland area in the [High Weald](#).

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

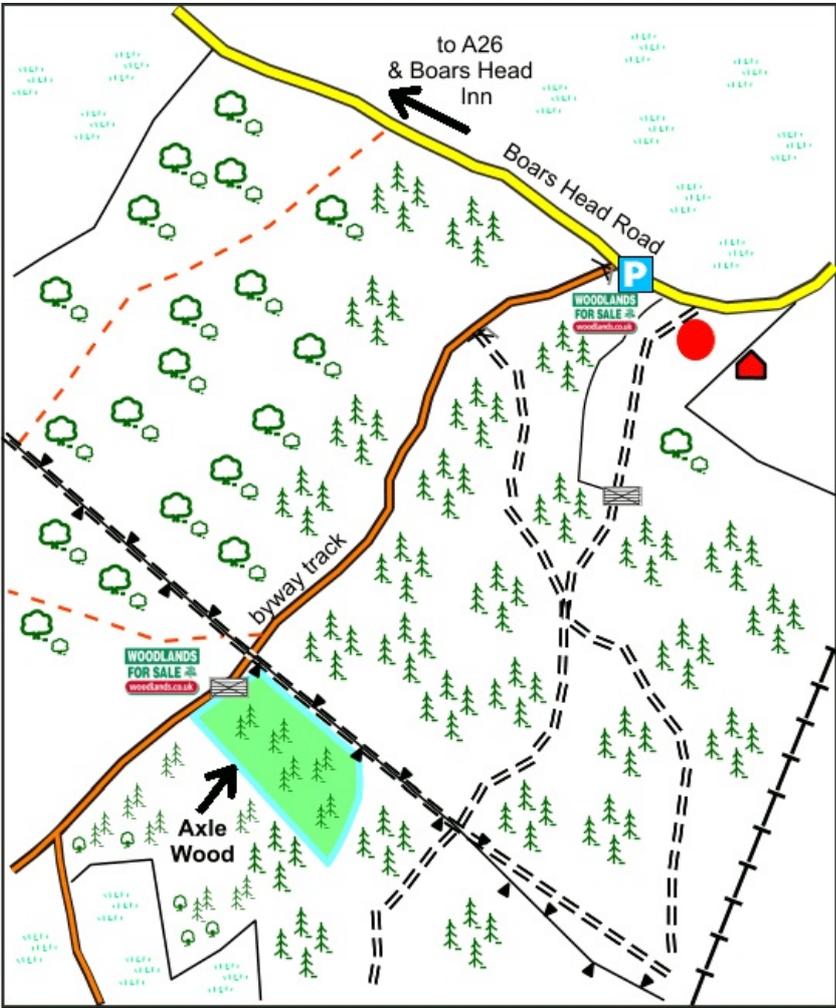
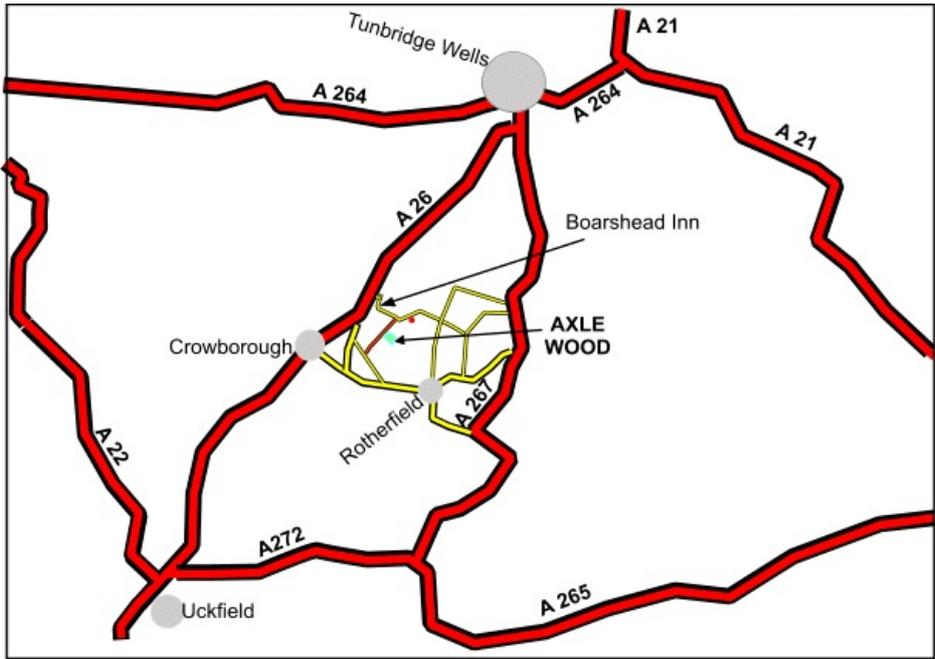
Directions

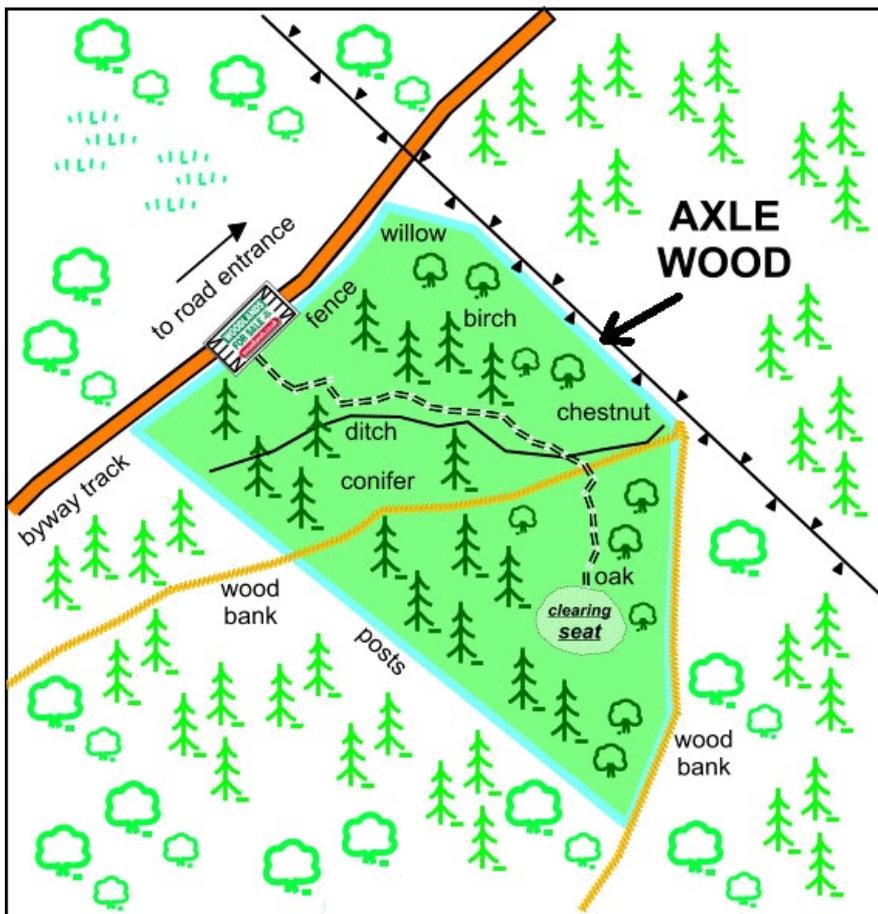
Directions:

- From Tunbridge Wells, take the A26 southwards, towards Crowborough.
- After about 5 miles, immediately after a 30mph sign, turn left at the sign for Boarshead. (If you pass a garage on your left you have gone too far).
- You are now in Boarshead Lane. Almost immediately turn right, go past the Boarshead Inn and go along the narrow, winding lane for about **1 mile**.
- On your way along this lane you will pass a small 'Woodlands Managed By Woodlands.co.uk' sign, but keep going until you get to a second 'Woodlands for Sale' sign, by a **single bar metal gate**, and a metal sign with a white disc and red circle. (*This indicates a public byway, but only open to authorised traffic, including the owner of Axle Wood*).
- Park at this gate but **please do not block the gate or the lane**.
- Walk up this byway about 500 meters (passing a single bar dark green metal gate on your left). You will reach a point along the byway where a minor power line passes overhead.
- Continue along the byway another 80 meters until you reach the first single galvanized metal gate on your left. This is the entrance to Axle Wood with BLUE markings indicating the boundary on posts.

Boundaries:

The boundaries of the wood are indicated with **BLUE** paint.





Map Legend

The Wood boundary markings		Wooden or metal gates		N ↑
Roads and Public Highways		Single bar betal gate		
Resticted byway		Trees, broadleaves		
Other private woodland tracks		conifers		
Public footpath		Grasslands, meadow		
River, stream or lake		Old wood bank		
Railway		Minor powerline		
GPS/Satnav, map location of nearest postcode		Park here		
		'For Sale' sign location		

Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.