







Cruck Wood

East Sussex

A wonderfully quiet and peaceful private ancient woodland featuring birch, oak, hornbeam, beech and sweet chestnut.

Details

Price: £105,000 Freehold
Location: Hadlow Down, Uckfield, East Sussex
Size: 5 acres for sale
OS Landranger: OS No 199
Grid ref: TQ 522 237
Nearest post code: TN22 4HH

Local manager

Ruth and James Feltham
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Description

Cruck Wood is an exceptionally private ancient woodland, offering a secluded sanctuary nestled within a larger woodland landscape. Whether gathering firewood, selectively thinning the birch to encourage the oaks to flourish, establishing a wildlife hide to observe badgers and deer, or simply immersing yourself in the tranquillity and natural richness of this remarkable setting, the opportunities to enjoy and steward this woodland are virtually limitless.

Ancient woodland indicators thrive across the forest floor, with abundant male ferns and a beautiful display of bluebells in spring. Peaceful and largely level, the wood is easy to explore on foot, with virtually no brambles. The northwest boundary slopes to a seasonal stream (which marks the boundary of the woodland), which enhances the landscape and provides an important water source for wildlife. Mature beech and hornbeam are found along this edge, while a rustic bench set back into the wood in a sunny clearing offers a perfect spot to relax and watch the abundant wildlife. A ride-stop on the southern boundary provides convenient parking within the woodland itself.

Cruck Wood is located within the High Weald Area of Outstanding Natural Beauty. It is accessed from the A272, down a stoned track, past some attractive privately owned meadows, through a set of locked double wooden gates. The stoned track continues into the larger 'Waste Wood', and after approx. 500 meters an unsurfaced track turns right, passes over a gully and leads to the entrance to Cruck Wood itself (see Maps).

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.

Trees

Cruck Wood features birch, oak, hornbeam, beech, sweet chestnut, holly and the occasional conifer and mountain ash. The birch could be thinned and would provide firewood – it is a lighter, faster-burning hardwood with beautiful flame patterns and a sweet aroma and is known for its fast, punchy heat and lively, bright flames.

Cruck Wood is part of the larger 'Waste Wood' and has been designated partly as **Plantations on ancient woodland site (PAWS)** and partly as **Ancient Semi Natural Woodland (ASNW)** by **Natural England.** This is woodland that has been under constant tree cover since at least 1600AD. It is valued as a rich reserve of biodiversity.

Wildlife

The animal tracks that criss-cross the forest floor point towards this being a woodland packed with wildlife – there is clear evidence of deer (deer 'scrapes' can be found amongst the bracken and ferns) as well as badger and rabbits.

For ideas on how to manage your woodland for wildlife why not have a look here:

https://www.woodlands.co.uk/owning-a-wood/managing-your-woodland-for-wildlife/

Features

- A private sanctuary tucked away from any tracks / footpaths and surrounded by other privately owned woodlands.

- Ancient woodland indicators including bluebells and hard ferns.

- Lots of firewood (birch).

- Sunny glades and minimal bramble make this woodland very accessible.

- A seasonal stream along the northwest facing side of the wood – this can be fast flowing in the wetter months.

Access, tracks and footpaths

Cruck Wood is accessed from the A272 to the west of Hadlow Down. A stoned track leads through locked wooden gates (an owner will be provided the key for this locked gate) and down into Waste Wood. An unsurfaced track leads between 2 woodlands to the ride stop entrance to Cruck Wood. A new owner would be able to park within the boundary of Cruck Wood itself. Please note this unsurfaced track may be prone to bogginess in the wetter months. There is a second unsurfaced access track further south off the stoned track, which brings you to the southern point of the wood and joins the track along the southeast side of the wood.

There are no public footpaths alongside or within the wood itself.

Rights and covenants

The wood is sold with the sporting rights.

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.

Activities

- Learning woodland management.

- Collecting firewood.

- Building dens or hides for observing the wildlife.

- Private family camping.

- Other ideas can be found here: **https://www.woodlands.co.uk/owning-a-wood**

Woodlands.co.uk are also pleased to offer £300 for new owners to attend a woodland related course of their choosing to pursue their woodland interests.

Local area and history

Nearby is the historical village of **Hadlow Down** - which features **The New Inn**, a suitable place for a refreshing drink. For those interested in Steam Engines **Tinkers Park** is found nearby. **Wilderness Wood** is also situated close to the woods – which runs various **events and courses.**

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

Google Maps Pin for track entrance leading to the gate **here.**

What3Words reference for main gate **here**. (**///convinced.cashier.darkest**)

Closest **postcode**: TN22 4HH This will take you to the area as shown by the red dot on the map.

Coordinates for track leading to Cruck Wood (off the A272) are: N50.996940, E0.177054

To find the wood follow the instructions below.

- Travelling south on the A22 and just north of Uckfield take the A272 going east.
- On the A272 go through Buxted and as you enter Hadlow Down just before the Speed Restriction Sign turn right into a track with a black milk churn marked ‘Woodlands Farm’ on it. (If you go past the church on your left, you have gone too far).
- Go 200 metres down this track to a pair of double wooden field gates on your right.
- Park on the left, opposite these gates. **Please do not obstruct this track or gates as they are in constant use.**
- Go through the post and rail fence by the double gates and walk about 520 metres down the stoned track.
- Turn right up the track with the small ‘woodland for sale’ signs, walking approx. 250 meters to the top of the track.
- The ride stop entrance to Cruck Wood is on the far side of the track to the left with its boundaries marked in blue.

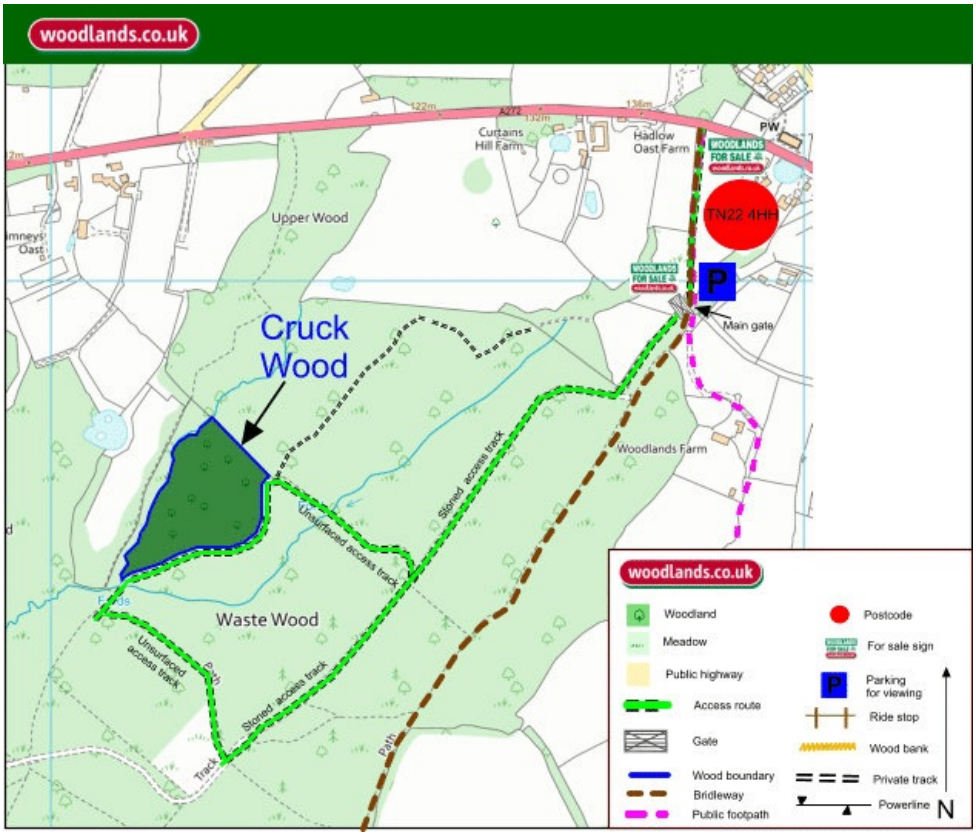
Sat Nav note: The post code TN22 4HH is for the point shown on the location map by the red dot.

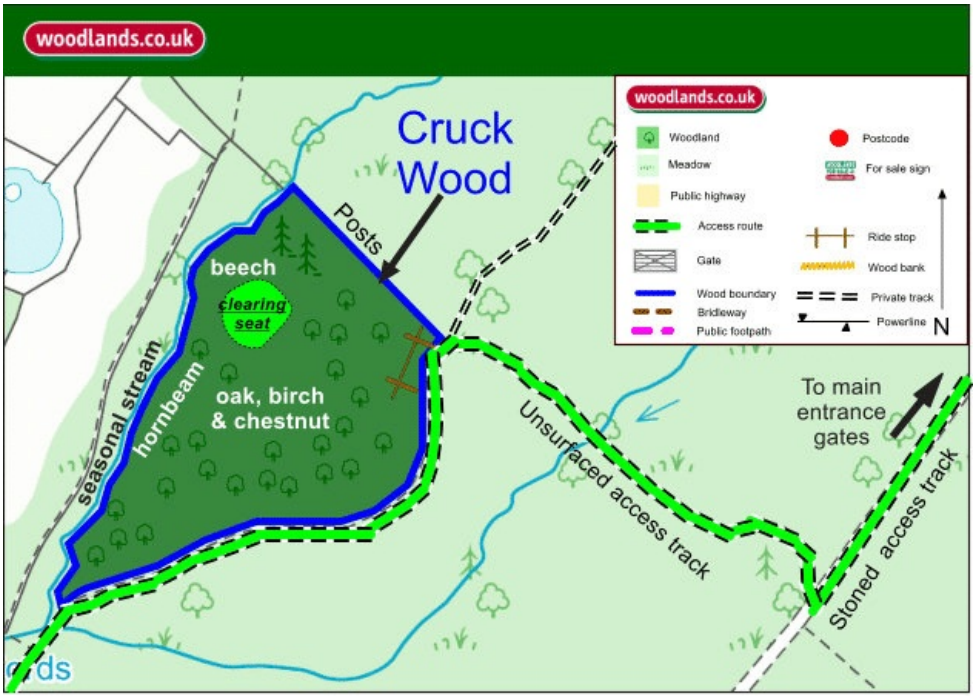
Boundaries:

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









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.