

Wattle Wood East Sussex

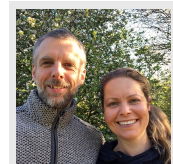
An attractive ancient mixed broadleaf woodland situated approx. 7 miles north from the coastal town of Rye.

Details

Price: £115,000 Freehold
Location: Beckley, Rye, East Sussex
Size: About 7 acres for sale
OS Landranger: OS No 199
Grid ref: TQ 847 234
Nearest post code: TN31 6SD

Local manager

Ruth and James Feltham
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ruthandjames@woodlands.co.uk



Description

Wattle Wood lies to the south of the village of Beckley and is approximately 3km west of the village of Peasmarsh. The woodland sits within the High Weald Area of Outstanding Natural Beauty (AONB). It is an incredibly varied ancient mixed broadleaf wood. There are many splendid mature oaks throughout the wood and evidence of bluebells on the forest floor. Wattle Wood is level in the west and slopes gently east, allowing for good drainage. A rustic style bench has been installed in a private clearing by a mature oak tree, a short walk from the ride stop entrance.

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

Wattle Wood is a mature mixed broadleaf coppice with standards. It has been designated 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.

Sweet chestnut, oak, birch, hornbeam, hazel, ash, holly and hawthorn can all be found within the woodland. The chestnut coppice could be harvested and the standard oak trees, which are mostly veteran, should be retained where possible. When seasoned the chestnut could be used as firewood in a wood-fired boiler to provide your central heating. Or it could be used as timber that is rot-resistant, and very strong for making posts. Birch is easily split and dries easily. In the coming years this woodland has enormous potential to provide a steady and sustainable supply of excellent firewood. It is worth noting that Woodlands.co.uk offer £300 towards [a course](#) for a new owner. This would provide the opportunity to learn the skills required to resume coppicing in the future.

Please note - the felling which has recently taken place in woods near to Wattle Wood, was undertaken in order to deal with the spruce bark beetle. These forestry works are now complete. It is worth noting there are no spruce trees in Wattle Wood and no trees have been affected.

Wildlife

Marsh tit and nightjar have been recorded within 1km of the wood. Butterflies and dragonflies can be seen along the rides. Local stories tell of wild boar once roaming in these woods, but none have been spotted in recent times! There is plenty of opportunity to enhance the habitat for wildlife here, from the simple provision of bird and bat boxes to the management of the tree cover and ground flora.

Features

- An ancient semi-natural mixed woodland within the High Weald AONB.
- Mature oaks, hornbeam, chestnut and birch feature in this attractive wood.
- A private track leading to a small natural clearing and a rustic bench.

Access, tracks and footpaths

Access to Wattle Wood is via a single metal gate off Horseshoe Lane (an owner will be provided a key for this locked gate). A stoned track leads to the ride stop entrance to Wattle Wood. Here owners are able to drive in and park a car within the wood itself. A private walk track leads from the ride stop entrance to a small clearing and the bench.

A public footpath abuts the north boundary of Wattle Wood. There are no public rights of way within the wood itself.

Rights and covenants

The wood is sold with the sporting rights.

The owner of Wattle Wood will be asked to enter a [covenant](#) to ensure the quiet and peaceful enjoyment of the wood.

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

A fantastic family wood - great for camping and numerous outdoor activities. Wattle Wood provides the opportunity for a new owner to manage a coppice wood and to learn and practice green woodworking. Why not set up a private camp for overnight stays, or simply come for a relaxing day out and picnic within the trees, or see what birds can be spotted in the woods?

Local area and history

Beckley village was part of the [Wealden iron industry](#) back in the 16th century. An iron furnace was built at Beckley Furnace,

which is south of the woods – this ceased production in the 18th century. The surrounding area is heavily wooded - including [Beckley Woods](#) and [Flatropers Wood](#). [Bodiam Castle](#) is approx. 7 miles west of the wood – this wonderful 14th century moated castle is well worth a visit. The village of Northiam is about 3 miles away - and in the summer [steam trains run from the station](#) here. [Rye](#) is approx. 7 miles away down on the coast – this wonderful medieval town has lots to explore amongst the cobbled streets.

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

Please note, for satellite navigation, use the post code TN31 6SD. This will take you to within approx. 50 meters of Milldown Wood (of which Wattle Wood is a part) as shown by the red dot on the map. Coordinates to the main entrance gate leading to Wattle Wood (off Horseshoe Lane) are: 50.97882, 0.62901. To find the wood follow the instructions below.

Heading south on the A21

- At the traffic lights at Flimwell, take the A268 east towards Hawkhurst / Sandhurst.
- Continue through Hawkhurst, Sandhurst and Newenden (where you cross the River Rother).
- Continue onwards, on what is now Station Road, south towards Northiam.
- Pass through Northiam, and once you pass Northiam Primary School on your right, take the B2088 to the left signposted to Rye and Beckley. Pass the Rose and Crown pub on your left, heading to Beckley.
- After approx. 1.3 miles, just before you get to Beckley, take the turn to your right called Horseshoe Lane.
- Approx. 500 meters down this road you will reach the single metal gate entrance to Milldown Wood on your left with a 'Woodlands for Sale' sign on it.

OR

Heading north from Hastings on the A21

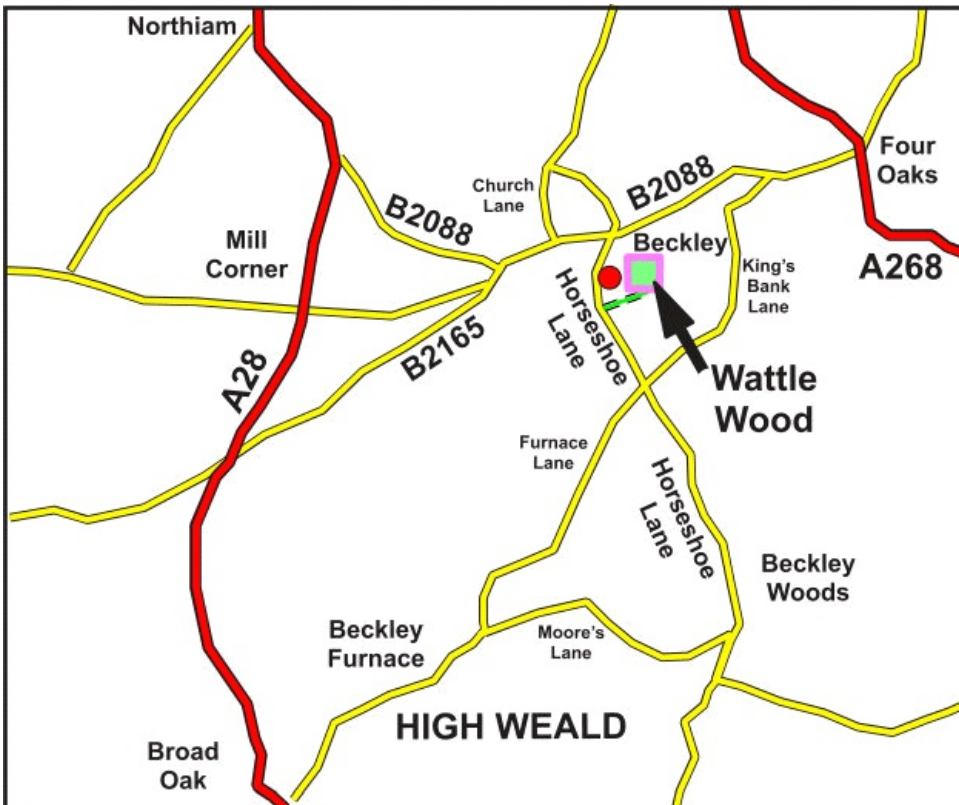
- Heading north out of Hastings, follow White Rock Road to Bohemia Road / A 21
- Take a right onto Westfield Lane / A28 and follow for approx. 7 miles.
- Turn right onto Beckley Road / B2165
- After approx. 1 mile take a slight right onto B2088 signposted to Rye and Beckley. Pass the Rose and Crown pub on your left, heading to Beckley.
- After approx. 1.3 miles, just before you get to Beckley, take the turn to your right called Horseshoe Lane.
- Approx. 500 meters down this road you will reach the single metal gate entrance to Milldown Wood on your left with a 'Woodlands for Sale' sign on it.

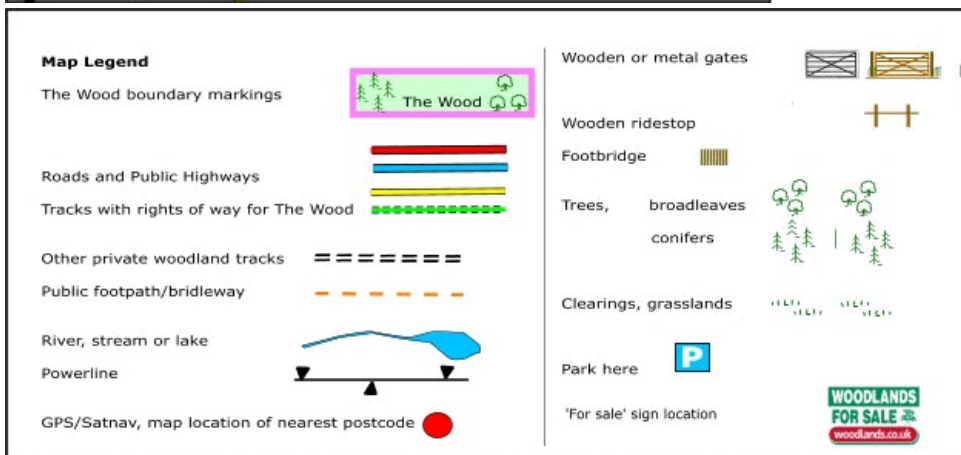
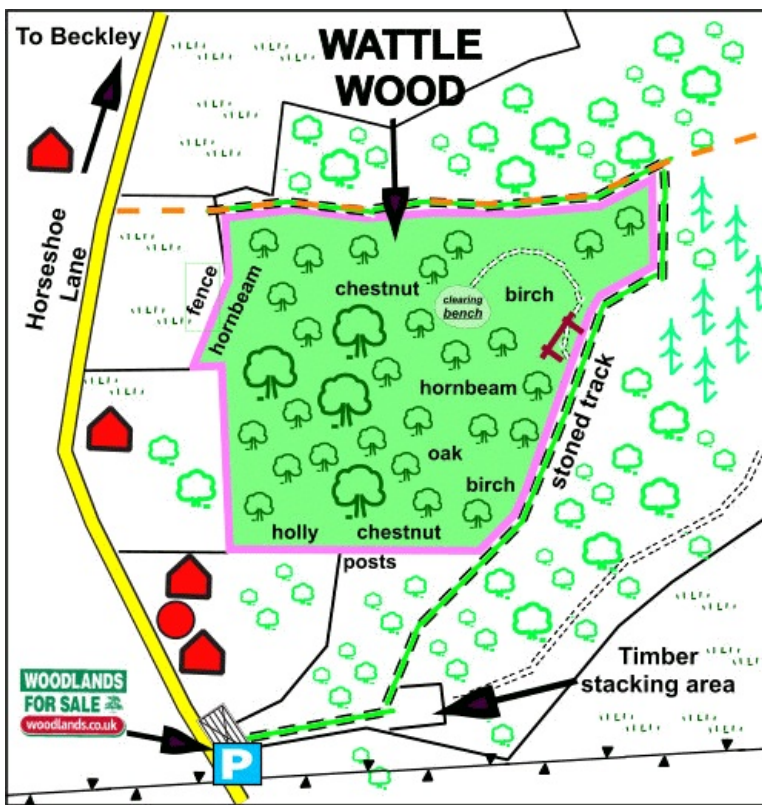
Once you arrive at the main entrance gate:

- Park on the side of the road (being sure to leave the main gate accessible). Walk round the side of the gate and up the stoned track.
- Follow the main track approx. 300 meters round to the left. The entrance to Wattle Wood is on the left-hand side of the track with its boundaries marked in MAUVE.
- Sat Nav note: The post code TN31 6SD is for the point shown on the location map by the red dot.

Boundaries:

The boundaries of the wood are indicated with **MAUVE** markings. The stoned track runs along the east boundary; a public footpath to the north (outside the boundary of the wood); a meadow / fencing to the west side; and a post line of chestnut posts to indicate the south boundary.





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.