

Hurdle Wood East Sussex

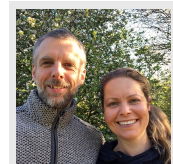
Situated approximately 7 miles north from the coastal town of Rye, Hurdle Wood features a variety of deciduous and coniferous tree types.

Details

Price: £79,000 Freehold
Location: Beckley, near Rye, East Sussex
Size: 4 $\frac{3}{4}$ acres for sale
OS Landranger: OS No 199
Grid ref: TQ 849 236
Nearest post code: TN31 6SD

Local manager

Ruth and James Feltham
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Description

Hurdle 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). A stoned track leads from the gate to the ride stop entrance to Hurdle Wood. Here an owner is able to drive in and park a car.

The wood is an incredibly varied ancient woodland featuring sweet chestnut, birch, hornbeam, oak, hazel and holly, as well as mature conifer. Ancient woodland indicators including bluebells and hard ferns can be found on the forest floor, and there are old hornbeam pollards marking the east boundary. A rustic style bench has been installed amongst the conifer offering a spot to sit and observe the wildlife. Hurdle Wood has an open field to the northeast side and private woodlands surround the rest 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.

Trees

The north and southwest areas of Hurdle Wood comprises sweet chestnut, birch, hornbeam, hazel and oak. The chestnut coppice could be harvested and the oak standards retained. 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. In the coming years the chestnut and birch has enormous potential to provide a steady and sustainable supply of excellent firewood.

Western hemlock, the occasional Scots pine, together with birch, hornbeam and oak are found in the southeast of the wood. There are several splendid mature oak standards throughout this area.

Hurdle Wood 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 and historic features. There is an area which has recently been clear felled of Norway spruce following a Statutory Plant Health Notice from the Forestry Commission. The works were completed in early 2022. There are a couple of seasonal Forest Research traps located in this area which are understood to be in place until the end of 2024. The clear-felled area will naturally regenerate over time; however a new owner may decide to plant their choice of new trees.

Wildlife

Marsh tit and nightjar have been recorded within 1km of the wood. 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 mixed woodland within the High Weald AONB.
- A plentiful supply of firewood.
- A rustic bench hidden amongst the conifer and mature oak.
- A recently clear-felled area offering the opportunity to plant new trees.

Access, tracks and footpaths

Access to Hurdle Wood is via a single metal gate off Horseshoe Lane. A stoned track leads to the ride stop entrance to the wood. Here owners are able to drive in and park a car.

A public footpath abuts the south boundary of Hurdle Wood. There is a public footpath running north-south through the wood.

Rights and covenants

The wood is sold with the sporting rights.

The owner of Hurdle 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

From coppicing the sweet chestnut to produce firewood, to [learning how to make charcoal](#), to producing [hurdles from the hazel](#), there are lots of skills that could be learned and practiced. Alternatively, a new owner could simply immerse themselves in nature and enjoy the tranquillity of this ancient woodland.

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

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 Hurdle Wood is a part) as shown by the red dot on the map. Coordinates to the main entrance gate leading to Hurdle 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.

Heading north from Hastings on the A21

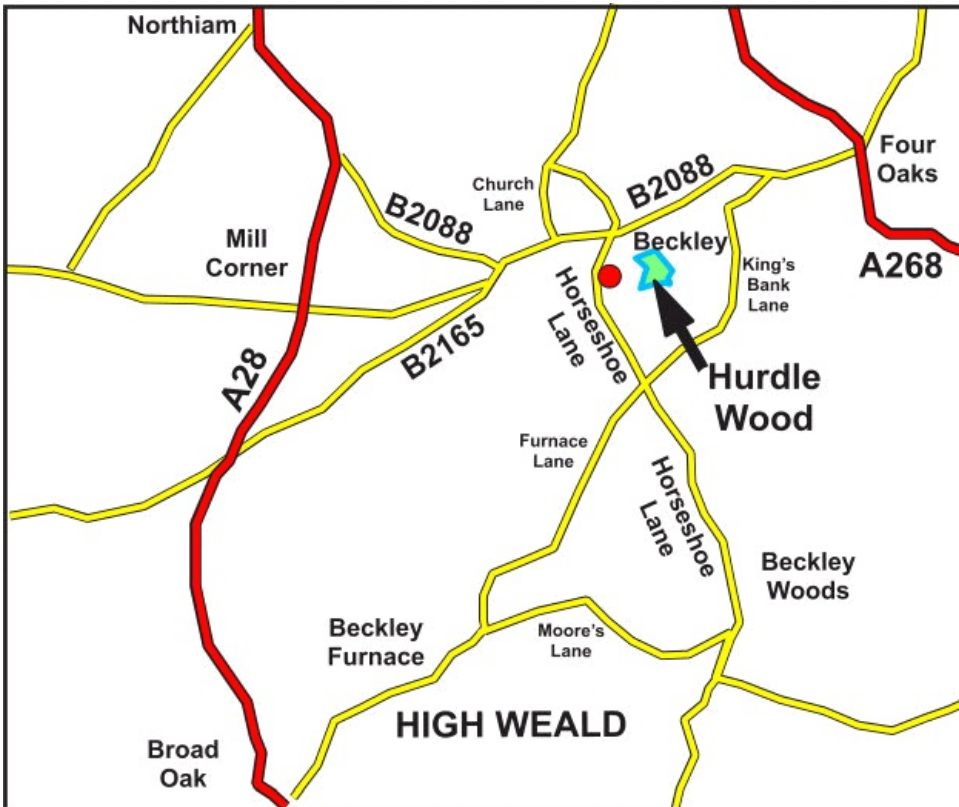
- Heading north out of Hastings, follow White Rock Road to Bohemia Road / A 21
- Take a right onto Westfield Lane / A28 and follow for approx. 7 miles.
- Turn right onto Beckley Road / B2165
- After approx. 1 mile take a slight right onto B2088 signposted to Rye and Beckley. Pass the Rose and Crown pub 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.

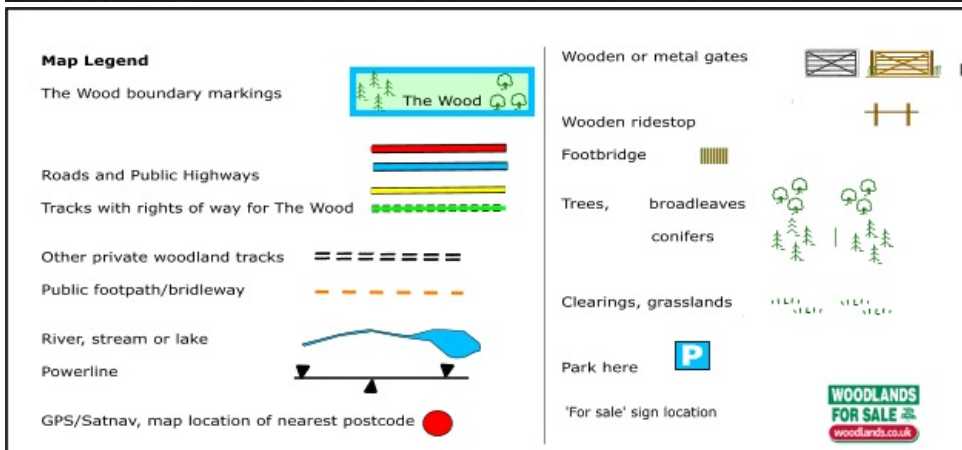
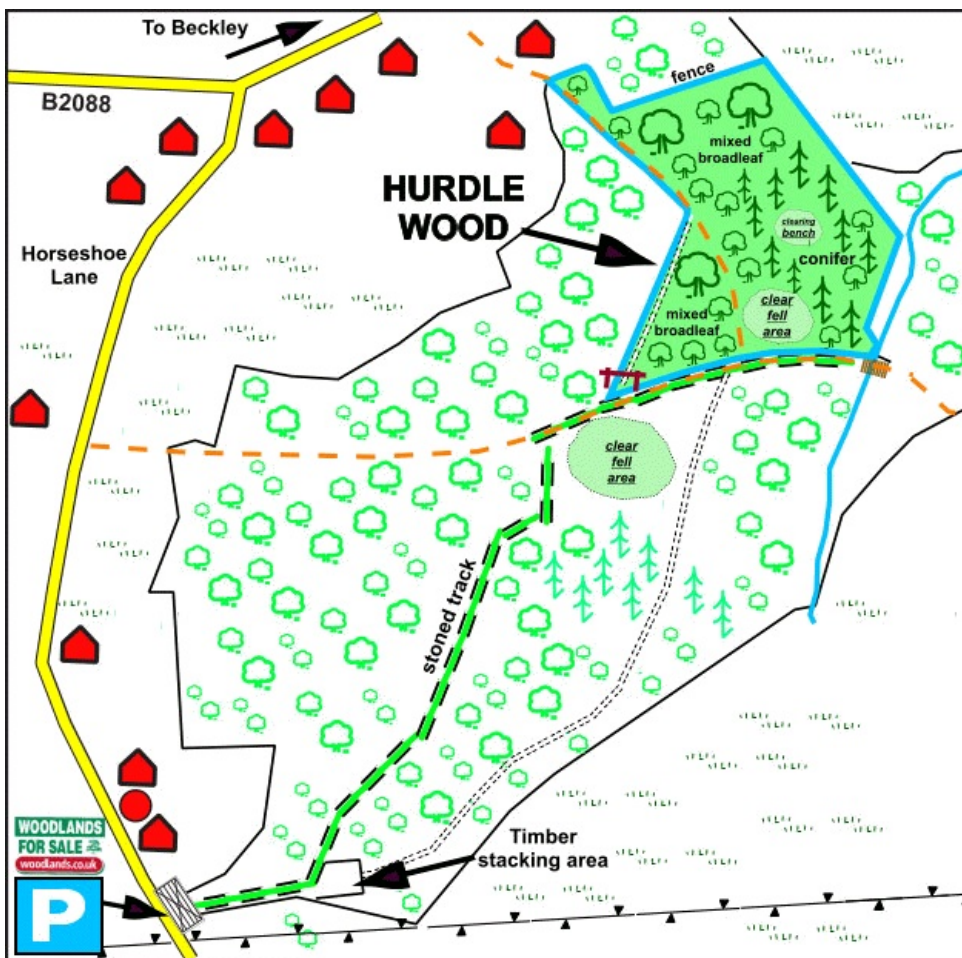
Once you arrive at the main entrance gate:

- 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. 400 meters round to the left to the T-junction. Turn right and walk another 50 meters and the entrance to Hurdle Wood is on the left-hand side of the track with its boundaries marked in BLUE.
- 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 **BLUE** markings on trees and posts.





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.