WARTLING WOOD
WARTLING ROAD, HERSTMONCEUX, EAST SUSSEX BN27 1RR

EST 1900

Lambert & Foster

HERSTMONCEUX 2.5 MILES | HAILSHAM 6.6 MILES | PEVENSEY 3.8 MILES

WARTLING WOOD, WARTLING ROAD, HERSTMONCEUX, EAST SUSSEX BN27 1RR

A well-situated block of Ancient and Semi-Natural broadleaf woodland, located on the outskirts of Herstmonceux in East Sussex. In all the woodland extends to 35.39 acres (14.32 hectares).

GUIDE PRICE £280,000 FREEHOLD

DESCRIPTION

Wartling Wood is located to the east of Wartling Road, and the Herstmonceux Science Centre, in between the villages of Wartling and Boreham Street in East Sussex.

The woodland is arranged in a single block with dual road frontage, and extends in all to some 35.39 acres (14.32 hectares), comprising mixed broadleaf woodland. A gated entrance (now overgrown) off Wartling Road leads to a woodland ride routed around the boundary of the woodland. The majority of the boundaries are fenced, with some areas marked by painted boundary posts.

The woodland is teaming with flora and fauna, and comes alive in the Spring with English Bluebells, Wood Anemones, and Primroses, some of which are common ancient woodland indicator species. Dotted around the woodland are patches of Butcher's Broom, a further ancient woodland indicator species.

The woodland is divided into a number of compartments with standards of varying maturity and species, some of which have been coppiced more recently than others. Tree species include, but are not limited to; Oak, Silver Birch, Ash, Hornbeam, Beech, Sweet Chestnut, and many others.

DIRECTIONS

The nearest postcode to the property is BN27 1RR. Using the What3words App, the access gateway to the woodland can be found at ///origins.defeated.joints

ACCESS

The property is accessed directly off Wartling Road, via a five bar gate.

DESIGNATIONS

The woodland is subject to the following designations:

- Ancient and Semi-Natural Woodland
- Part of the woodland is subject to a Tree Preservation Order, a copy of which is available on request.

METHOD OF SALE

Wartling Wood is offered for sale as a whole by Private Treaty. The selling agents may set a date for Best and Final Offers and interested parties are advised to register interest to be kept updated on the sales process.

SERVICES AND UTILITIES

The woodland is not connected to any services. Purchasers must rely on their own investigations as to the availability of local service connections.

MINERAL, SPORTING AND TIMBER RIGHTS

Included in the freehold sale.

PUBLIC RIGHTS OF WAY

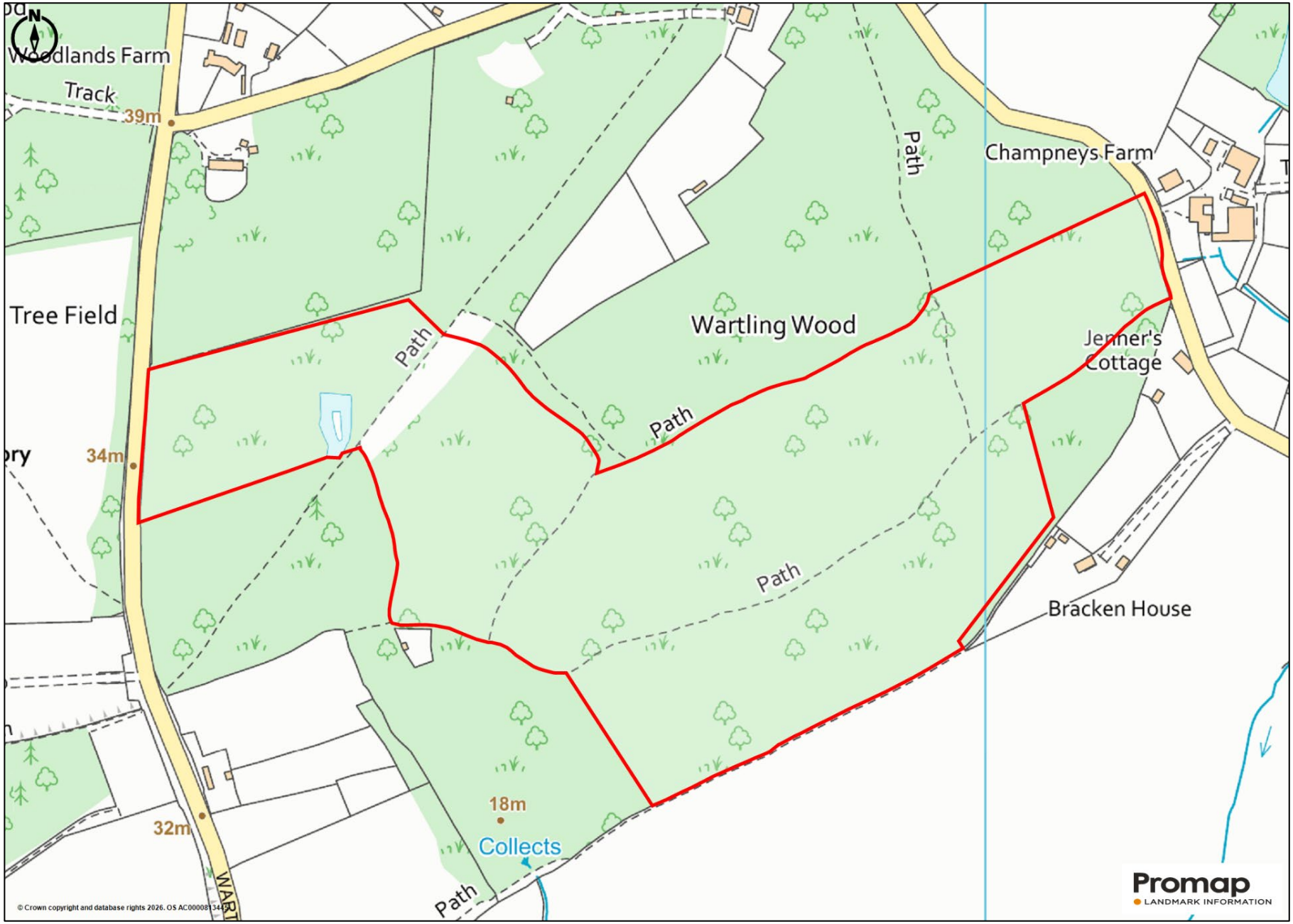
There is a public footpath passing through the woodland, reference WRT/28/1. Please refer to the East Sussex Definitive Rights of Way map for details of the route.

VIEWING

By prior notification only. Please contact the selling agents Wadhurst Office, with enquiries directed to Will Jex on 01435 873 999, or will.jex@lambertandfoster.co.uk

LOCATION PLAN

For identification purposes only.



TENURE: The property is sold Freehold with vacant possession on completion.

BROADBAND & MOBILE COVERAGE:
(Visit https://checker.ofcom.org.uk/en-gb/broadband-coverage or enquire with the office for more information).

LOCAL AUTHORITY: Wealden District Council, Vicarage Lane, Hailsham, BN27 2AX.

COVENANTS: Covenants Relate to this property - please contact the office for more information.

FLOOD & EROSION RISK: Rivers and Sea Flood Zone 1. Surface Water Flood Zone 1.
(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHOTOS:: Photos taken in Spring 2026, and Summer 2026.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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. 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 Digital Market, Competiton and Consumers (DMCC) Act 2024, 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.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

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