



# Woodland at Bartley Mill Road

Woods Green, Wadhurst, East Sussex, TN3 8BH

Batcheller  
Monkhouse

Our Corner of England





# WOODLAND AT BARTLEY MILL ROAD

A parcel of Ancient Woodland extending to 9.26 ac (3.75 ha) in a rural setting close to Wadhurst.



## SITUATION

The land is located in a rural setting off Bartley Mill Road in between Wadhurst and Bells Yew Green near Tunbridge Wells. The property is approximately 2 miles north of Wadhurst and approximately 6.5 miles south of Tunbridge Wells.

## DESCRIPTION

The land measures approximately 9.26 ac (3.75 ha) and comprises an attractive block of mature broadleaf woodland. It comprises predominately chestnut coppice which has been lightly managed with several mature broadleaf species including oak and birch. We are informed by the Vendor that the woodland has a fantastic bluebell display during the spring months.

The property is located within the High Weald Area of Outstanding Natural Beauty and is designated Ancient Woodland. The woodland is therefore more protected from certain types of development and uses such as permanent structures and business activities which would damage the woodland. The Vendor would encourage interest from those wishing to continue the sympathetic use and management of the woodland.

## ACCESS

The wood has vehicular access directly from Bartley Mill Road. The property also benefits from a right of access with or without vehicles across the track along the western boundary subject to contributing a fair proportion towards the cost of upkeep of that track.

The property has the benefit of a right of way at all times and for all forestry purposes with or without animals, vehicles, and agricultural equipment over and along the public footpath located along the eastern boundary of the property.

## RESTRICTIVE COVENANT

For the benefit of the vendors retained property, the land will be sold subject to a Restrictive Covenant preventing the following:

Not to use the property for any leisure or commercial use involving motorised cycles or vehicles (aside from those required for forestry purposes).

## TENURE AND POSSESSION

The land is for sale freehold with vacant possession upon completion.





## SERVICES

No known services are connected.

## SPORTING AND TIMBER

All sporting and timber rights are currently in hand and will be transferred to the Purchaser.

## RIGHTS OF WAY

There are no public rights of way on the property. There are two public footpaths located near to the woodland, along the eastern and western boundaries.

## LOCAL AUTHORITY

Wealden District Council  
Website: [www.wealden.gov.uk](http://www.wealden.gov.uk)

## TITLE NUMBER

The land is registered with the Land Registry under Title Number ESX135056 and part of ESX240270.

## DIRECTIONS

From Bells Yew Green take the B2169 east towards Lamberhurst. After approximately 1.2 miles turn right onto Bartley Mill Road. After approximately 1.4 miles the woodland is on your left.

**What3Words:** ///reverses.flask.jungle

## VIEWINGS

Viewings will be unaccompanied during daylight hours, but you should register your interest prior with the sole agents:

**Batcheller Monkhouse, 1 London Road, Tunbridge Wells, TN1 1DH**  
**Contact: Emer Edwards MRICS, Senior Surveyor**  
**Telephone: 01892 509280 Email: [e.edwards@batchellermonkhouse.com](mailto:e.edwards@batchellermonkhouse.com)**

**GUIDE PRICE £145,000**



**NOTE:**

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

