

Rowland Wood

East Sussex / Kent border

An extremely private ancient woodland - with chestnut coppice, mature oak and bluebells. Great for family forestry and a plentiful supply of firewood.

Details

Price: £145,000 Freehold

Location: Hook Green, near Lamberhurst, East Sussex / Kent border

Size: 8 acres for sale

OS Landranger: OS No 188

Grid ref: TQ 650 350

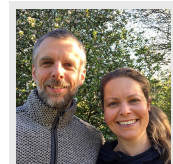
Nearest post code: TN3 8LR

Local manager

Ruth and James Feltham

07812 165081

ruthandjames@woodlands.co.uk



Description

Rowland Wood was originally part of a larger single woodland (known as Skents Wood) and in recent months a new community of small woodland owners has developed here. The signs of active engagement in adjoining privately owned woodlands are now in evidence. From bird and bat boxes on trees, to freshly prepared log piles of winter fuel and bramble clearing; this activity is encouraging new wildlife and bringing the enjoyment of nature to a new generation of woodland owners. There is an old quarry pit in Rowland Wood which fills with water seasonally and could offer an opportunity for a pond restoration project.

Situated within the High Weald Area of Outstanding Natural Beauty (AONB) on the Kent / East Sussex border, this ancient woodland is packed with attractive features and abundant wildlife. It is located about 2 ½ miles southwest from the village of Lamberhurst.

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

Rowland Wood comprises mainly broadleaves (sweet chestnut, birch and oak) with the occasional conifer. The chestnut could be brought back into active coppice management. Of course, it will conveniently regrow. 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. The sweet chestnut would provide a good source of firewood, or durable timber for making fencing and posts.

Rowland Wood has been designated as [Ancient Semi-Natural Woodland \(ASNW\)](#) by [Natural England](#). ASNW is woodland that has been under constant tree cover since at least 1600AD. It is valued as a rich reserve of biodiversity.

Wildlife

This wood is packed with evidence of wildlife. There are abundant animal tracks within the wood. The tree canopy hosts a variety of birdlife that includes [buzzards](#) and lesser spotted woodpeckers. It is also noted that bat species will be present and will make use of the woodland and open areas within it for foraging. Muntjac, roe and fallow deer have been recorded in the vicinity of the woodland. They often lie low until breaking cover only when disturbed, providing thrilling woodland encounters at close quarters on occasion.

Features

- Splendid mature oak.
- Bluebells and hard ferns (ancient woodland indicators).
- A rustic bench in a small private clearing.
- Plentiful supply of firewood for the home.
- Great access along a stoned track and use of the adjoining timber stacking areas.
- Private and peaceful.
- Field view along the north facing boundary.

Access, tracks and footpaths

Access to Rowland Wood is via a set of double metal gates off Free Heath Road (an owner will be provided the combination number for these locked gates). A stoned track leads to the ride stop entrance to Rowland Wood. Here owners can drive in and park a car within the wood itself.

There are no public footpaths within the wood or adjoining the wood.

Rights and covenants

The wood is sold with the sporting rights.

The owner of Rowland 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

- Managing a coppice woodland.
- Harvesting chestnut for firewood.

- Quarry pit / pond restoration.
- Building hides and observing the plentiful wildlife.
- Private family camping.

Whatever woodland project most appeals, new owners can be assured that there is a wealth of local knowledge from forestry contractors and existing woodland owners. Woodlands.co.uk are also pleased to contribute up to £300 for new owners to attend a [woodland related course](#) of their choosing to pursue their woodland interests.

Local area and history

There are several important historical sites all within a short distance of Rowland Wood. The English Heritage site of [Bayham Abbey](#) is approx. 3 miles north and features ruins dating back to the 13th century. [Scotney Castle](#) is approx. 3 miles away – this impressive 14th century moated castle is well worth a visit. For those who love water, [Bewl Water](#) is only 4 miles from Rowland Wood and offers various water sports, as well as cycling and fishing. There is a 15th century pub called The [Elephants Head](#) in Hook Green, walking distance from Rowland Wood.

The management plan suggests that during the 16th and 17th centuries Skents Wood would have provided important fuel wood for the many iron furnaces then present in the vicinity. It seems likely that what would have originally been oak woodland with hornbeam coppice was converted to mainly sweet chestnut coppice in the late 19th century (as there are not many very large coppice stools in evidence). It is understood that the woodland previously formed part of the Bayham Abbey estate of the Marquess of Camden, which was broken up in the 1990s.

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 TN3 8LR. This will take you approx. 0.7 miles north of the entrance to Skents Wood (of which Rowland Wood is a part) as shown by the red dot on the map. Coordinates to the gate leading to Rowland Wood (off Free Heath Road) are: N51.090412, E0.354804. To find the wood follow the instructions below.

Heading south on the A21

- Heading south past the exits for Royal Tunbridge Wells and Pembury, continue heading south until you reach the roundabout at Kipping's Cross.
- Go straight over at Kipping's Cross and continue straight over at the next roundabout (this is the turning to the BP garage and Burger King).
- After approx. 1 mile take the first turning on the right onto Clay Hill Road - signposted 'Hook Green'.
- Follow Clay Hill Road approx. 2 miles south to the crossroads in Hook Green (where The Elephants Head pub is).
- Continue straight over the crossroads onto Free Heath Road and follow this for approx. 0.7 mile until you reach a set of double metal gates on the right-hand side with a 'Woodlands for Sale' sign on them.

Heading north from Hastings on the A21

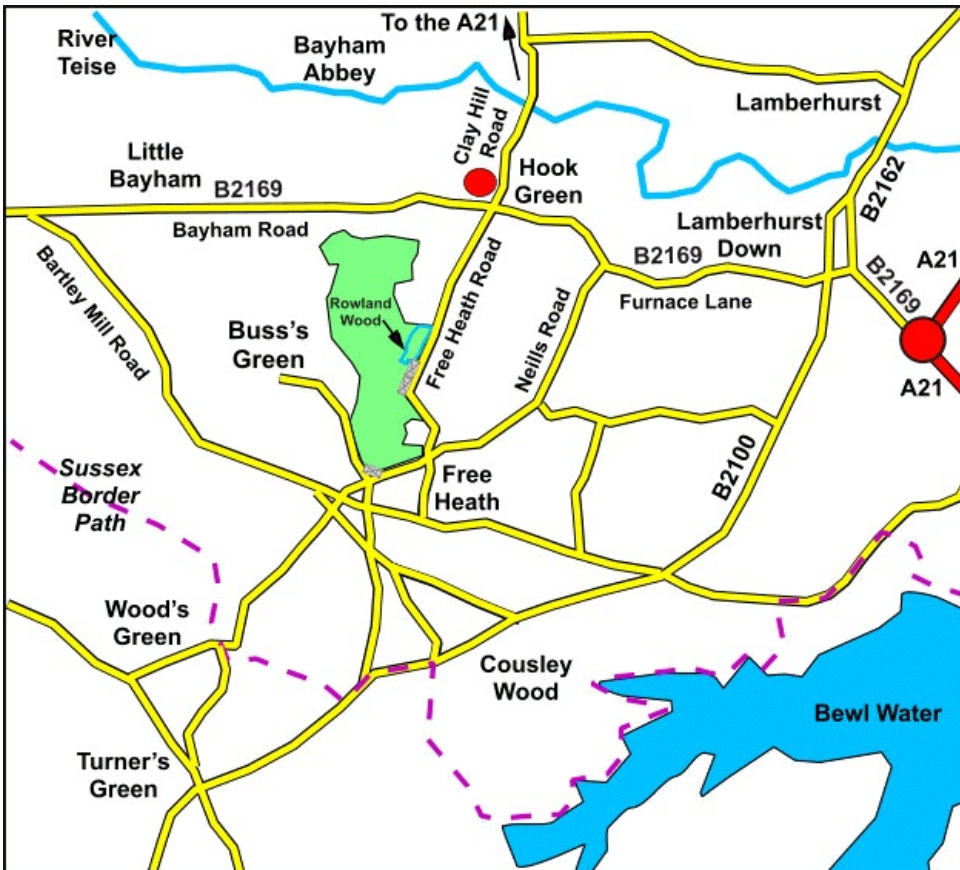
- Follow the A21 heading north out of Hastings.
- At Flimwell (about 16 miles from Hastings) stay on the A21 (crossing straight over the B2087) towards Lamberhurst.
- After approx. 3.5 miles you reach a roundabout, take the first exit on to the B2169 (signposted Lamberhurst, Frant and Wadhurst).
- Shortly after, take the first turn left signposted to Frant (and the Brown Trout Pub). This follows the B2169.
- Continue through Lamberhurst Down on the B2169 (Furnace Lane) and once out of the village after about 1 mile, take the first left turn onto Neills Road. After about 1 mile this reaches a crossroad. Take the right turn onto Free Heath Road.
- Continue 0.3 miles until you reach a set of double metal gates on the left-hand side with a 'Woodlands for Sale' sign on them.

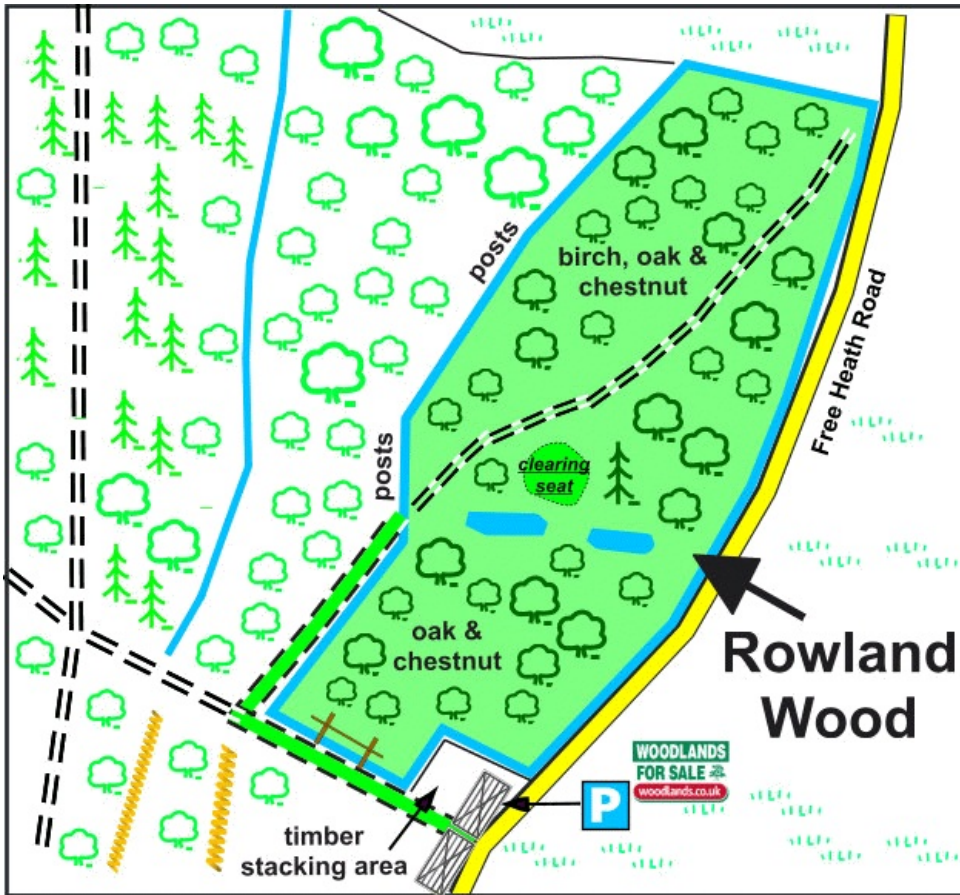
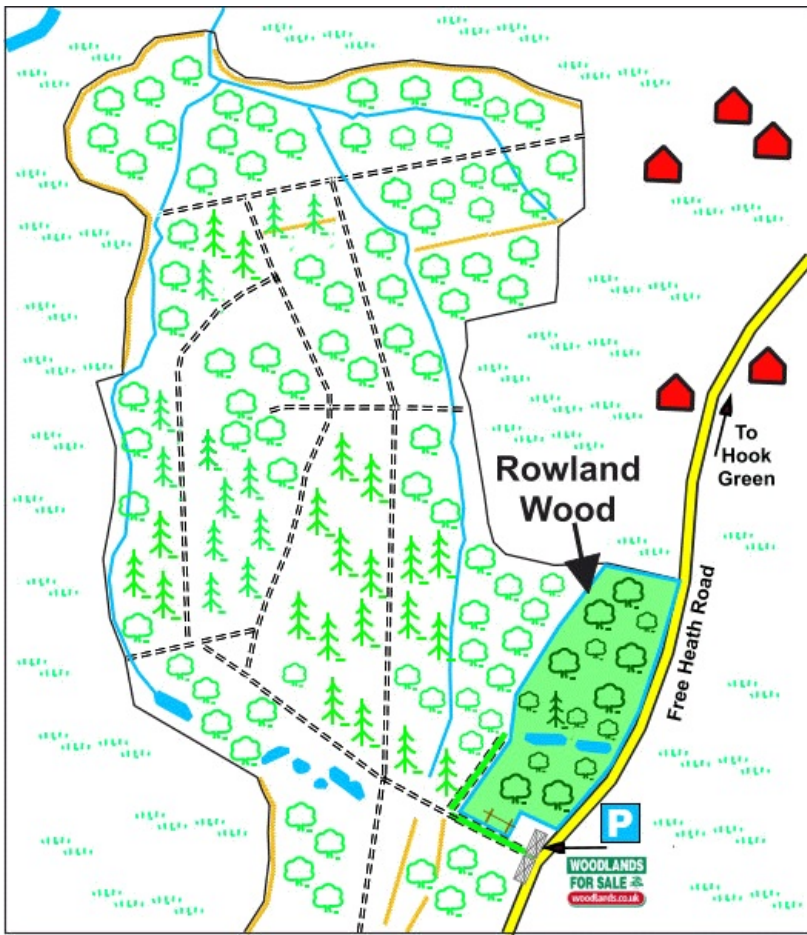
Once you arrive at the gate:

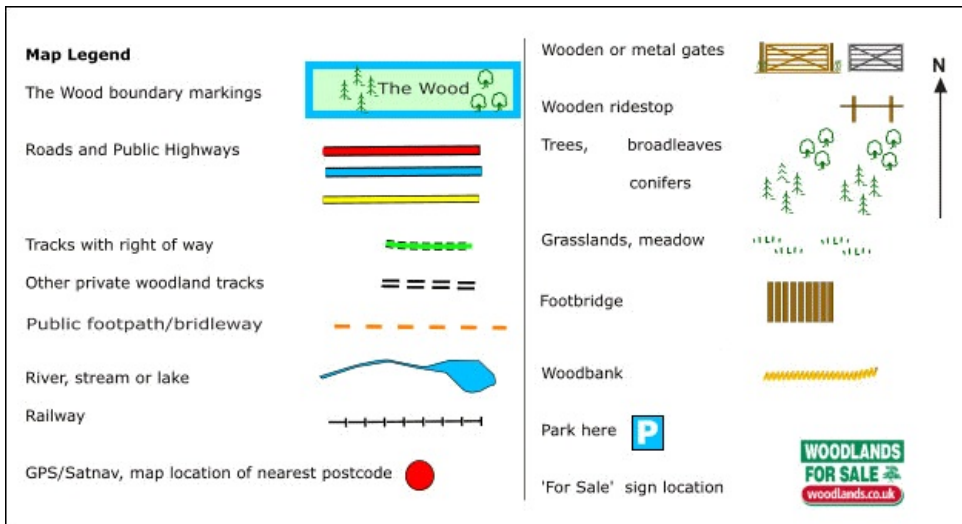
- Park in front of the double metal gates (to the right-hand side) ensuring there is space for the gates to be accessed by vehicles (or alternatively contact Ruth Feltham to arrange access).
- Walk round the side of the gate and up the track approx. 60 meters. The entrance to Rowland Wood is on the right-hand side of this track with its boundaries marked in BLUE.
- Sat Nav note: The post code TN3 8LR 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.