



HEATHSTREAM COPSE

3 acres, offers over £39,000

Freehold for sale by private treaty
Crowborough, East Sussex, near TN6 1TX

Peaceful river woodland with oak, hornbeam, and chestnut within the High Weald Area of Outstanding Natural Beauty.

For further information contact BW Land & Habitat.
oliver@bwlandandhabitat.uk +447544258259

LOCATION

The wood is to the west of the town of Crowborough in East Sussex, about an hour's drive (25 miles) from Central London and 15 minutes' drive from Tunbridge Wells.

DESCRIPTION

Heathstream Copse is a secluded pocket of mixed broadleaf woodland in the High Weald AONB, situated a few miles south of Tunbridge Wells. The wood borders the ancient landscape of Ashdown Forest - the same open rolling heath that inspired A.A. Milne's *Winnie-the-Pooh* stories.

The land slopes gently down towards a deep-cut, winding river lined with ferns and mature alder. Higher ground supports a canopy of oak standards, hornbeam, birch and sweet chestnut; a number of the larger chestnut coppice could offer a new owner a good stock of fuel. Within the shrub layer below you will find bushy holly and hazel. A majestic veteran beech stands at the centre of the wood, providing a perfect place for camping. There is abundant standing and fallen deadwood, supporting rich fungal and invertebrate life.

In spring the ground is carpeted with bluebells, wood anemones and dog's mercury, typical of long-established Wealden woodland. Though not listed on the Ancient Woodland Inventory, Heathstream Copse shows many of the same ecological characteristics.

A Forestry Commission felling licence valid until 2027 allows for thinning or selective canopy opening if desired.

Heathstream Copse would suit a buyer seeking a quiet woodland for wildlife, small-scale forestry, camping or simple enjoyment.







ACCESS

Access for the future owner (not to be used for viewings) will be from the B2188 via a shared, gated hard forestry track (marked yellow on the plan) continuing into and through the wood. Suitable for most vehicles in fair conditions. There are no public rights of way within the woodland.

BOUNDARIES

North – green-painted trees and stumps
East – green-painted posts and trees
West – dead hedge
South – main track

SPORTING AND MINERAL RIGHTS

Included with the freehold.

METHOD OF SALE

Heathstream Copse is offered for sale by Private Treaty.

TENURE AND POSSESSION

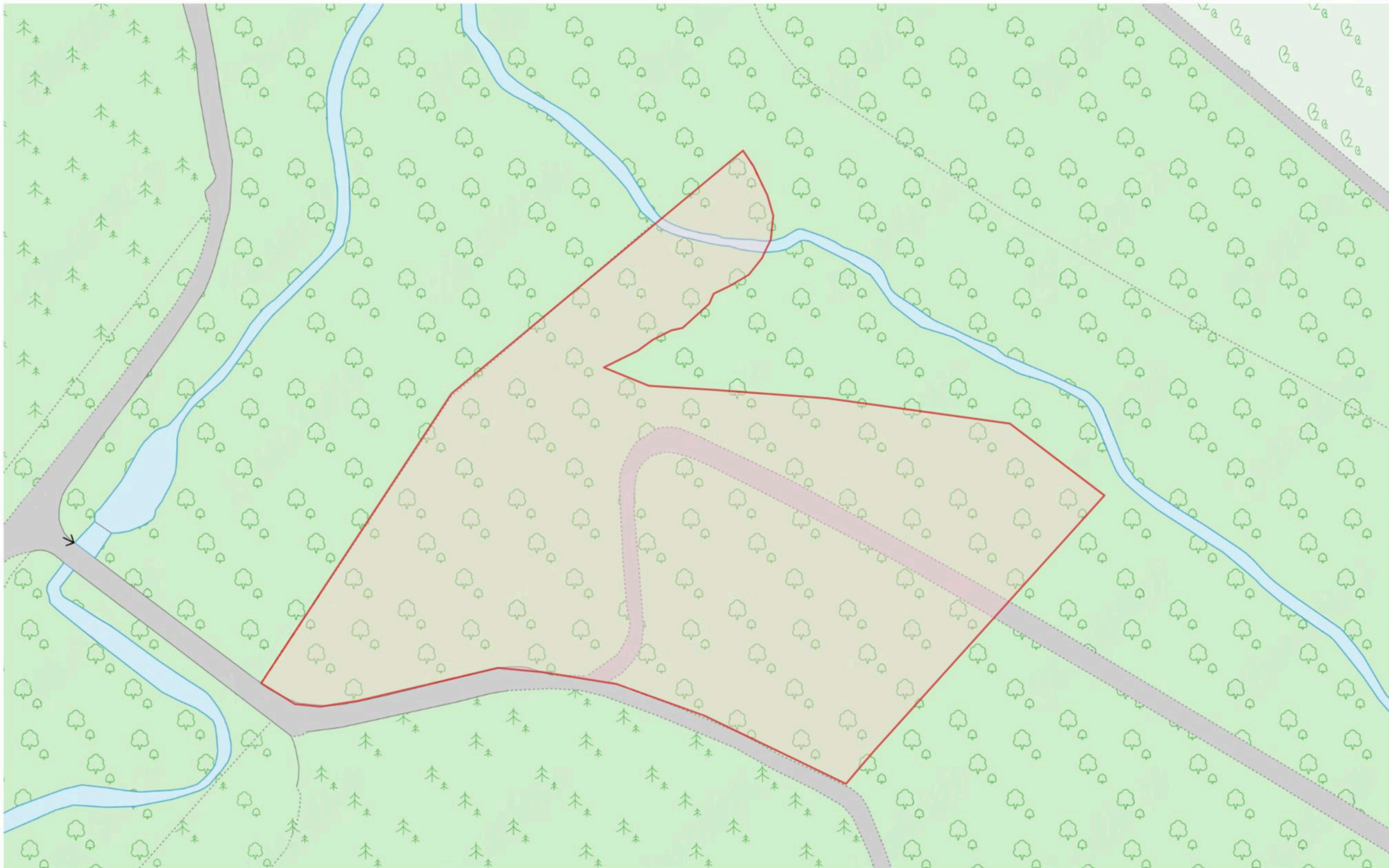
Freehold. Vacant possession will be given on completion.

WAYLEAVES, RIGHTS, AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof. The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.







PLANS AND AREAS

Based on the Ordnance Survey, these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

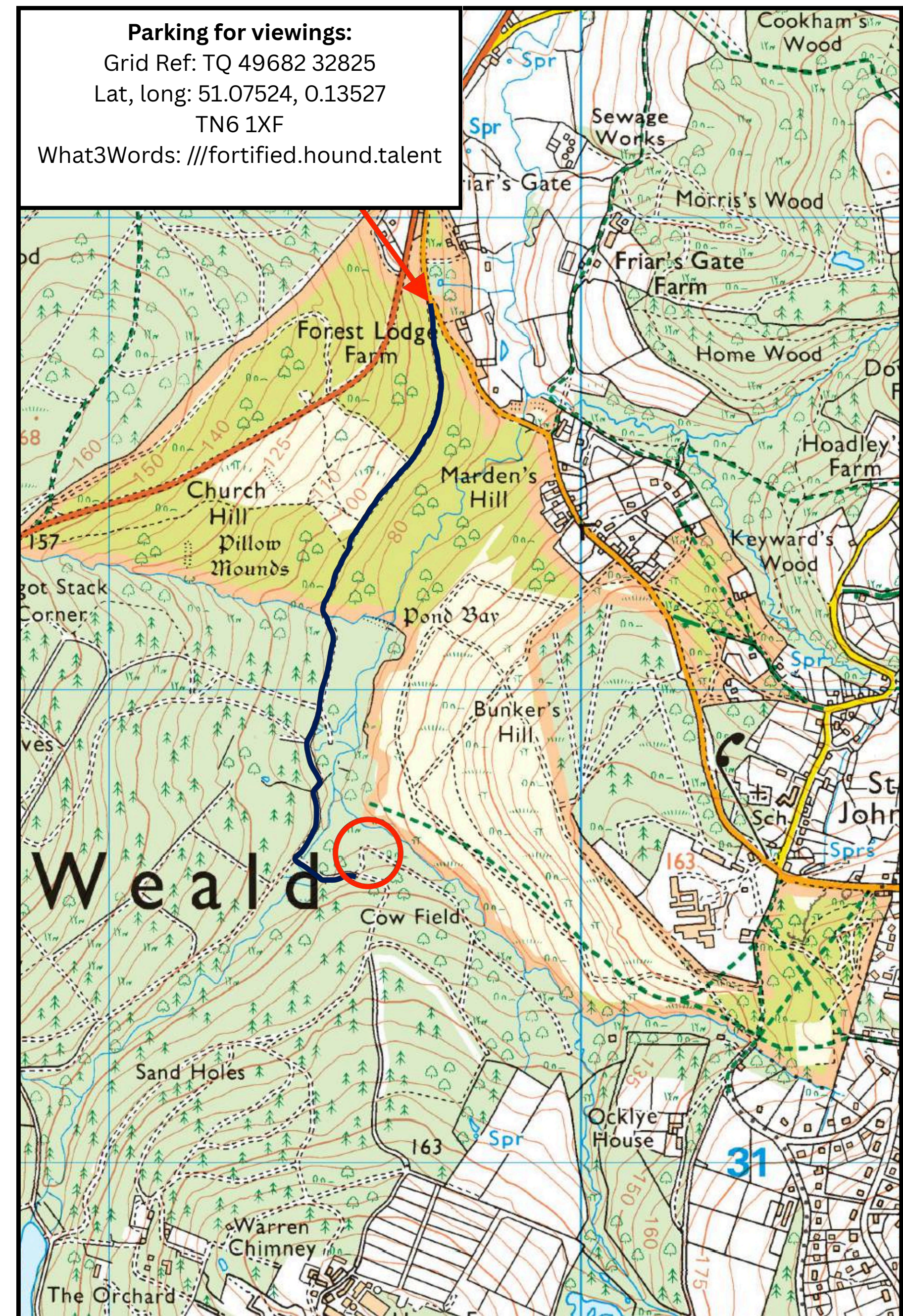
VIEWINGS

Viewings strictly by prior arrangement:

Oliver Bealby-Wright

oliver@bwlandandhabitat.uk +447544258259

Please note the hard track running into the wood (marked yellow on the plan) cannot be used for viewings. Viewers should therefore park on the turning from Marden's Hill road (Grid Ref: TQ 49682 32825) and make their way on foot down the track (marked dark blue on the map to the right). Heathstream Copse is about 1km further south, on the other side of the river.





The vendors of this property give notice that: (1) These particulars do not constitute any part of an offer of a contract. (2) All statements contained in these particulars as to the property are made without responsibility on the part of the vendors. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give any representation or warranty in relation to this property. Particulars prepared October 2025.