



Possingworth Park Lake and Woodland

Blackboys, near Heathfield, East Sussex, TN21 0TN

Batcheller
Monkhouse

Our Corner of England

POSSINGWORTH PARK LAKE AND WOODLAND

An extremely attractive block of mixed woodland with an exceptional 9-acre lake with islands and three further ponds - in all about 104.5 acres.



SITUATION

Possingworth Park lake and woodland is situated in a glorious stretch of unspoilt countryside with excellent access via a modern double gate from the B2102. A stone track runs through an adjacent beech copse to a stone stacking area which connects to a selection of rides throughout the woodland. In addition, there is a secondary access via the entrance to Plovers Meadow.

This offers a very rare opportunity to acquire a combination of high quality woodland, both broadleaf and coniferous, and a glorious 9-acre lake, both of which offer commercial and amenity potential.

The woodland dates back to the 1600's and a pinetum was established in the 1800's with beautiful trees remaining, including a superb wellingtonia. There is also a fine mature lime avenue together with some adjoining mixed crops which are understood to date back to circa 1900, which is believed to have been planted as a folly.

During the 1980s and 1990s small areas were cleared, part of the result of the 1987 storm, and re-stocked or naturally regenerated. The planting included oak, cherry, sweet chestnut, Corsican, Scots and lodge pole pine. Naturally regenerating birch has been accepted in some areas.

Re-stocking took place in 2020 with a mixture of commercial conifer - fir, cedar and spruce - and English oak. The woodland has been carefully managed in recent years and the stocking schedule can be seen below.

Sub-Cpt Record					
Cpt	Sub Cpt	Area (Ha)		Species	Designations
		Gross	Net		
1	a	5.40		BE MB MB	#REF1
1	b	1.80		BI SP BE MB MC	
1	c	1.82		POK BI BE MB	
1	d	1.43		WH SP MC MB	
2	a	3.87		BI BE POK MB MC	ASNW
2	b	3.09		SP POK BI MB MC	
2	c	1.20		LC	
2	d	1.19			
2	e	0.87		CP	
2	f	0.46		LC	
3	a	1.35		DF SS WRC	
3	b	2.88		BE WH WRC MB	PAWS
3	c	1.97		BI BE POK MB MC	PAWS
3	d	0.40		POK BI MB MC	PAWS
3	e	1.23		JL MB	PAWS
3	f	0.70		BI POK	PAWS
4	a	6.05		POK BI BE MB	PAWS
4	b	1.01		WH MB MC	PAWS
4	c	1.48		WH MB MC	PAWS
5	a	4.09		AR BI GWL MB MC	PAWS
1	a	5.40		BE MB MB	



Felling

(information required to produce a ten year felling licence, compliant with EUTR & CPET Category B)

Area to be felled (ha)	Type of Felling	Identify species that are more than 20% of the volume to be felled. Below 20%, record as MB or MC						Est Volume (m3) con	Est Volume (m3) bdlv	Pref' Felling Year
0.50	RF	BE	MB	MB					25	
1.80	T	BI	SP	BE	MB	MC		15	10	
1.92	T	POK	BI	BE	MB				15	
1.43	T	WH	SP	MC	MB			15	10	
3.97	T	BI	BE	POK	MB	MC		15	10	
3.09	T	SP	POK	BI	MB	MC		50	50	
1.20	T	LC						50		
		CP								
0.46	T	LC						15		
1.35	T	DF	SS	WRC				25		
2.88	T	POK	BE	WH	WRC	MB	MC	25	25	
1.97	T	BI	BE	POK	MB	MC		10	15	
		POK	BI	MB	MC					
1.23	T	JL	MB					25	5	
0.70	T	BI	POK						5	
6.05	T	POK	BI	BE	MB				15	
1.01	T	WH	MB	MC				25	15	
1.48	T	WH	MB	MC				25	45	
		AR	BI	GWL	MB	MC				
4.90	T	BE	MB	MB					250	

Of particular note is the outstanding **9-acre lake**, which offers enormous amenity value for both fishing, boating/sailing. It was created by the construction of a substantial retaining bank/dam with a concrete spillway along the southern end. The spillway enables the water level to remain constant.

At the northern end of the lake is an impressive timber bridge and a former boathouse of brick construction but now in a dilapidated condition.

On the southern side of the lake there is an old stone chimney stack, which, it is believed, would have had a nearby jetty so the fishermen could moor up, make a hot drink, and quite possibly cook their fish.

Due to the substantial nature of the lake, its water capacity brings it under the scope of the Reservoirs Act 1975/Flood and Water Management Act 2010. In compliance with this Act an annual inspection is undertaken by a qualified engineer. The most recent inspection occurred in December 2024.

MANAGEMENT

The wood is currently managed by Silver Oaks Forestry Ltd, 1 Stone Cottage, Blackboys, East Sussex, TN22 5HL and Andrew Wright would be pleased to discuss future management with prospective purchasers (telephone number 07411 466960 and email andrew@silveroaksforestry.co.uk)

SPORTING RIGHTS

The sporting rights are owned and included in the sale. The fishing rights over the lake are currently let to the Sussex Piscatorial Society under a fishing agreement with a rent payable annually in advance of £7,500 per annum.

The shooting rights are not let.



TAXATION

This woodland could qualify for 100% relief from Inheritance Tax under Business Property Relief up to the value of £1 million. In order to qualify for this relief the woodland would need to be owned for two years or more and be commercially managed.

HISTORY

Louis Huth, a merchant banker, commissioned the architect Matthew Digby Wyatt to design Possingworth Park in 1865 which was a red brick neo-Gothic mansion.

Huth in turn commissioned Robert Marnock, who was one of the leading Scottish horticulturalists and garden designers of the 19th century, to create the formal terraces to the mansion and create a pinetum and lake.

RIGHTS OF WAY

The property, with the exception of the lake and woodland on its eastern and southern flanks, (compartment 2a and principally 3c excluding the lime avenue) has the benefit of a right of way at all times and for all purposes from the gate shown with a broken brown line marked BC on the sale plan, subject to making good any damage caused.

It has a further 12 feet wide right of way for all purposes for vehicles over the route shown with a broken line marked FG on the sale plan, subject to making good and keeping the gates closed.

The southwest of the wood (effectively compartments 3 and 4 with the exception of 3c where it adjoins the lake) has the benefit of a 12 feet wide right of way for agricultural and forestry purposes, including cars and forestry vehicles, over the route shown with a broken line marked DE on the sale plan.

If any damage is caused to the route during its use the woodland owner is responsible for making good any damage. No damage must be caused to adjoining crops and the gates at either end of the route must not be left open.

The property is sold subject to rights of way for all purposes over the tracks between the points marked HJR on the sale plan and to the rights of way on foot only over the routes marked NM, PE, and PK. There is no right of access between N and P. There is a pedestrian gate at point R.

The members of the neighbouring land-owning syndicate have a licence to walk along accessible woodland routes. Access is via gates at points M, Q and B on the sale plan. The current licence renews in November 2025.

OVERAGE

The woodland is sold subject to a claw-back on future non-woodland development. This is effective for 30 years from March 2018. Claw-back will only be payable to the vendor or the vendor's representatives after planning permission for a non-woodland use has been granted and will be 30% of any increase in value created by that consent. The boathouse is excluded from this arrangement.



RIGHTS AND EASEMENTS

The woodland is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other easements.

WAYLEAVES

The woodland is sold subject to all existing wayleaves and the purchasers will be deemed to have satisfied themselves as to the routes thereof.

ADDITIONAL INFORMATION

Amenities:

Local: Blackboys village is some 1.2 miles and has a village shop, Post Office and the Blackboys Inn public house. Cross in Hand is about 1.5 miles and has a bakery, public house and fuel station with convenience store. The pretty village of Waldron is approximately 2.1 miles to the south and is home to the popular Star Inn.

Towns: For more comprehensive amenities Heathfield is about 2.5 miles; Uckfield some 5 miles and Lewes about 12 miles.

Transport: Buxted and Uckfield stations (London Bridge); the A267 road connecting Tunbridge Wells and Eastbourne.

Directions: From the Shell garage in Cross-in-Hand proceed on the B2102 towards Uckfield in a westerly direction. Continue for about 1.4 miles whereupon the entrance with double opening gates will be found on the left hand side.

What3Words: ///marzipan.whirlpool.worker **Grid Reference** TQ540213

Tenure: The freehold is being sold with vacant possession upon completion. Land Registry Title Numbers ESX146331 and ESX145110

Local Authority: Wealden District Council, Hailsham, telephone: 01323 443322

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk; www.caa.co.uk, www.landregistry.gov.uk

[CLICK HERE](#) FOR PANORAMIC VIEWS

GUIDE PRICE £960,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

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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.

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