

Pepper Wood, near Crowborough, East Sussex

3.38 acres, £59,000 (freehold)

Woods4Sale

Nearest postcode: TN6 1XE **OS Map No:** 188 TQ 4854 3198 **what3words:** Roadside Access: ///extremes.correct.reckoned



A majestic broadleaf woodland with a stream in pastoral East Sussex, yet only 40 miles from London

Located within a wider forested area in the High Weald National Landscape, Pepper Wood is a stone's throw from Ashdown Forest and 2 miles west of the town of Crowborough in East Sussex. Royal Tunbridge Wells and London are also within easy reach. Access to the woodland is over a series of forest tracks through three locked gates.

Situated on gentle slopes with loamy clay soils, the canopy predominantly consists of majestic oak standards (many of the stems are of an outstanding quality) and sweet chestnut. The shrub layer beneath comprises birch, lush holly, hornbeam, hazel coppice, colourful rhododendron and sycamore - some of the suppressed and wispy trees could be thinned for domestic fuel. Swathes of bluebell (a common Ancient Woodland indicator), foxglove, fern and bracken embellish the ground layer, looking particularly delightful during spring and summer

A lovely seasonal stream meanders along the western boundary, and far-reaching rural views can be enjoyed looking out from the boundaries to the southeast and southwestern sides.

A variety of feathered visitors such as buzzard, yellowhammer, woodpecker, little owl and numerous acoustic songsters enjoy the serenity of this area. Woodland mammals including roe deer, badger, fox and common pipistrelle bats have all been sighted.

There is great amenity potential at Pepper Wood, from camping by the stream, or den building using hazel from the coppice, to creating a seating area and an alfresco kitchen crafted from your own timber.

Viewing Note

Please call the office on 01248 364362 before viewing to receive the padlock codes referred to in the directions. You are welcome to view this woodland at any time during daylight hours. We do ask that you print the brochure and take it with you, mainly so you can correctly identify the boundaries and access points.

Our Forester's Thoughts

Sam says...

"There is plenty of fallen deadwood that would make perfect firewood for a domestic burner. This in turn would clear the ground layer over time. The current custodian has felled a small coupe to create a nice spot for general recreation and management (there is room for log splitting, bushcraft and camping).

I wouldn't fell any more coupes, as canopy cover is fairly key for this size of woodland. I would largely focus on removing suppressed and less well-formed stems in the lower canopy for future fire log supplies. Creating a little mud kitchen for the kids to play with would be a great way to encourage their engagement with the great outdoors.

Looking out across the fields from the southeast boundary, sitting on a bench on summer's eve with a drink to hand, is within reach!"

Please remember some management operations require approval and/or a licence.

Directions

- Heading north along A26 from Crowborough, take the fork left onto St John's Road towards The Horder Centre A & E and St John's Church. Pass The Horder Centre on the left and passing between two Ashdown Forest 40 mph signs.
- After 1.8 miles turn sharply left onto the B2188 at the forked junction, towards Maresfield, Uckfield and Lewis.
- Continue southwest along the B2188 for one mile and you will see some steel gates on the left with a secondary steel gate 15 metres further on (point **Z** on the plan below). **Please contact the office for the padlock access codes**.
- Continue through the gates (if they are locked, please close and lock the gates behind you) passing the large wood chipping storage facility on the right and through some timber stacks.
- After 340 metres, continue down the track through the wider forest passing further timber stacks on your right.
- After 0.8 miles, turn left and cross over a large stone bridge (point **Y**).
- Continue up the track for 140 metres and turn left (point **X**) and continue down the recently resurfaced track, bearing right shortly after.
- After 135 metres you will arrive at a wooden gate (point **A**). Please park in a suitable place neither obstructing the gate nor any of the tracks.
- Walk through the pedestrian access (sorry, we do not provide keys for viewings) and continue along the track.
- After 375 metres you will arrive at the woodland (point **B**), indicated by green paint on a wooden post as the track crosses over the stream.



Rights of Way

- *There is a right of way at all times and for all purposes over the route **WXABC** and **ZYXABC**.*
- *There are no public rights of way within the woodland.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*

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When viewing a woodland, please wear suitable outdoor footwear and appropriate clothing, carefully following the directions provided in the property brochure. Any accompanying children must be supervised, and dogs must be kept on a lead at all times. Please be aware of any uneven ground, exposed roots, falling branches, deep water features, biting/stinging insects, and hidden drops, along with any other potential hazards that are inherent within natural environments. Viewings are carried out at your own risk, and Woods 4 Sale Ltd do not accept liability for any injury to persons or property during your visit.

Sporting Rights
The sporting rights are owned and included in the sale. They are not let.

Mineral Rights
The mineral rights are owned and included in the sale except as reserved by statute.

Fencing Liabilities
There are no known fencing obligations.

Residential Planning Permission
You are extremely unlikely to get residential planning permission for this woodland.

Third Party Rights
The land is subject to a right whereby the owner of the neighbouring land is allowed to access the tracks and paths of this woodland and the wider woodland on horse or by foot and to maintain and repair the said tracks.

Restrictive Covenants
There are historic covenants that state that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that the owner will not:

i. use the Property for any sort of racing whether with motorcycles car or other vehicles
ii. use the Property as a commercial campsite
iii. unreasonably damage the said tracks
iv. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.
v. not to deposit, treat, keep or dispose of on the Property any waste, pollutant, contaminant or any substance or article of a toxic, dangerous, hazardous, noxious or offensive nature

Boundaries
- The northeastern boundary (**BC**) is the southwestern edge of the track, indicated by green paint on occasional wooden posts.
- The southeastern boundary is in part indicated by red paint on occasional wooden posts and the ditch with fence and fields beyond.
- The southwestern boundary is the earth bund with fence and fields beyond.
- The western boundary is the centre of the stream.

How To Buy
This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available (you will need to provide evidence for your source of funding to your solicitor and Woods 4 Sale Ltd as part of the purchase process).*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors





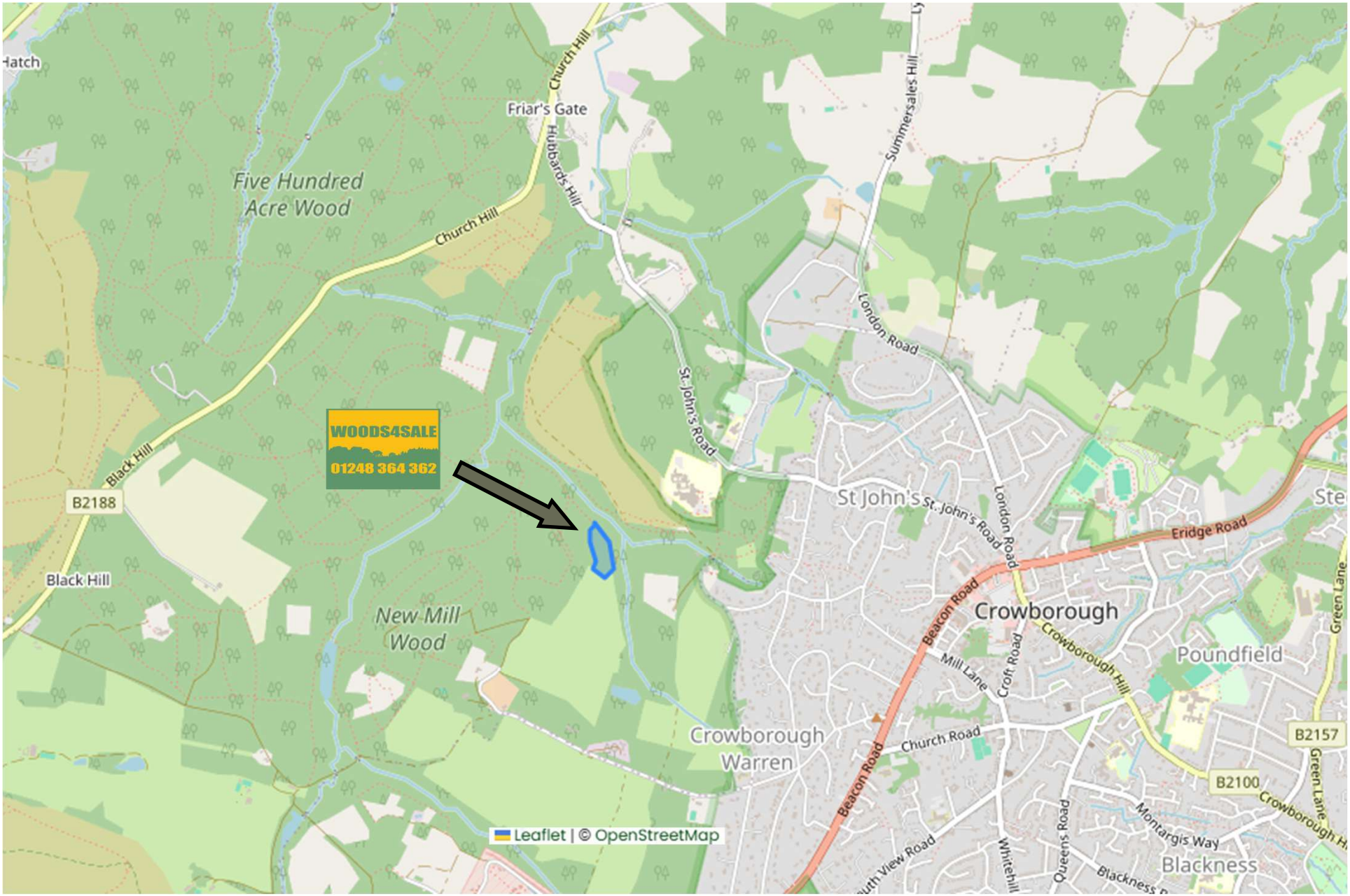


Disclaimer

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor 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 Woods 4 Sale Ltd or the vendor. (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, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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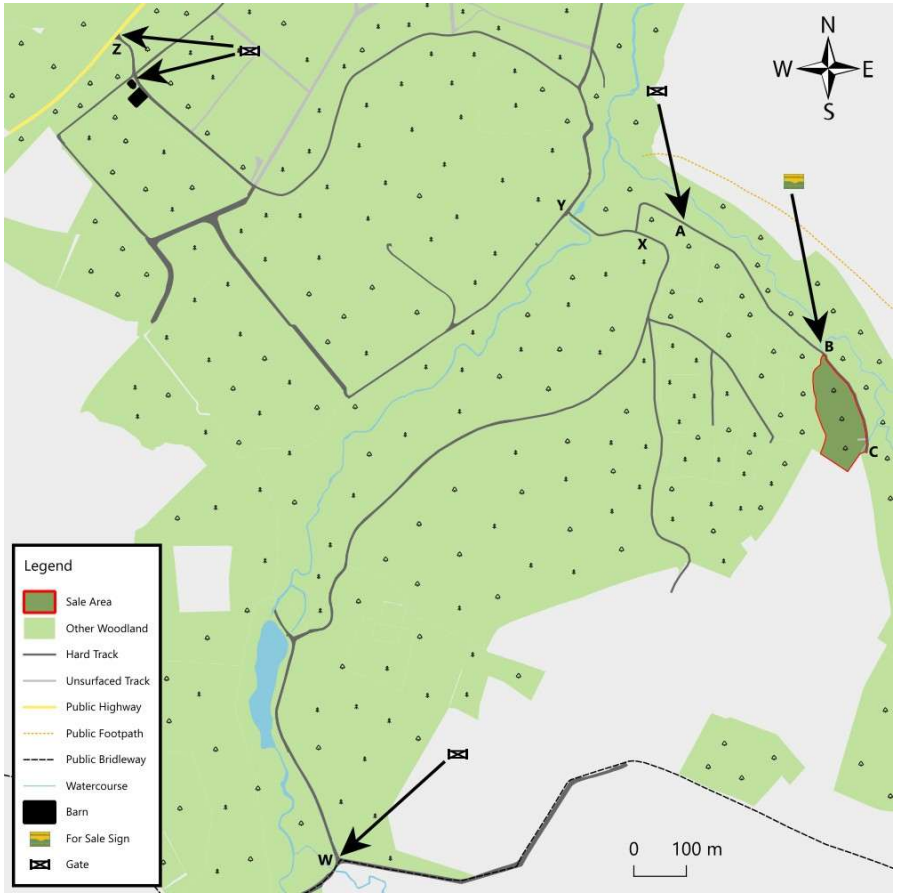


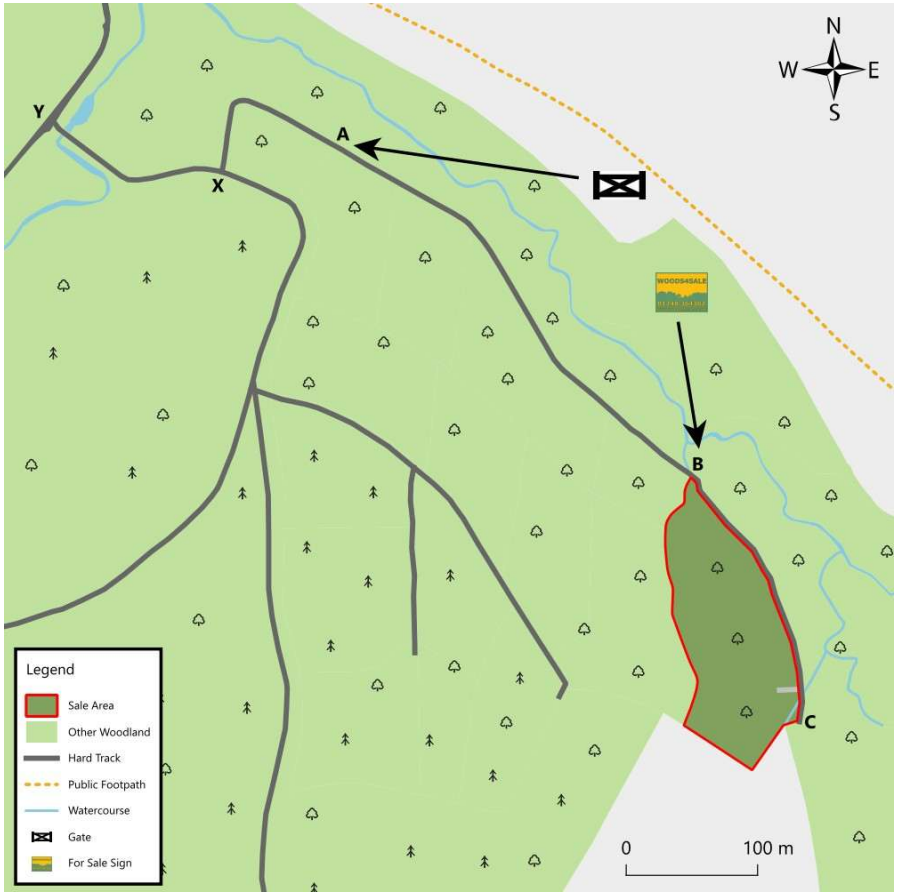
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What3words Locators

Point X:///extremes.correct.reckoned

Centre of Wood: ///shuttled.appraised.exam

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Woods4Sale

Jubilee Chapel, Church Lane, Huxley, Chester, CH3 9BH

Tel: 01248 364362

Email: info@woods4sale.co.uk