



East Bryant's Wood at Bewl Water

Wards Lane, Wadhurst, East Sussex, TN5 6HL

SAMUEL & SON
CHARTERED SURVEYORS

EAST BRYANT'S WOOD at BEWL WATER WARDS LANE, WADHURST, EAST SUSSEX, TN5 6HL

An enchanting parcel of ancient woodland located close to the banks of Bewl Water reservoir offering a wonderful amenity space with potential for timber revenue and a range of recreational and leisure use.

IN ALL ABOUT 9.76 ACRES (TBV)

Guide £185,000

Location

East Bryant's Wood is located close to the south west shore of Bewl Water, the largest stretch of open water in the South East set in the beautiful countryside of the High Weald Area of Outstanding Natural Beauty on the Kent and Sussex border. Bewl Water itself offers a fantastic range of leisure and recreational activities, including fishing, cycling and boating, on and around the reservoir with a venue, restaurant and café on the northern shoreline. The surrounding area has a huge number of historic, cultural and leisure attractions including National Trust owned Scotney Castle and Bateman's, Pashley Manor Gardens and Bedgebury National Pinetum.

The property is just over three miles from the picturesque and historic village of Wadhurst with its attractive high street offering a good range of independent shops, a post office, convenience store, public houses, restaurants and tea shops. Wadhurst also has a main line train station with regular services to London (Charing Cross).

The Royal spa town of Tunbridge Wells is about 10 miles north providing excellent shopping and leisure opportunities.

The main A21 road connecting to the south coast and northwards to the national motorway network can be accessed at Lamberhurst – about 7 miles to the north east.

Description

An enchanting block of ancient woodland extending to about 9.76 acres in a beautifully private and quiet location, close to the southern bank of Bewl Water reservoir within the High Weald Area of Outstanding Natural Beauty. The woodland offers wonderful opportunities to develop an attractive amenity woodland as well as

opportunities for more commercially focused diversification and management.

The majority of the land is sweet chestnut coppice interspersed with some holly, birch and majestic oaks. Bluebells emerge here in late spring and bracken and diverse foliage features throughout the forest floor. With this varied habitat and water nearby, wildlife and birdlife abounds.

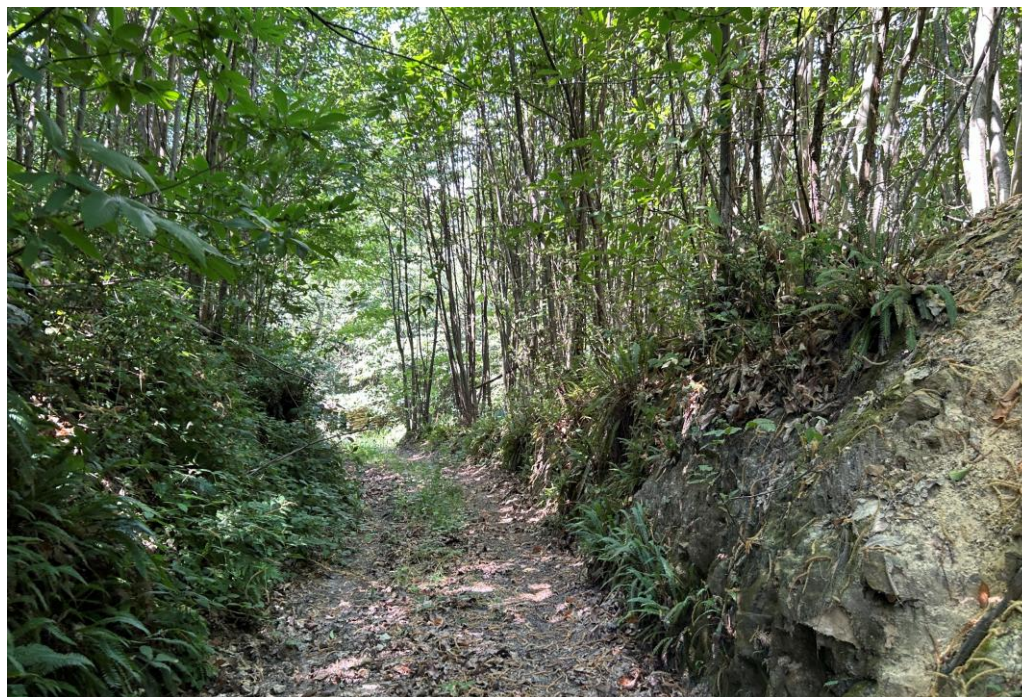
Throughout the wood are a good number of clearings, notably eight of a sizeable nature in elevated parts of the woodland that provide a perfect place to sit and enjoy the peace and quiet, some with lovely views through to Bewl Water. The clearings would also provide excellent areas for recreational activity including camping/glamping.

Subject to any necessary consents the owner may potentially enjoy or earn income from a variety of recreational activities, including camping and glamping, forestry schools and woodland workshops.

The timber reserves mean a modest woodland produce business is certainly viable. The current owner was granted a Felling Licence in 2022 by the Forestry Commission to coppice various parcels on the wood, made up predominantly of Sweet Chestnut. Further information is available is available upon request..

The terrain is variable, with more level ground and gentle inclines in the south giving way to steeper slopes further north. There are a good number of unsurfaced tracks and rides, suitable for 4x4 and ATV vehicles, giving good access across the wood.

The entire perimeter is stock fenced and there is access out of the northern boundary immediately onto the banks of Bewl Water.





There are no public footpaths through the property itself. However a public footpath runs along the northern boundary along the water's edge forming part of an extensive network of public rights of way circling the reservoir and connecting to local villages and attractions.

Access to the property is off Wards Lane from where a private gated road, over which the property benefits from full access rights, leads to the entrance of the woodland which is secured by a timber field gate.

GENERAL INFORMATION

Local Authority

Rother District Council. www.rother.gov.uk

Planning

Purchasers are advised to make their own independent enquiries in respect of any questions relating to alternative use or development of the property.

Tenure and Possession

The property is offered freehold with vacant possession upon completion.

Method of Sale

The property is offered for sale by private treaty.

Easements, Wayleaves, Covenants and Rights of Way

The property is sold with any easements, wayleaves, covenants and rights of way that exist whether mentioned in these particulars or not. No public rights of way exist across the property.

Viewing

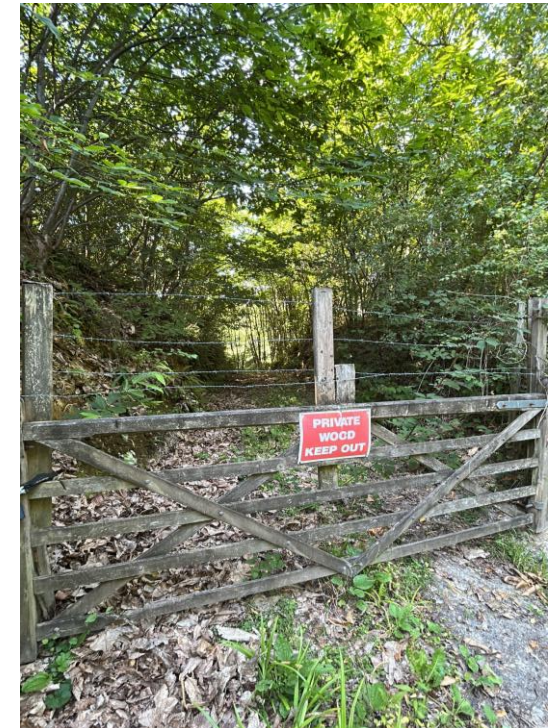
Viewing by prior appointment only with the Vendor's Sole Agent. The Vendor and their Agent take no responsibility for the safety of parties viewing the property.

Plans & Acreages

The plans and acreages contained within these details are not to scale and are for guidance and identification purposes only.

Photographs

The photographs within these details were taken in July 2026.



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