



Acorn Meadow East Sussex

A picturesque meadow including ownership of Watermill Stream, which runs the length of the northern boundary.

Details

Price: £109,000 Freehold
Location: Bexhill-on-Sea, East Sussex
Size: About 4 ½ acres for sale
OS Landranger: OS No 199
Grid ref: TQ 744 113
Nearest post code: TN39 5EB

Local manager

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Description

A charming former pasture field with direct frontage onto Watermill Stream, the ownership of which is included, offering both tranquillity and access to an invaluable resource. The banks of the stream are lined with a mix of broadleaved trees. In terms of topography, the meadow is essentially flat and includes a belt of broadleaved woodland to the south, providing shelter, privacy and an established natural habitat.

This mixed parcel lends itself to a variety of amenity uses, from quiet recreation and wildlife watching to low-intensity grazing or the creation of new woodlands. For those interested in tree planting or habitat enhancement, grants are often available to support the establishment of native woodland. Secluded and peaceful, yet within easy reach of local villages and the sea, the meadow offers a rare combination of open space, water access and mature trees, making it an ideal retreat or small-scale conservation project.

The meadow is accessed via a stoned access track, which comes off a quiet country lane via a locked field gate (itself accessed off Watermill Lane). The stoned track heads north across a field, through a hedgerow, before bending to the right across a second field, before dropping through a small section of trees. Here you will find the entrance to Acorn Meadow, where a significant "hammerhead" of hardstanding allows for parking multiple vehicles.

From here the meadow stretches out ahead of you in an easterly direction, surrounded on all four sides by trees, creating an amphitheatre-type feel and a marked sense of privacy and seclusion. Watermill Stream abuts the meadow for the length of the northern boundary, on your left-hand side as you look down the meadow. Some considerate thinning of the vegetation on the riverbank could make the river itself accessible at a number of points. Abundant berries adorn the shrubs in the summer months along the river.

Upon entering, on your right-hand side, there is a ditch for the first 150m at the edge of the meadow which demarcates the boundary. After 150m, a short line of wooden stakes marked with turquoise paint head right into the woodland. From this point onwards, the woodland section is included with the meadow. The top boundary of the woodland is also marked with turquoise paint. The established woodland offers a lovely balance to the open land, as well as a seed source for the natural regeneration of the meadow.

Acorn Meadow offers a rare opportunity to secure a peaceful and beautifully balanced parcel of land, blending open pasture, running water and established woodland in a highly accessible yet wonderfully secluded location. Its natural features, varied habitats and strong sense of privacy make it a versatile parcel with clear potential for conservation-minded management, quiet enjoyment or small-scale rural projects.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

The woodland section and banks of the river are populated by a classical mix of broadleaf species.

Wildlife

The mix of open meadow, stream frontage and broadleaved woodland creates a rich mosaic of habitats that supports a wide range of wildlife. Watermill Stream attracts dragonflies, amphibians and a variety of birdlife, while the woodland provides cover for deer, songbirds and small mammals. The meadow itself offers foraging for pollinators through the warmer months, making the whole parcel an appealing haven for nature throughout the year.

Features

- Direct river frontage
- A mix of open land and woodland
- Ideally located close to the South Coast and historic towns
- Potential for tree planting and woodland creation
- Excellent access and parking

Access, tracks and footpaths

The meadow is accessed via well made stoned track, and small country lane, beginning at the turning off Watermill Lane. There are no public rights of way across the land.

Rights and covenants

The sporting rights are included with the sale of the land.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Local area and history

The meadow was formerly a part of Buckholt Farm. The name "Buckholt" derives from the Old English for "beech thicket," and the land was historically part of the Manors of Buckholt and Bexhill, with ties to Battle Abbey. Buckholt Manor itself, now a Grade II listed building, dates to the late 16th century and was associated with medieval parks, ironworks, and hop-growing, reflecting the area's long agricultural and industrial heritage. Nearby Battle, famed for the 1066 Battle of Hastings, and the surrounding villages such as Catsfield, preserve the character of rural East Sussex, with centuries of layered history visible in local churches, farmhouses and woodland estates.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Google pin for the [turning off Watermill Lane](#).

Google pin for the [main access gate](#).

What3Words for main access gate: [mats.liability.cried](#)

Closest **postcode**: TN39 5EB

Coordinates for main gate are:

50.872024812416186, 0.47320702079188504

Directions:

- When heading south from the village of Catsfield, drive down Church Road, past St Laurence's Church, and all the way down the hill.
- Keep going until you reach a white waymarker post with a sign for the hamlet of "Henley's Down".
- Turn right at this point, down Watermill Lane, heading in the direction of Sidley and Bexhill.
- Keep driving south for around 1.75km at which point you will see a "Woodland for sale" sign attached to a tree on your left hand side.
- Turn left immediately after the sign down a small country lane, in the direction of Buckholt Farm.
- Head down this lane for 600m and the main entrance gate to the site is on your left hand side, marked by a second Woodlands sign.
- Park on the splay in front of the gate and carefully climb the field gate.
- From here, walk the track down across the first field, through the hedgerow, continuing straight as the track gently curves in front of you to the right. Do not take the 90 degree turn to your right.
- Follow this track all the way to the end, where you will find the entrance to Acorn Meadow.

Boundaries:

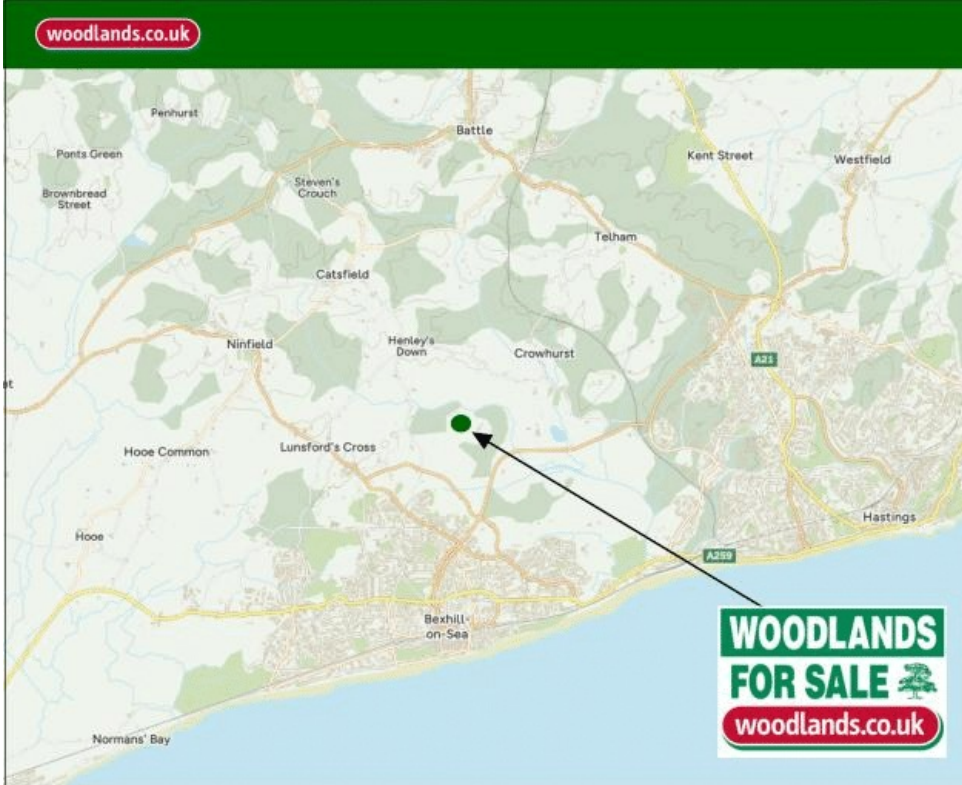
Boundary features are marked with turquoise paint:

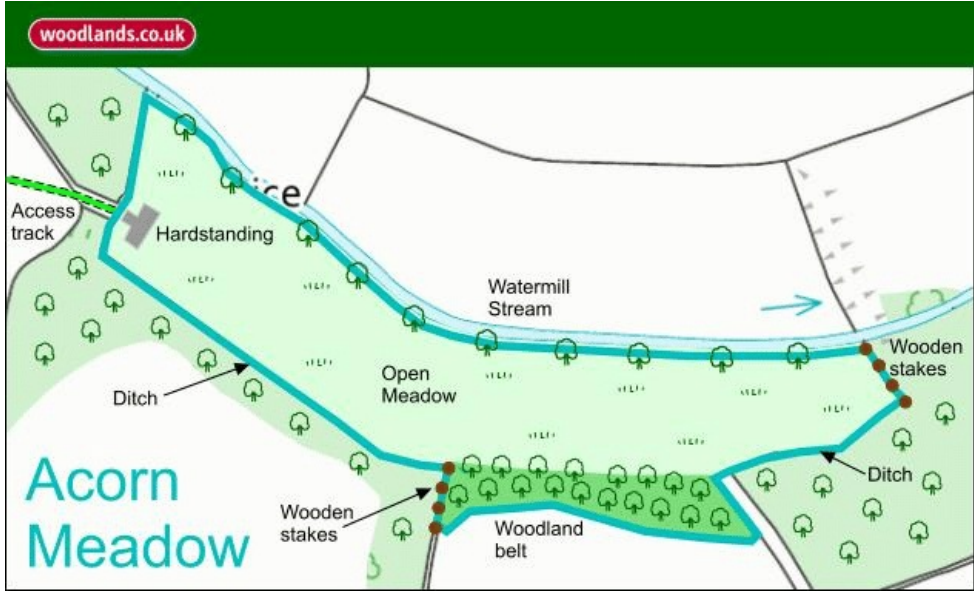
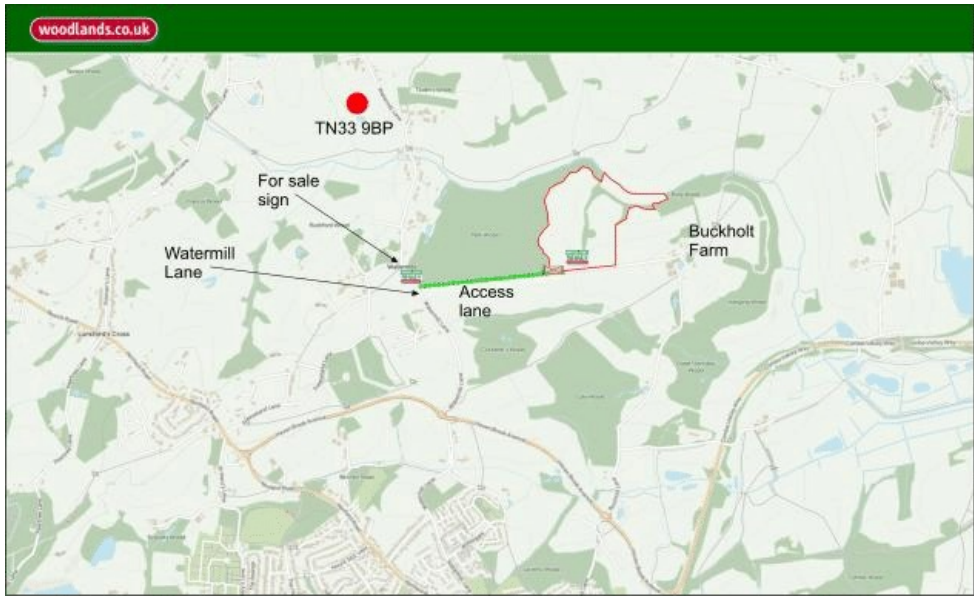
Northern: Watermill stream

Eastern: fence

Southern: drainage ditch / edge of woodland

Western: field edge





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.