



Arrowsmith Wood is a varied wood with two distinct areas. The west of the wood is mixed broadleaf and to the east is an area of conifer.

The mixed broadleaf is predominantly birch, with sweet chestnut standards, young oak, rowan (mountain ash) and sycamore. The birch may benefit from some thinning to allow more light through to the forest floor. In the coming years this woodland has enormous potential to provide a steady and sustainable supply of excellent firewood. Birch is easily split and dries easily. There is a small seasonal pond in this area of the wood offering wildlife a source of water.

With their magnificent lofty canopies, Scots and Corsican pine dominate the east side of Arrowsmith Wood. The understory is comprised of birch with holly, oak, willow and hawthorn. Bracken, bramble and heather are found on the forest floor. There is a small area of natural regeneration flourishing in the south east corner of the wood with chestnut, birch, oaks and pine seedlings and saplings.

The main entrance to the woods is through the locked double wooden gates. A stoned track turns to the right (off the main track) providing access to the first ride stop entrance. Here owners will be able to park their car inside Arrowsmith Wood. A track continues past this ride stop providing a right of way along the north boundary. A second ride stop approx. 260 meters along leads to a private track into Arrowsmith Wood. A short distance along this private track is a clearing. Here you will find a chestnut bench - a perfect secluded spot to sit and enjoy the wood. At the furthest north east point along the track, a locked ride stop provides access from Lodge Lane. The south side of the wood is fenced along the entire length of the road.

RSPB [Broadwater Nature Reserve](#) is situated opposite the main entrance to Arrowsmith Wood – and you are likely to hear and possibly see some of the following birds: Goldcrest, Siskin, Lesser Redpoll, Green Woodpecker and Marsh Tit. Summer migrants spotted in the reserve include: Blackcap, Whitethroat, Nightjar and Yellow Hammer, amongst others.

Just inside the double wooden gates there is an area to the right of the track, which we have designated a butterfly area, allowing a natural

habitat for insects and butterflies. You may see a Silver-washed fritillary butterfly amongst the bramble and foxgloves.

Up to the mid 1800's Broadwater Forest, and the adjoining Warren were known as Waterdown Forest, which was once one of the four medieval hunting Forests of the High Weald Forest Ridge. Nearby is a National Monument known as '[High Rocks](#)' where the large sandstone outcrops were once a prehistoric Iron Age fortified encampment, and where the local settlers would gather their families and livestock when raided by other marauding tribesmen. Rather more recently these outcrops have been used as training areas for some aspects of mountain rock climbing.

The centre of the delightful Spa town of [Tunbridge Wells](#) is only some 4 miles away, with the added attraction of the [Spa Valley Railway](#) running quite close to the woods.

The owner of Arrowsmith Wood will have vehicle rights of way along the tracks on the map marked in green.

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

Price: £59,000 Freehold

Location: near Tunbridge Wells, East Sussex

Size: 6 ½ acres for sale

Local manager

Ruth and James Feltham

07812 165081

ruthandjames@woodlands.co.uk



How to find this woodland

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

Location

OS Landranger: OS No 188

Grid ref: TQ 555 373

Nearest post code: TN3 9JP

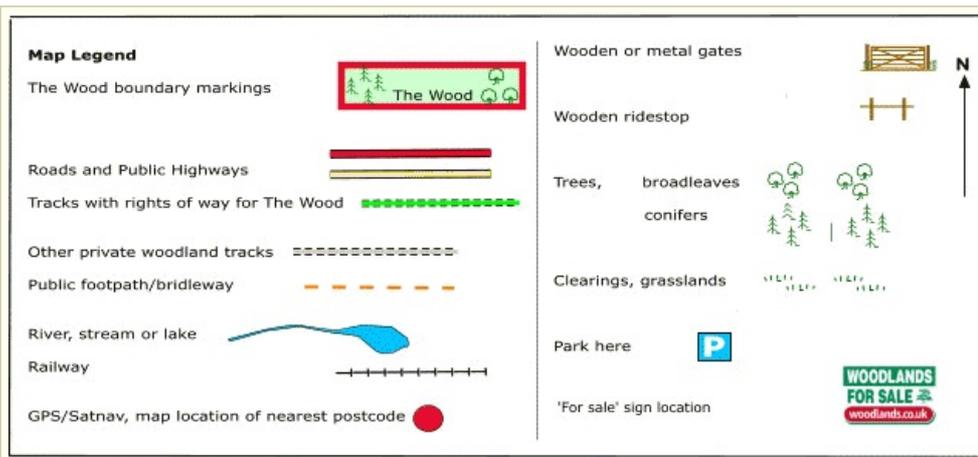
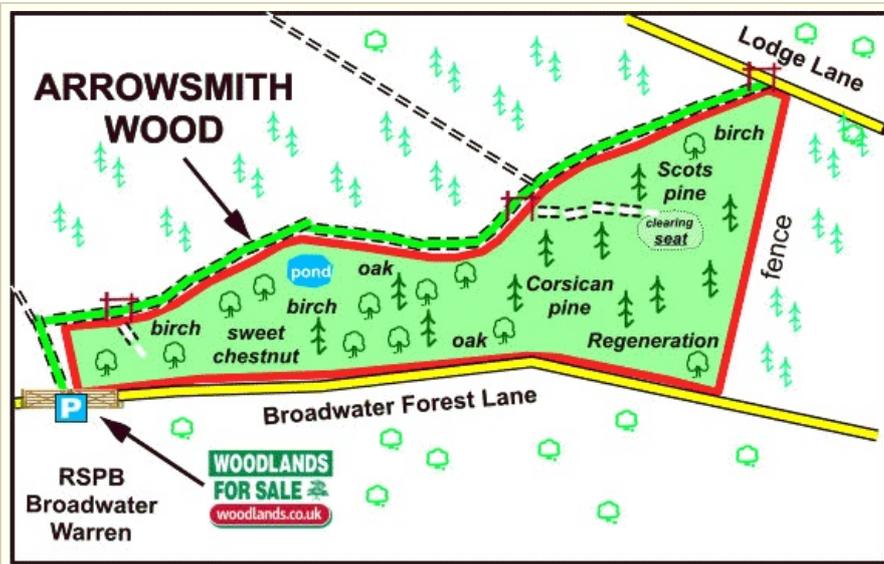
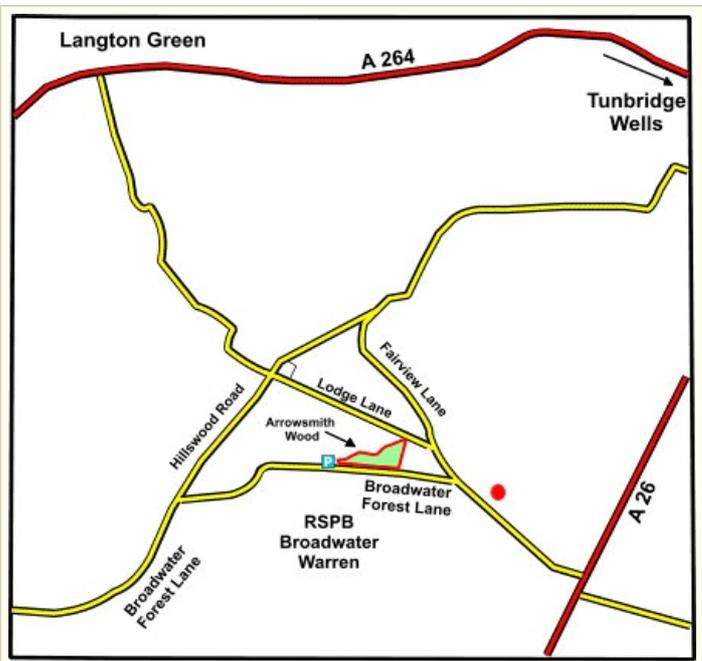
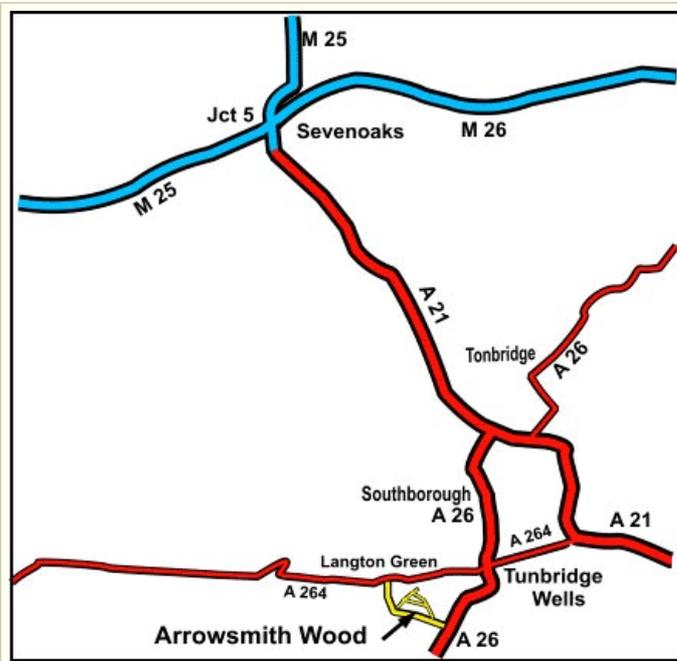
Directions

Please note, for satellite navigation, use the post code TN3 9JP. This will take you to within approx. 1/2 mile of Arrowsmith Wood as shown by the red dot on the map. Coordinates to the main entrance gates are: N51.113579, E0.219329. To find the wood follow the instructions below.

- From Tunbridge Wells go south on the A26 for about 1½ miles and turn right, signposted to Groombridge and High Rocks onto Broadwater Forest Lane.
- After about ½ mile, fork left, continuing along Broadwater Forest Lane, and after a further ½ mile there are double locked wooden gates on the right, with a 'Woodlands for Sale' notice either side of the gates. Park here but please do not block both gates. There is also a carpark opposite, if you also take the opportunity to visit the RSPB Nature Reserve.
- Park at the double gates, go around the gates and follow the stoned tracks round to the right. Walk approx. 30 metres along the stoned track and the ride stop entrance to Arrowsmith Wood is on the right with its boundary marked in RED.
- Sat Nav note: The post code TN3 9JP is for the point shown on the location map by the red dot.

Boundaries:

The boundaries of the wood are indicated with **RED** markings.



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.