

## Bridge Meadow & Copse East Sussex

A Charming mixed parcel of open meadow and woodland, situated between Battle and Bexhill in East Sussex.

### Details

**Price:** £95,000 Freehold  
**Location:** Bexhill-on-Sea, East Sussex  
**Size:** About 4 acres for sale  
**OS Landranger:** OS No 199  
**Grid ref:** TQ 743 112  
**Nearest post code:** TN39 5EB

### Local manager

**Anton Baskerville**  
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## Description

Bridge meadow is bordered by established broadleaved trees, giving the land a pleasantly sheltered feel. The ground is has a very gently sloping topography, opening out into a sweeping meadow with a belt of mature woodland along the northern and eastern edges. These wooded margins provide natural screening, a sense of privacy and a ready-made habitat for local wildlife. The section of woodland to the west of the meadow is not included.

The diversity of open grassland and woodland makes the parcel suitable for a range of amenity uses. It lends itself well to quiet enjoyment, spending time close to nature, creating new wildlife habitats or even grazing an animal or two. Those considering tree planting or broader landscape enhancement may be able to access grant support for establishing native woodland or improving biodiversity. The southern boundary, currently marked by a line of wooden stakes, is an ideal candidate for a new hedgerow, for which a grant may also be available.

The meadow is accessed from a right-hand spur off the main access track. The access track runs slightly uphill for the final section, with Bridge Meadow on the left-hand side. An area of hardstanding can be found at the entrance for parking a vehicle. From here, the meadow drops away very gently towards the woodland, which frames the open land beautifully around three sides.

When walking along the edge of the meadow, starting in the south west corner next to the access track, the line of trees to your left marks the boundary of the meadow. When you reach the north-west corner, a line of stakes marked with orange paint heads off into the woodland, signalling the beginning of the section of mature woodland included in the land. Upon entering the woodland, you will find a seasonal stream, along with a nice path which bends around to the right, ushering you into the belt of woodland which hugs the northern boundary of the meadow. The boundary at the northern edge of the woodland is marked by a drainage channel. At the far eastern end of the woodland, a second line of stakes, also marked with orange paint, marks the boundary.

Quietly situated yet only a short distance from nearby villages and the coastline, the land combines a sense of escape with practical ease of access. Its mix of open ground and established tree cover provides a versatile setting, well suited to ecological enhancement, gentle land-based projects, or simply those looking for a private place to unwind.

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.

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## Wildlife

The mix of open meadow and broadleaved woodland creates a rich mosaic of habitats that supports a wide range of wildlife. The woodland provides cover for deer, songbirds and small mammals, while the meadow offers valuable foraging for pollinators throughout the warmer months. Together, these complementary habitats make the parcel an appealing haven for nature across the year.

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## Features

- 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
- Gently undulating topography

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## 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.

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## Rights and covenants

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

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## 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.

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## How to find this meadow

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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 and through the hedgerow.
- Immediately after the hedgerow, take the track which turns 90 degrees to the right and follow it all the way to the end (down and through the small section of woodland and up the hill on the other side.
- The entrance to Bridge Meadow & Copse is on your left-hand side.

## Boundaries:

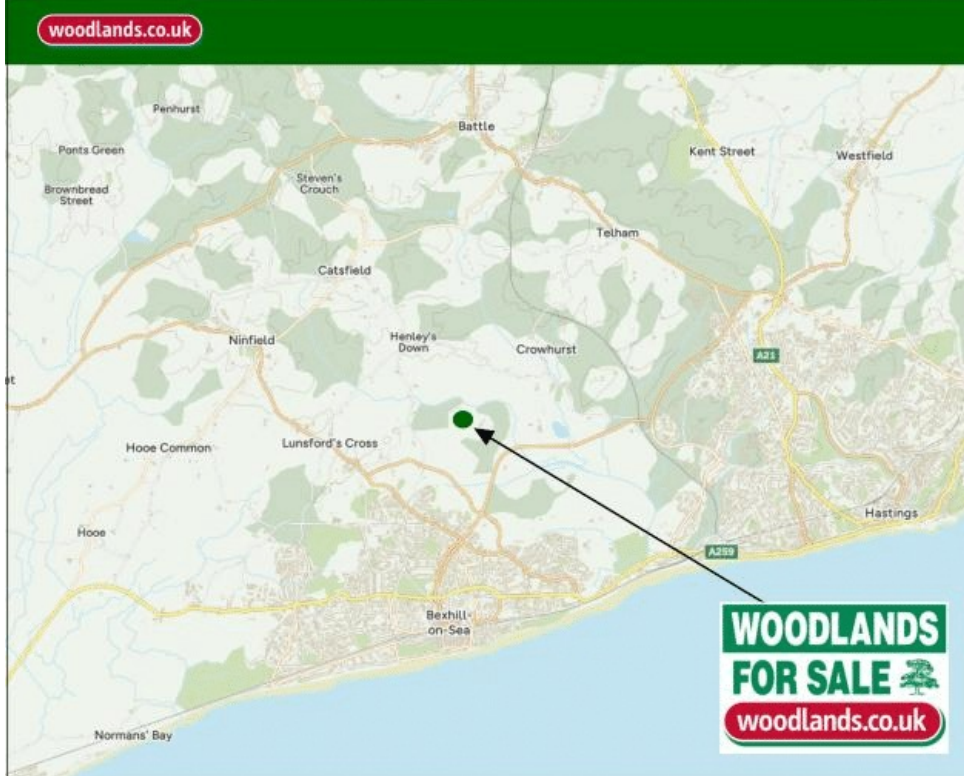
Boundary features are marked with orange paint.

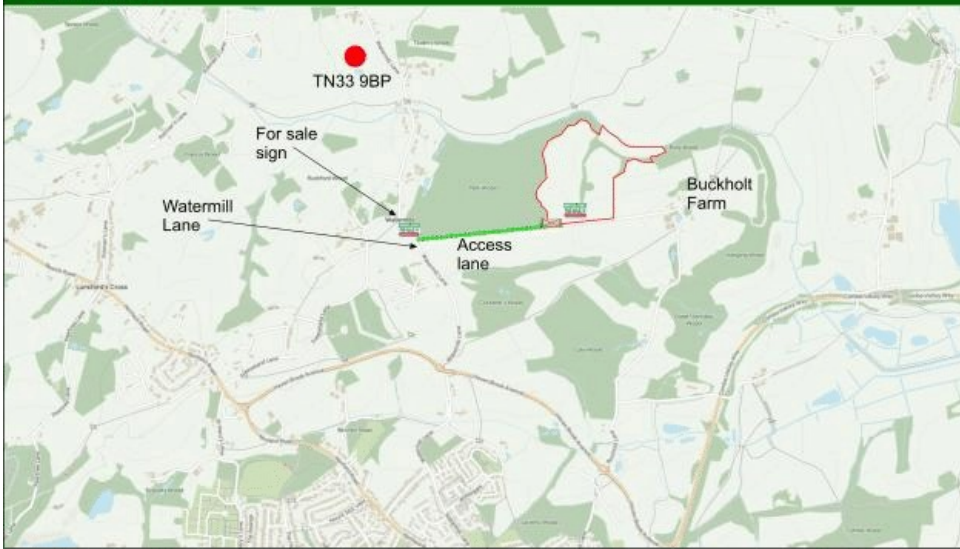
Western: field edge

Northern: ditch at the northern edge of the woodland

Eastern: wooden stakes / fence

Southern: wooden stakes





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.