



Crossing Wood

Kent

A private bluebell woodland with a charming stream. This woodland is ready for a new owner to enjoy its diversity and enormous appeal.

Details

Price: £85,000 Freehold

Location: Lamberhurst, near Tunbridge Wells, Kent

Size: 3 acres for sale

OS Landranger: OS No 188

Grid ref: TQ 678 347

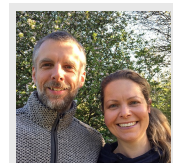
Nearest post code: TN3 8JH

Local manager

Ruth and James Feltham

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Description

An extremely private ancient woodland with gently sloping topography and a pretty stream. Oak, sweet chestnut, alder, ash, hazel and silver birch feature. Bluebells, yellow archangel, red campion and hard ferns can be found, all of which are ancient woodland indicators.

There is a rustic bench in a small private clearing rich with bluebells in the spring. A footbridge has been installed to cross the stream and will allow a new owner to easily access the west side of the wood. The stream is named on maps as 'Sweet Bourne'. It is understood that the 'sweet' refers to the area's natural beauty and tranquillity. There is a good all year-round access to Crossing Wood via a shared stoned track and a place for a new owner to park within the wood itself.

We offer support for new woodland owners, including books, subscriptions, introductions to neighbours, advice on local suppliers and money towards relevant training. You can read more about this here: <https://www.woodlands.co.uk/owning-a-wood/support/>

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.

Trees

Crossing Wood is a riparian ('relating to or living or located on the bank of a natural watercourse') area of woodland following the streams shallow banks. Tree species include splendid mature oak, sweet chestnut, alder, ash and silver birch. Some hazel coppice stools are scattered through the wood. There is evidence of natural springs on the west side of the wood, which feed into the stream.

Crossing Wood has been designated as **Ancient Semi Natural Woodland (PAWS)** by **Natural England**. This is woodland that has been under constant tree cover since at least 1600AD. It is valued as a rich reserve of biodiversity. There is a draft Woodland Management Plan for Wiskett's Wood (of which Crossing Wood is a part) – details of this are available upon request.

Wildlife

Numerous animal trails can be found running across the woodland floor amongst the undergrowth, the stream providing a constant source of water. Brown Long-eared bats have been recorded in Wiskett's Wood, as well as reports of turtle dove, lapwing and skylark. A new owner could install some bird and bat boxes and build a simple hide to observe which species are present. Fallow and Roe deer can be found in the wider woodland. For ideas on how to manage your woodland for wildlife why not have a look here:

<https://www.woodlands.co.uk/owning-a-wood/managing-your-woodland-for-wildlife/>

Features

- An attractive meandering stream.
- Ancient woodland indicators including bluebells, yellow archangel, red campion and hard ferns.
- Interesting topography.
- A small private clearing with a rustic bench.
- Diverse broadleaf tree species including oak, sweet chestnut, alder, ash, hazel and silver birch.

Access, tracks and footpaths

Crossing Wood is easily accessed from a quiet country lane (Bewlbridge Lane), through a locked metal gate (an owner will be provided the combination number for this locked gate). A stoned track leads to the ride stop entrance to Crossing Wood. A small area of hardstanding allows a new owner to park within the boundary of Crossing Wood itself.

There are no public footpaths within the wood itself.

Rights and covenants

The wood is sold with the sporting rights.

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.

Activities

- Learning about nature's seasons in a woodland environment.

- Discovering the ancient woodland indicators as they emerge in the spring.
- Private family camping and cooking around a campfire.
- Building dens or hides for observing the wildlife.
- Other ideas can be found here: <https://www.woodlands.co.uk/owning-a-wood>

Woodlands.co.uk are also pleased to offer £300 for new owners to attend a [woodland related course](#) of their choosing to pursue their woodland interests.

Local area and history

Crossing Wood is situated in a tranquil rural setting within the High Weald Area of Outstanding Natural Beauty (AONB) just north of Bewl Water near Lamberhurst in Kent. Historically, Wiskett's Wood was likely to have been coppiced on rotation to supply wood for charcoal making (to support the Wealden Iron Industry), and later, to provide surrounding farms with hop poles, firewood and fencing materials.

There are many historical sites in the area. The English Heritage site of [Bayham Abbey](#) is approx. 4.5 miles away and features ruins dating back to the 13th century. [Scotney Castle](#) is just over 1 mile away – this impressive 14th century moated castle is well worth a visit. For those who love water, [Bewl Water](#) is less than half a mile down the road from the woods and offers various water sports, as well as cycling and fishing.

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.

Directions

Please note, for satellite navigation, use the post code TN3 8JH. This will take you to the area as shown by the red dot on the map. Coordinates to the gate leading to Crossing Wood (off Bewlbridge Lane) are: N51.083661, E0.397466. To find the wood follow the instructions below.

Heading south on the A21

- Heading south past the exits for Royal Tunbridge Wells and Pembury, continue heading south until you reach the roundabout at Kipping's Cross.
- Go straight over at Kipping's Cross and continue straight over at the next roundabout (this is the turning to the BP garage and Burger King).
- Continue 3 miles south on the A21 crossing over the next roundabout onto the dual carriageway and continue on the A21.
- At the next roundabout (after passing under one of the few '[Green Bridges](#)' in the UK) continue south on the A21.
- Passing two 'Woodlands for Sale signs' on the right-hand side, take the right turn signposted Bewl Water onto the Bewlbridge Lane.
- Continue on Bewlbridge Lane approx. 0.4 miles until you reach single green metal bar gate on the right-hand side with a 'Woodlands for Sale' sign alongside on the oak tree.

Heading north from Hastings on the A21

- Follow the A21 heading north out of Hastings.
- At Flimwell (about 16 miles from Hastings) stay on the A21 (crossing straight over the B2087) towards Lamberhurst.
- Continue north on the A21 for approx. 3.2 miles then take the left turn signposted Bewl Water onto the Bewlbridge Lane.
- Continue on Bewlbridge Lane for approx. 0.4 miles until you reach single green metal bar gate on the right-hand side with a 'Woodlands for Sale' sign alongside on the oak tree.

Once you arrive at the gate:

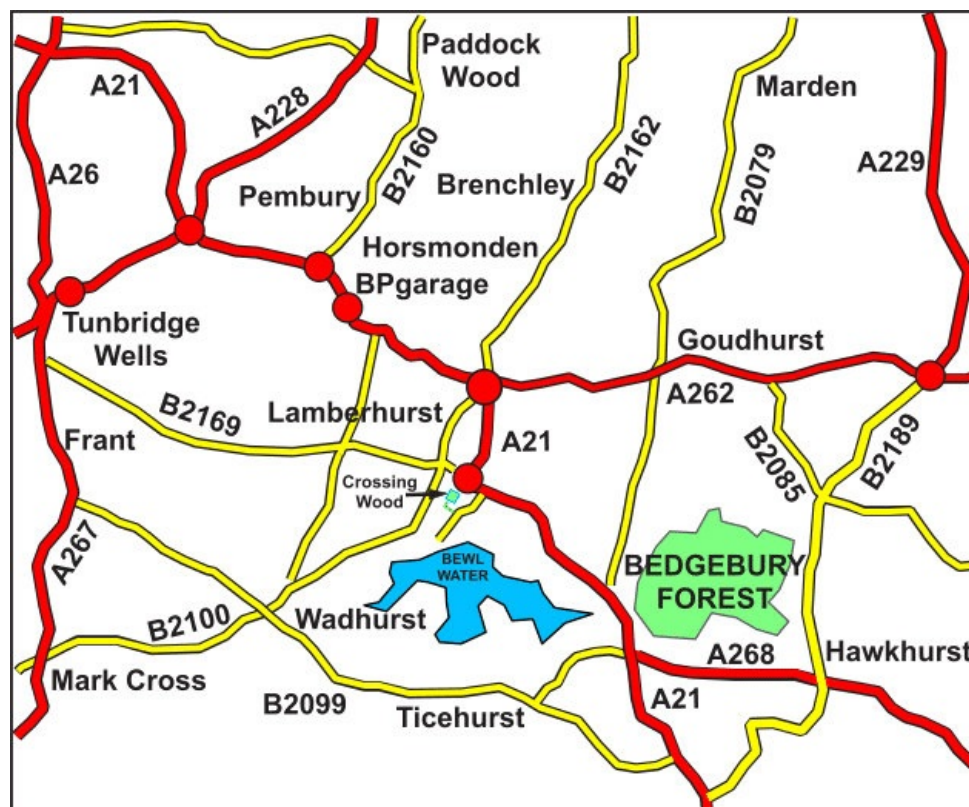
- Park in front of the single bar metal gate ensuring there is space for the gates to be accessed by vehicles.
- Walk under the gate and up the track past the telecom mast and down the stoned track approx. 400 meters. Take the turn to the right (following the stoned track) and continue approx. 250 meters. The ride stop entrance to Crossing Wood is on the left-

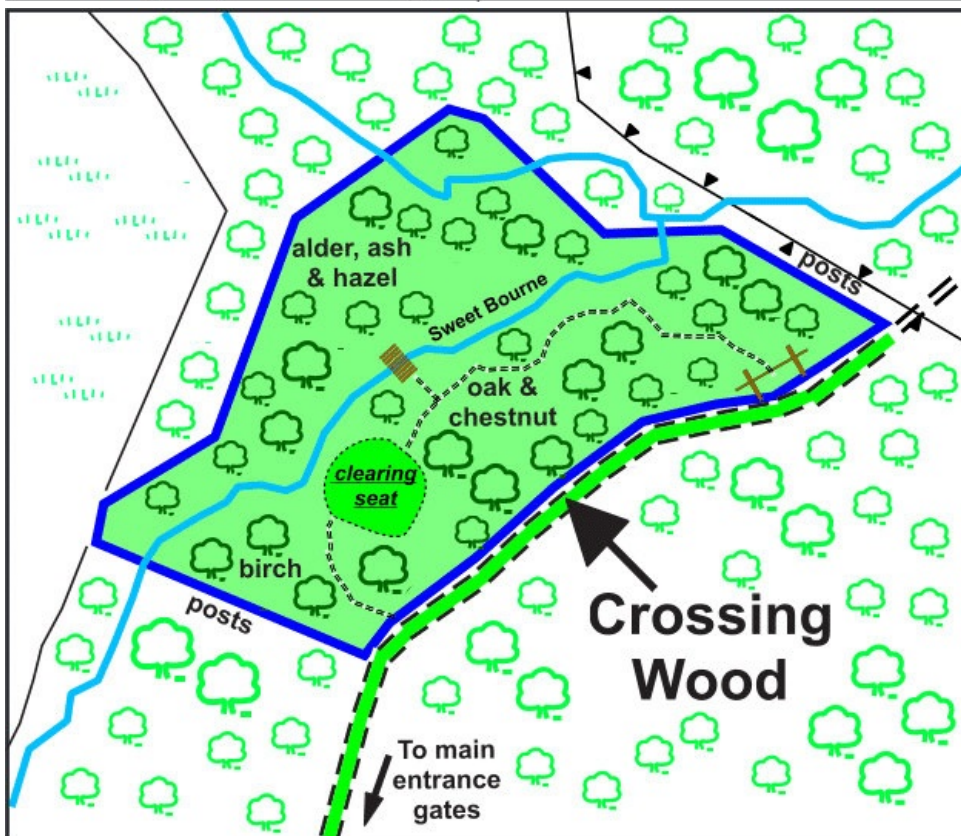
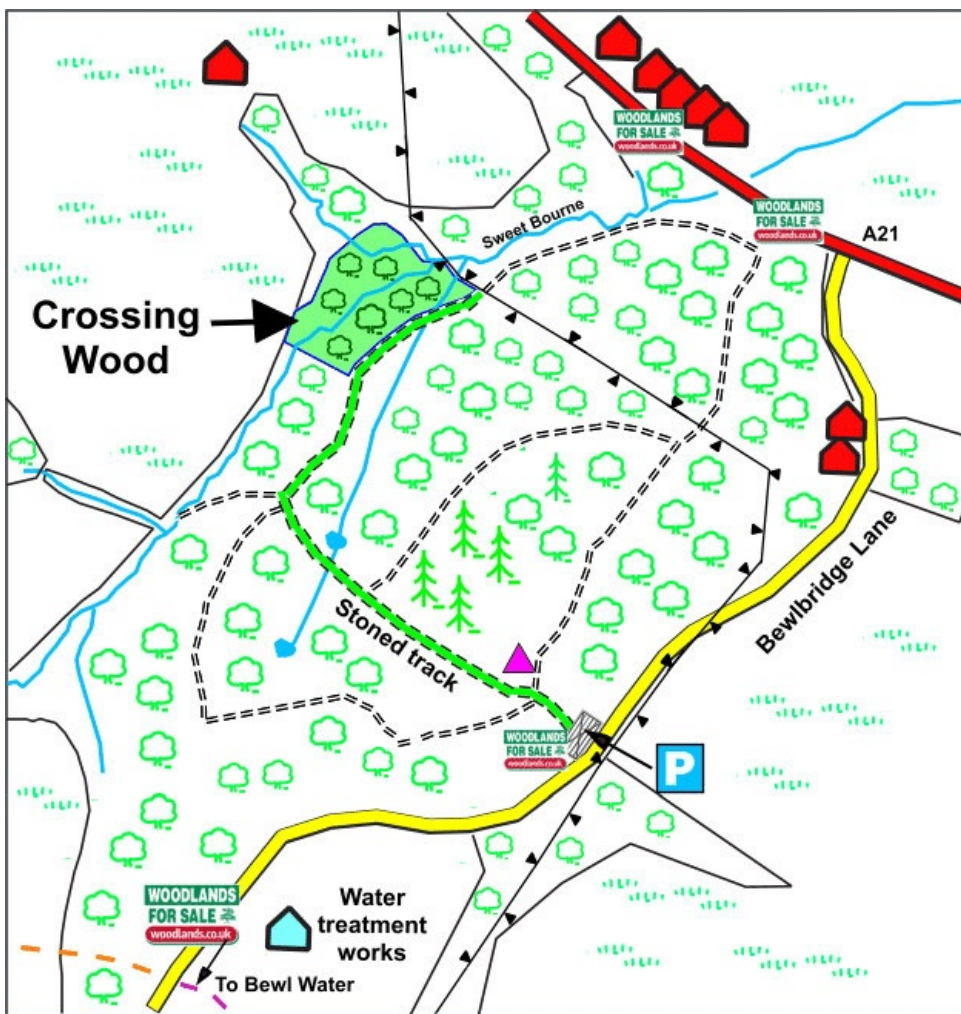
hand side with its boundaries marked in BLUE.

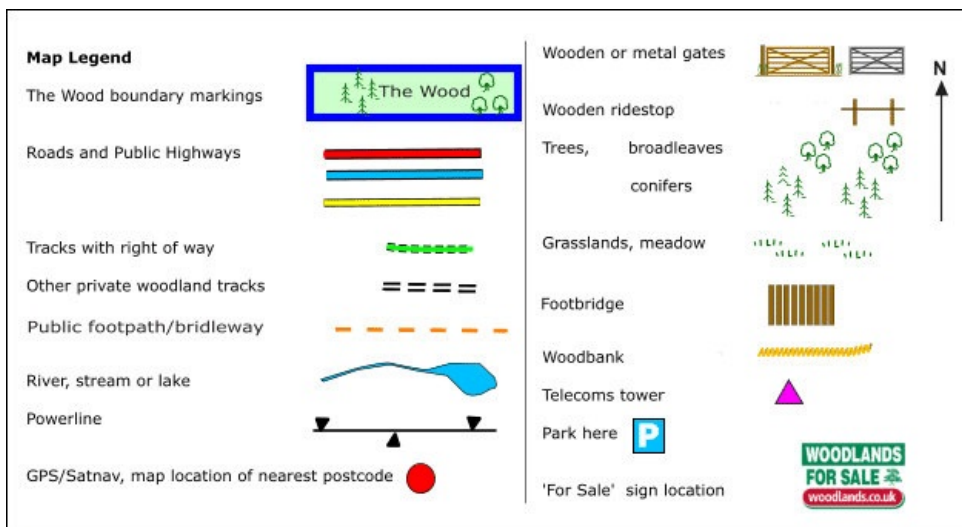
- Sat Nav note: The post code TN3 8JH is for the point shown on the location map by the red dot.

Boundaries:

The boundaries of the wood are indicated with **BLUE** 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.