



Elmfield Meadow & Copse East Sussex

A beautifully balanced parcel of meadow and mature woodland, situated close to the south coast, between Battle and Bexhill-on-Sea.

Details

Price: £79,000 Freehold
Location: Bexhill-on-Sea, East Sussex
Size: Over 3 ½ acres for sale
OS Landranger: OS No 199
Grid ref: TQ 742 113
Nearest post code: TN39 5EB

Local manager

Anton Baskerville
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Description

Elmfield Meadow & Copse is a neatly contained parcel of land, consisting of a lush green pasture field and a belt of woodland which abuts the open land on the eastern edge, within which runs a seasonal stream. The southern and western edges are enveloped by a stoned track, ensuring excellent access to all corners of the meadow. There is a pad of hardstanding in the middle of the western boundary where a vehicle can be parked.

When standing at the entrance, and looking east, the grassland drops very gently away from you towards the belt of woodland. In the summer months, the woodland presents as a wall of green, when the broadleaved trees are in full leaf. The standing woodland offers a nice place to set up camp and shelter from the sun in the hot summer months. It also ensures a ready supply of seeds, which will colonise the open meadow given half the chance. Some favour this rewilding approach, letting nature take its natural course, whilst others prefer a more proactive approach – electing to plant trees which speeds up the process of woodland creation. There is of course scope to use both methods in tandem.

When within the woodland, there is an old fence line, followed by a line of new wooden stakes, which demarcate the edge of the woodland which is included with the land - all are marked with purple paint. The eastern boundary is the far edge of the woodland, where the field margin begins. The boundaries of the open meadow are marked with wooden stakes, again marked with purple paint, just inside the edge of the access track.

Across the year, Elmfield Meadow & Copse changes in steady and interesting ways. In spring the grassland starts to colour with new growth, and by late summer the trees give plenty of shade and shelter. As autumn arrives, the woodland shows its different shapes as the leaves drop. The mix of open ground, natural regeneration and established trees makes the land easy to enjoy and easy to manage, whether you want to let it develop on its own, carry out small projects, or simply spend time outdoors.

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.

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.

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

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.

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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.

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 and through the hedgerow - once through, the meadow is on your right-hand side, inbetween the two access tracks.
- The entrance is about 100m down on your right hand side.

Boundaries:

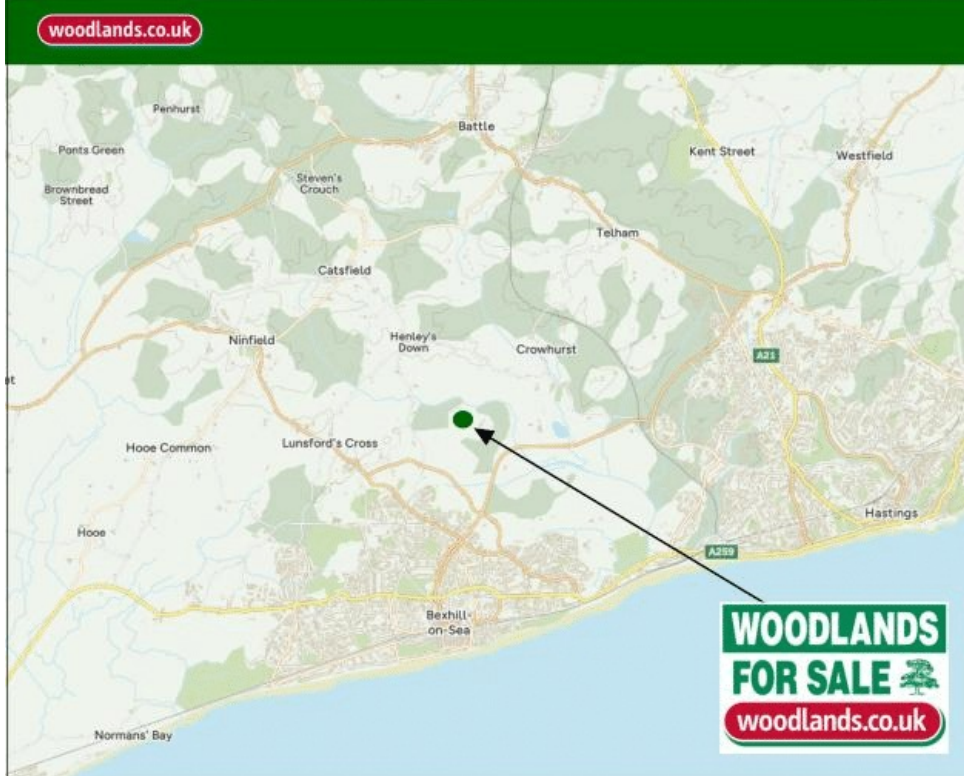
Boundary features are marked with purple paint:

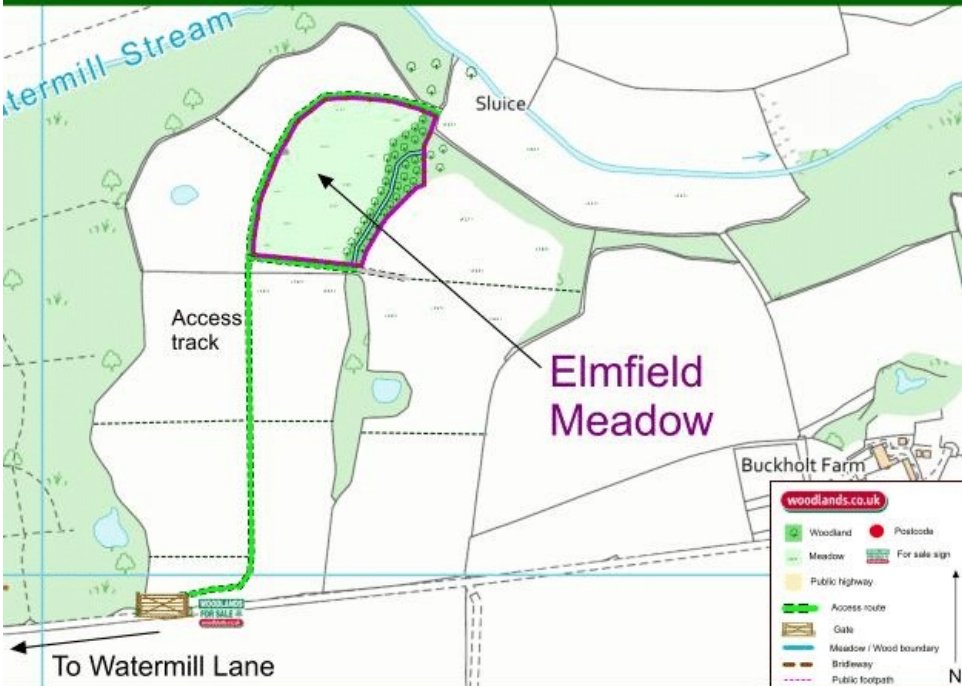
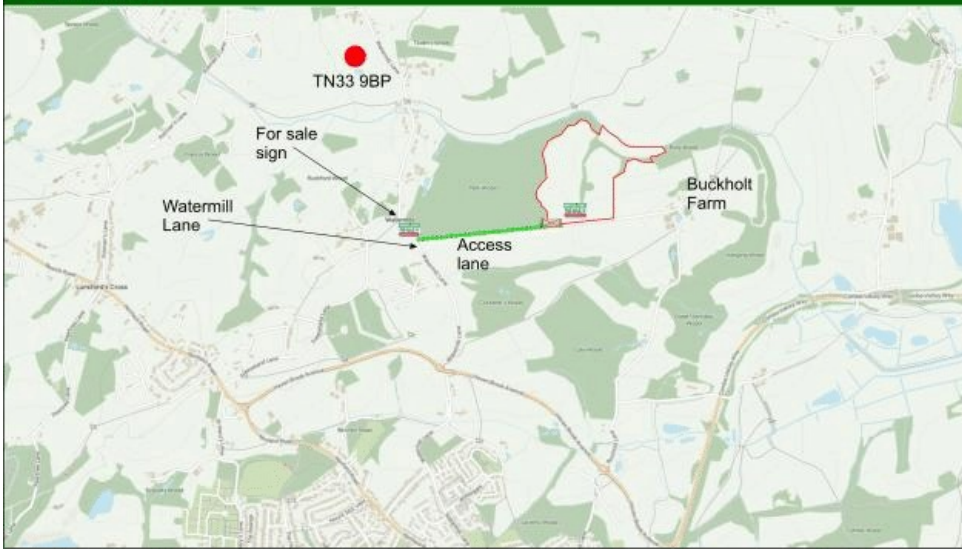
Eastern: far edge of woodland - purple markings

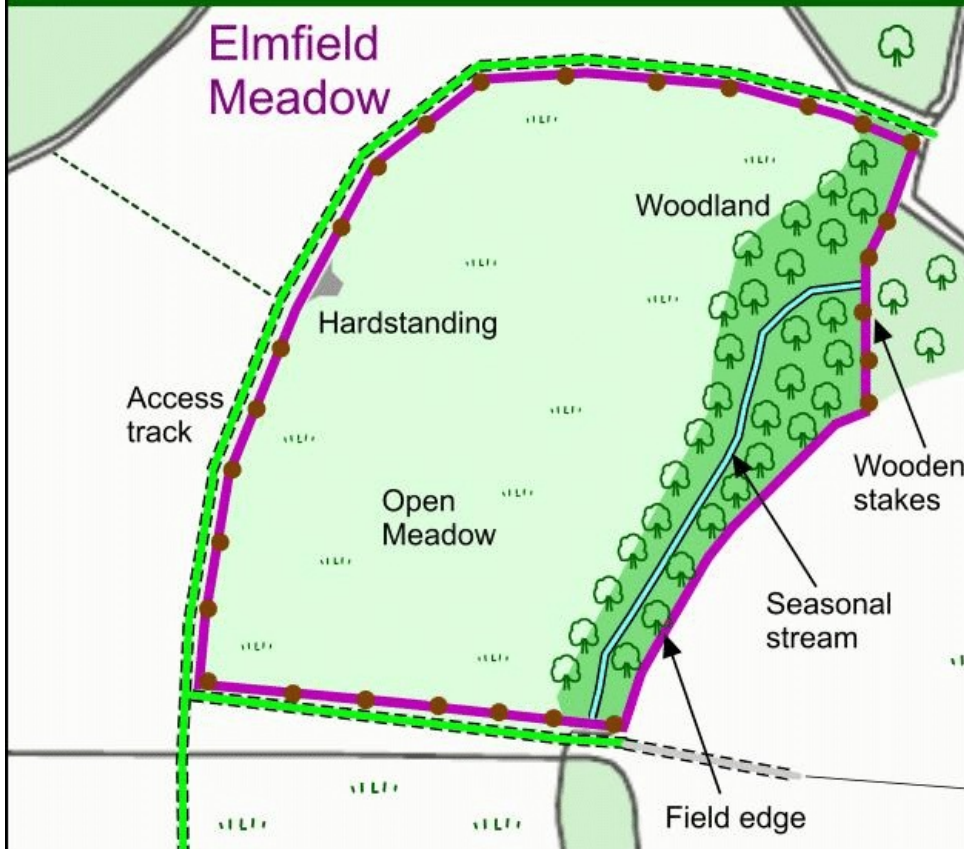
Southern: wooden stakes next to access track

Western: wooden stakes next to access track

Northern: wooden stakes next to access track







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.