



Mule Meadow East Sussex

A delightful pasture field close to the South Coast, including a pond and mature hedgerow, well suited to a conservation project and private amenity use.

Details

Price: £69,000 Freehold

Location: Bexhill-on-Sea, East Sussex

Size: About 2 $\frac{3}{4}$ acres for sale

OS Landranger: OS No 199

Grid ref: TQ 741 113

Nearest post code: TN39 5EB

Local manager

Anton Baskerville

07952 694 652

anton@woodlands.co.uk



Description

This appealing meadow is a neatly contained parcel of lush green pasture, bordered on the south by a mature, wildlife-rich hedgerow that provides both shelter and privacy. A stoned track runs along the eastern edge, offering excellent access to all parts of the land, with a convenient pad of hardstanding on the eastern boundary for parking. The openness of the field allows for long views across the grassland and across neighbouring countryside. Mule meadow occupies a quiet corner of this part of East Sussex.

The western edge of the meadow is flanked in its entirety by mature woodland, offering a lovely backdrop and a wall of green in the summer months. The neighbouring woodland offers a real sense of privacy and shelter. In addition, the mature trees provide a source of seeds for the natural regeneration of the open land, which could be harnessed alongside active tree planting.

From the entrance, the meadow falls ever so gently away, in a westerly direction, giving the land a subtle sense of depth and movement. At its centre lies a seasonal pond, which comes to life in wetter months with reflective water and visiting wildlife, before receding during drier spells to reveal fresh growth. This feature adds character and variety to the meadow, making it a naturally engaging place to explore or manage for biodiversity.

Across the year, the meadow shifts in quiet and interesting ways. Spring brings a flush of new grass and activity around the pond, while summer highlights the soft hum of insects moving through the hedgerow. As autumn arrives, the hedgerow reveals its structure beneath the fading foliage, and the meadow settles into a peaceful stillness. Whether managed for conservation, light grazing, or simple enjoyment, the land offers a characterful and rewarding space to spend time outdoors.

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.

Features

- Quiet and peaceful meadow
- No public rights of way
- Attractive seasonal pond in the heart of the meadow
- Mature hedgerow forming the southern boundary
- Woodland borders creating a sense of privacy and shelter
- Excellent access via a stoned track

Access, tracks and footpaths

No public rights of way. The meadow is accessed via a well maintained track leading from Watermill Lane.

Rights and covenants

Sporting rights are included with the sale of the land.

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.

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 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

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

- 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, where Nicola's Meadow is immediately on your left hand side.

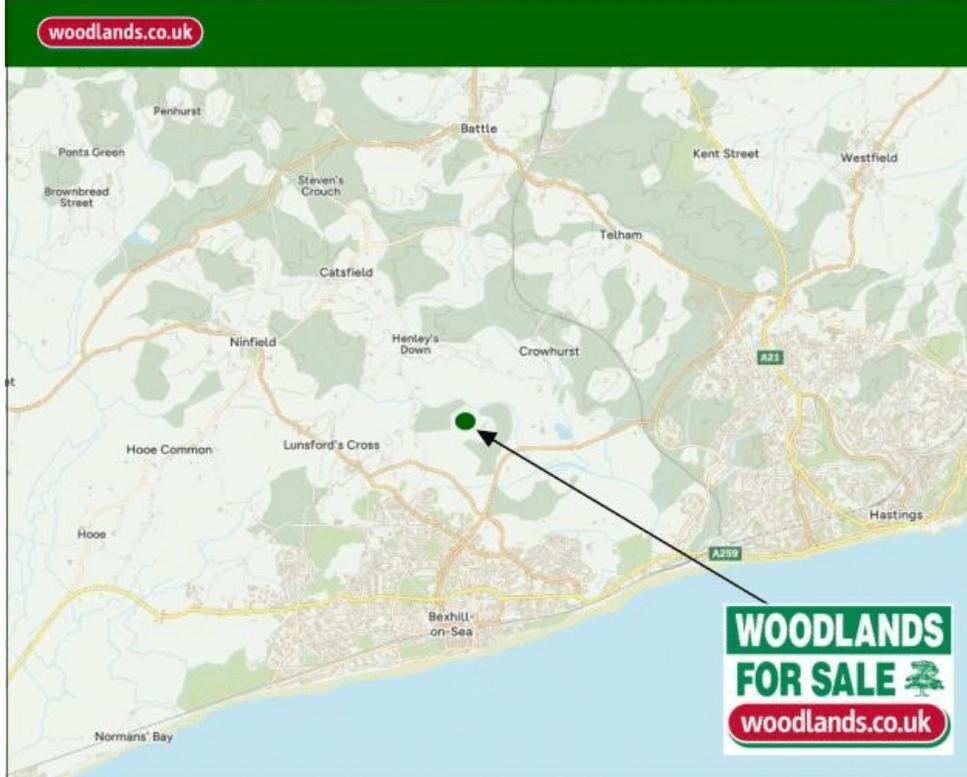
Boundaries:

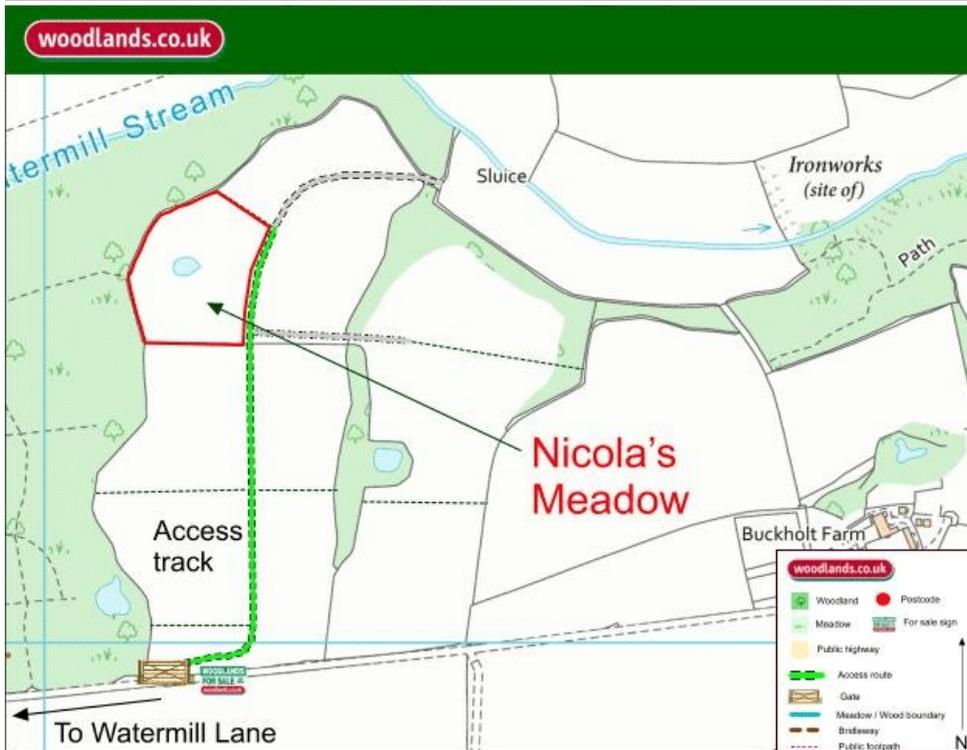
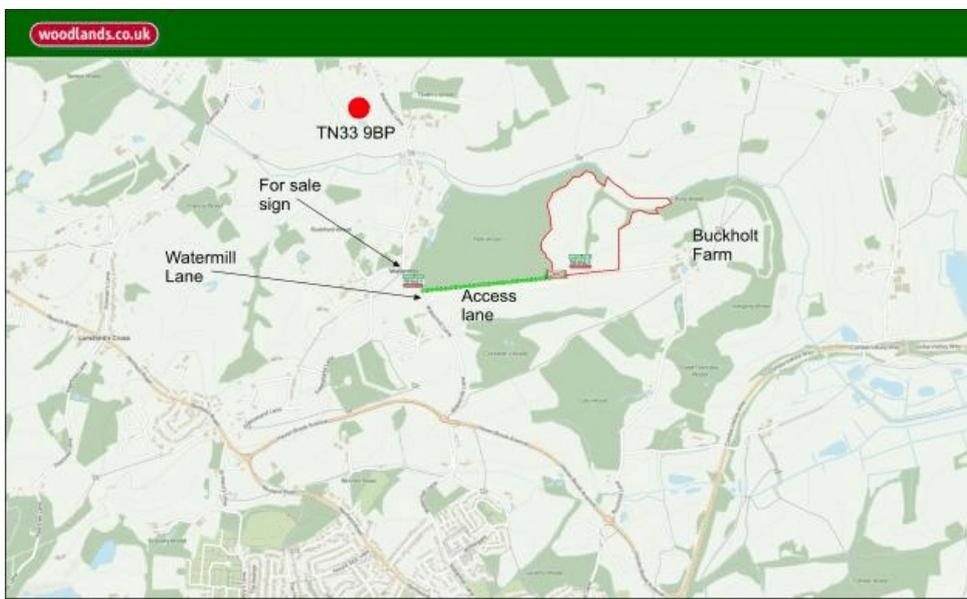
Southern: mature hedgerow

Western: ditch between the meadow and neighbouring woodland

Northern: field stakes

Eastern: field stakes at the edge of the 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.