



## Dew Meadow West Sussex

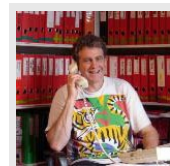
Beautiful water meadow with private river creek frontage, leading onto the river Arun, with fishing rights and boating potential.

### Details

**Price:** £79,000 Freehold  
**Location:** Pulborough, West Sussex  
**Size:** About 2  $\frac{3}{4}$  acres for sale  
**OS Landranger:** OS No 197  
**Grid ref:** TQ 043 184  
**Nearest post code:** RH20 1LB

### Local manager

**Richard Scholfield**  
07811 818 277  
[richard@woodlands.co.uk](mailto:richard@woodlands.co.uk)



## Description

Dew Meadow is located just inside the [South Downs National Park](#) and is classified as a wetland meadow within the flood plain of the river Arun. The meadow is drained through a culvert under the embankment, which is controlled by a sluice which is automatically closed when water levels are high in the creek. The embankments protect the meadow from river flooding.

Included with the meadow is the creek, the boundary being on the far side.

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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## Trees

There is the occasional willow tree along the embankment.

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## Wildlife

At times of winter flooding large numbers of waterfowl come in to enjoy the shallow water, an 'overflow' from the nearby [Pulborough Brooks RSPB reserve](#).

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## Features

There is access to the river Arun and private fishing. The creek is actually a flood relief channel, water leaves the river Arun to the west of Dew Meadow and flows back into the river Arun about ½ mile downstream. These water meadows have a flood plain designation.

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## Access, tracks and footpaths

A key will be provided for the owners of Dew Meadow to the locked gate at the roadside, there is a full right of way in perpetuity along the top of the bank to Dew Meadow, this right of way is 5 metres wide. There is a similar right of way for the 2 adjoining meadows to the west.

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## Rights and covenants

There are private fishing rights to the creek which adjoins the river Arun where one would expect the same fish as found in the river. This extends to about 78 metres of bank. The creek is about 13 metres wide, depending on the state of the tide and river flow. The neighbouring owners downstream have a right to navigation along this (small boats and paddleboards) but no rights to fish here.

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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## Activities

There is potential for fishing, boating and paddle boarding

Fishing, see a previous report from 2005 by RMC. It can be downloaded here [RMC](#), and also see these websites for fishing info, [Pulborough Angling Soc](#), Calpac [here](#) and [Fishe net](#)

For paddle boarding [see here](#)

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## Local area and history

The name Pulborough comes from Saxon English, hill by the pool (pool being tidal creek or stream).

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## 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.

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## Directions

Dew Meadow is a short distance just south of Pulborough on the A29

1. [Click here for Bing Maps Directions](#) enter your own postcode, (the coordinates for the main entrance gate is already entered) and click on the "Directions" box then "To Here" add your postcode or town then "GO". This will take you to the metal

entrance gate.

2. **For Satnav:** the nearest postcode is **RH20 1LB** as shown by the red dot on the maps or use

3. **What3Words** reference: `///tender.transfers.reflected`

**Coordinates N50.954446, W0.514097**

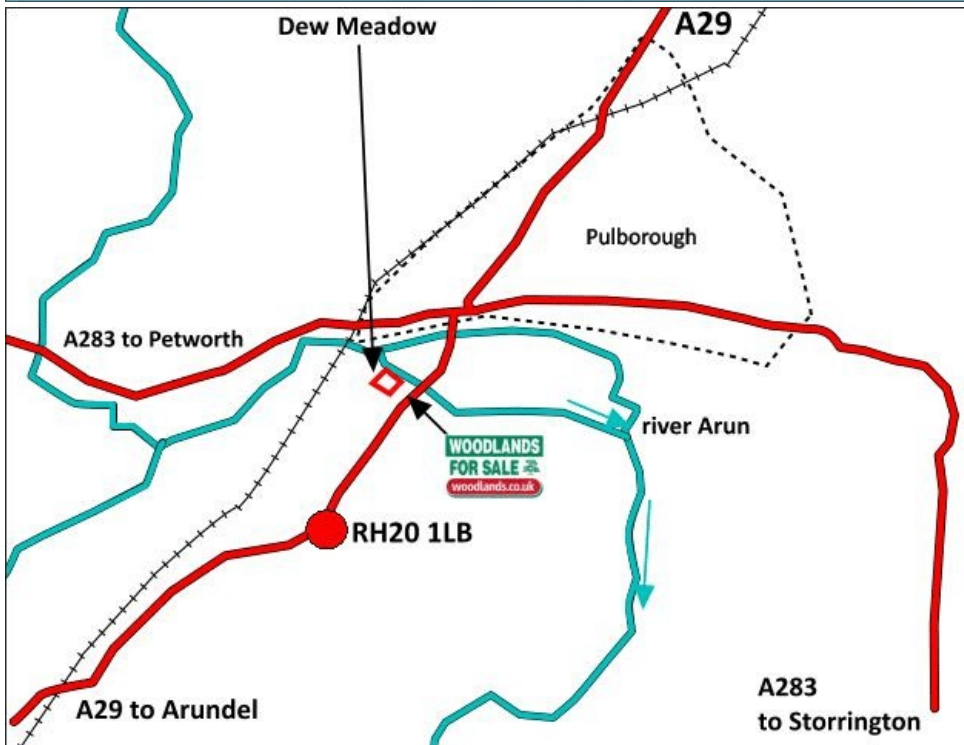
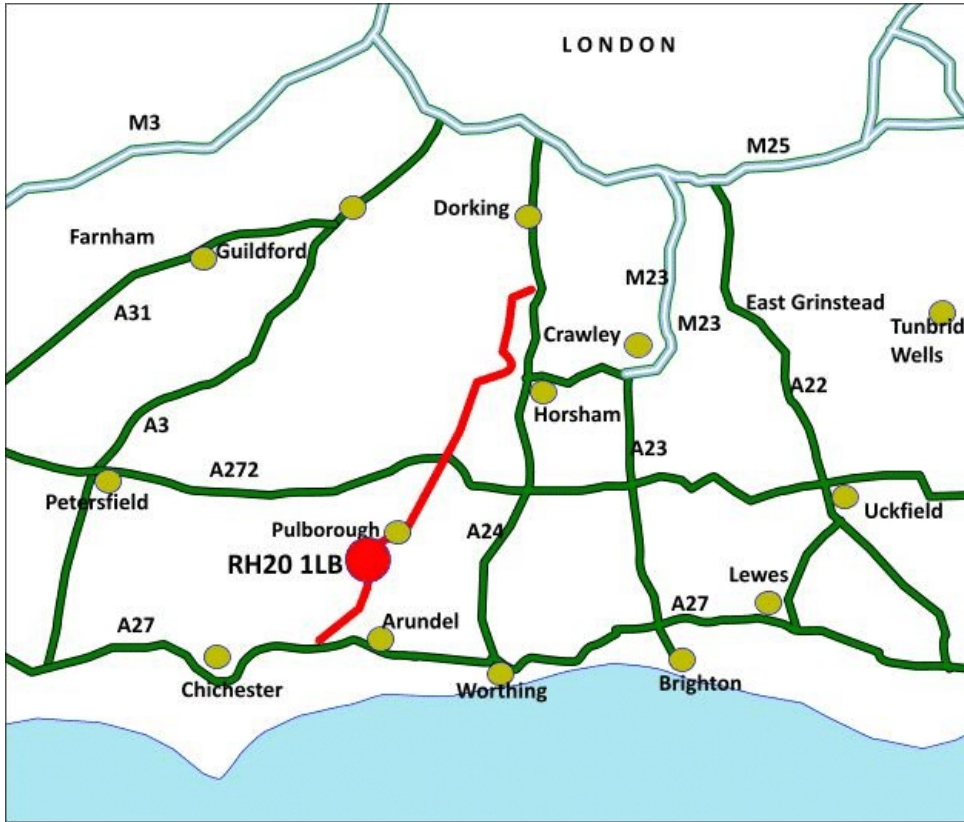
4. Locate the A29 heading south out of Pulborough

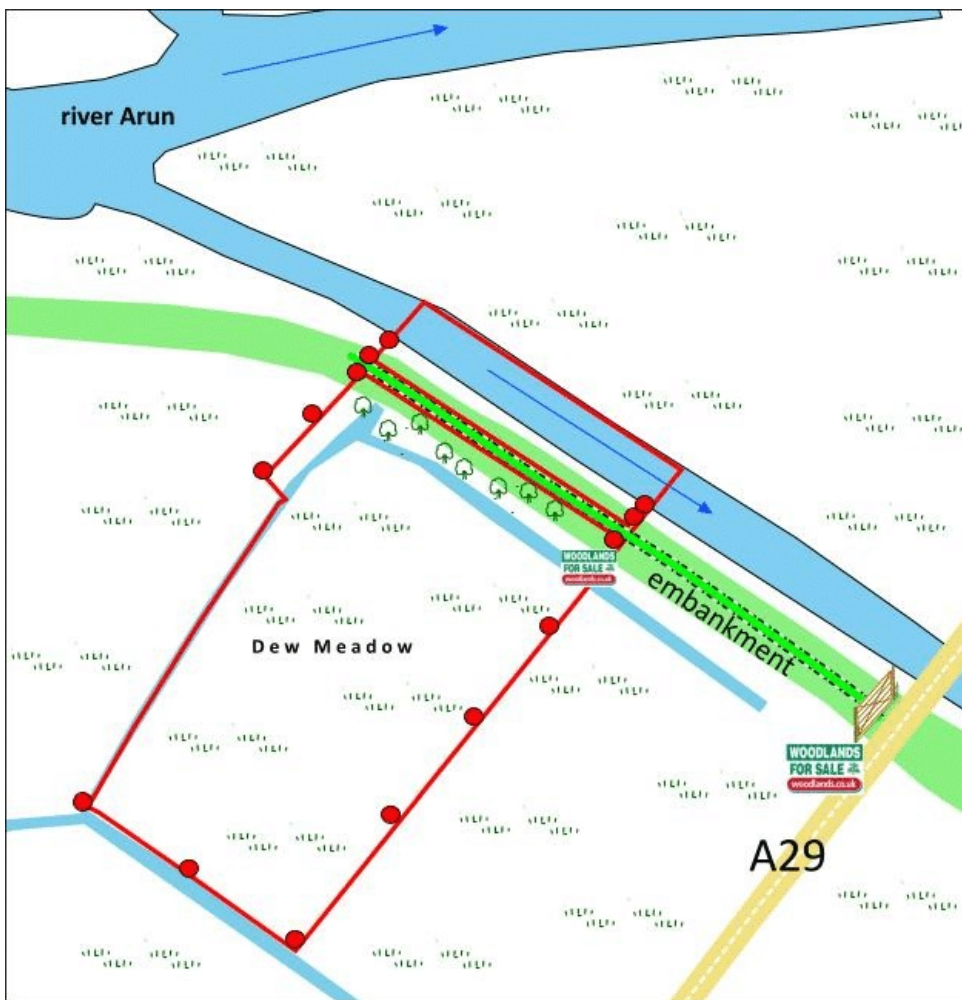
- after crossing the Arun river the entrance to the meadow is on the right hand side after about 250 metres by the "Woodlands for Sale" sign.
- Park by the gate
- Climb over the gate and walk about 160 metres along the embankment track. Dew Meadow is ahead and to your left with red markings.

## Boundaries:

The boundaries of Dew Meadow are mostly indicated by red markings. They are the bank on the far side of the creek, a line of free standing posts along part of the north west boundary, this then follows the far side of the small drain which is included. To the south west the boundary is the inside edge of the drain. To the south east the boundary is marked by free standing posts.

The 5 metre wide track at the top of the bank is excluded, there are posts either side to delineate this. This is for access to the two adjacent meadows from the main gate.





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.