

Grindal Wood

East Sussex

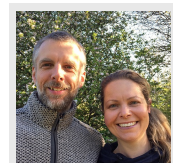
An ancient bluebell woodland with mature oak, meadow views to the north and a seasonal stream along the western boundary.

Details

Price: £129,000 Freehold
Location: Hadlow Down, Uckfield, East Sussex
Size: 6 ¼ acres for sale
OS Landranger: OS No 199
Grid ref: TQ 523 238
Nearest post code: TN22 4HH

Local manager

Ruth and James Feltham
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Description

Grindal Wood is a delightful broadleaved woodland, home to an impressive mix of mature oak, beech, birch, hornbeam, and sweet chestnut. In spring, the woodland floor is carpeted with bluebells, while areas of male fern—both classic indicators of ancient woodland—add to its ecological richness. The wood forms part of a larger woodland landscape, and a seasonal stream along the western boundary provides an important water source for local wildlife. Although dry during exceptionally hot periods, it can become a fast-flowing stream in the wetter months.

Mature beech and hornbeam line the western and northern boundaries, while the northern edge enjoys views across the adjoining meadow, allowing plenty of natural light to filter into the woodland. Convenient parking is available at the ride-stop on the southeastern boundary. Just a short walk from the entrance, a newly installed rustic bench provides the perfect spot for a family picnic or a peaceful base for private camping.

Grindal Wood is located within the High Weald Area of Outstanding Natural Beauty. It is accessed from the A272, down a stoned track, past some attractive privately owned meadows, through a set of locked double wooden gates. The stoned track continues into the larger 'Waste Wood', and after approx. 500 meters an unsurfaced track turns right, passes over a gully and leads to the entrance to Grindal Wood itself (see Maps).

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

Grindal Wood features oak, birch, hornbeam, beech, sweet chestnut, ash, holly and the occasional conifer and mountain ash. The birch could be thinned and would provide firewood – it is a lighter, faster-burning hardwood with beautiful flame patterns and a sweet aroma and is known for its fast, punchy heat and lively, bright flames.

Grindal Wood is part of the larger 'Waste Wood' and has been designated as [Ancient Semi Natural Woodland \(ASNW\)](#) 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.

Wildlife

The animal tracks that criss-cross the forest floor point towards this being a woodland packed with wildlife – there is clear evidence of deer (deer 'scrapes' can be found amongst the bracken and ferns) as well as badger.

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

- Ancient woodland indicators including bluebells and hard ferns.
- Lots of mature oak and potential firewood (birch).
- Sunny glades and minimal bramble make this woodland very accessible.
- A seasonal stream to the northwest – this can be fast flowing in the wetter months.
- A private woodland surrounded by other privately owned woodlands.

Access, tracks and footpaths

Grindal Wood is accessed from the A272 to the west of Hadlow Down. A stoned track leads through locked wooden gates (an owner will be provided the key for this locked gate) and down into Waste Wood. An unsurfaced track leads between 2 woodlands to the ride stop entrance to Grindal Wood. A new owner would be able to park within the boundary of Grindal Wood itself. Please note this unsurfaced track may be prone to boggiess in the wetter months.

There are no public footpaths alongside or within the wood itself.

Rights and covenants

The wood is sold with the sporting rights.

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Activities

Grindal Wood is a truly delightful family woodland, offering the ideal setting for private camping, outdoor adventures, and peaceful retreats surrounded by nature. Rich in natural beauty it presents a rare opportunity to become the custodian of a beautiful ancient woodland, enjoying it while helping to preserve it for future generations.

To support new woodland owners, Woodlands.co.uk offers a £300 contribution towards a [woodland related course](#) of your choice, helping you develop the skills and knowledge to make the most of your woodland. New owners also benefit from a range of practical support, including books, subscriptions, introductions to neighbouring woodland owners, advice on trusted local suppliers, and guidance on woodland management. Find out more about the support available here:

<https://www.woodlands.co.uk/owning-a-wood/support/>

Local area and history

Nearby is the historical village of [Hadlow Down](#) - which features [The New Inn](#), a suitable place for a refreshing drink. For those interested in Steam Engines [Tinkers Park](#) is found nearby. [Wilderness Wood](#) is also situated close to the woods - which runs various [events and courses](#).

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 Maps Pin for track entrance leading to the gate [here](#).

What3Words reference for main gate [here](#). (///convinced.cashier.darkest)

Closest **postcode**: TN22 4HH This will take you to the area as shown by the red dot on the map.

Coordinates for track leading to Grindal Wood (off the A272) are: N50.996940, E0.177054

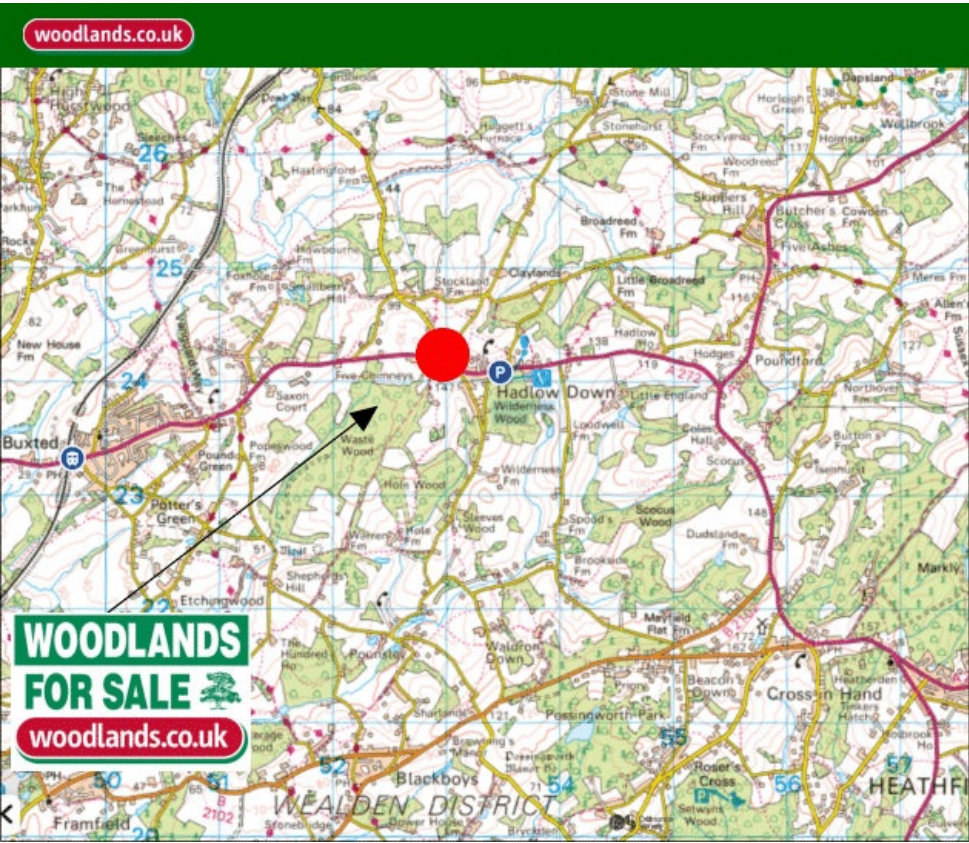
To find the wood follow the instructions below.

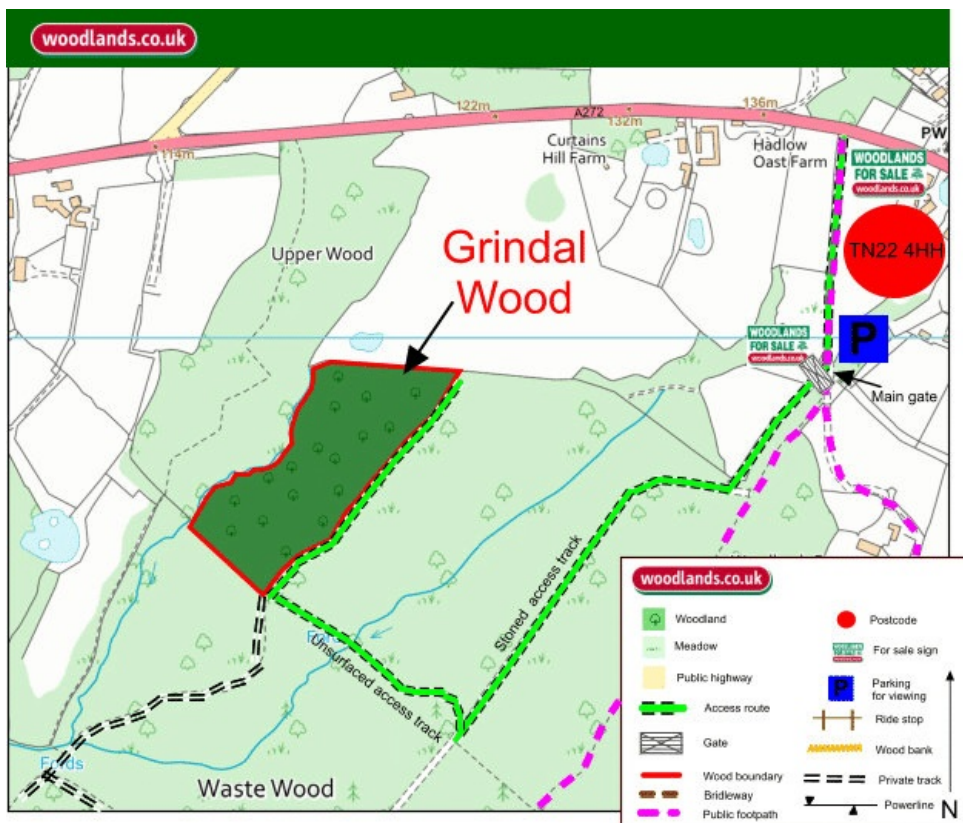
- Travelling south on the A22 and just north of Uckfield take the A272 going east.
- On the A272 go through Buxted and as you enter Hadlow Down just before the Speed Restriction Sign turn right into a track with a black milk churn marked 'Woodlands Farm' on it. (If you go past the church on your left, you have gone too far).
- Go 200 metres down this track to a pair of double wooden field gates on your right.
- Park on the left, opposite these gates. **Please do not obstruct this track or gates as they are in constant use.**
- Go through the post and rail fence by the double gates and walk about 520 metres down the stoned track.
- Turn right up the track with the small 'woodland for sale' signs, walking approx. 250 meters to the top of the track.
- The ride stop entrance to Grindal Wood is on the far side of the track to the left with its boundaries marked in red.

Sat Nav note: The post code TN22 4HH is for the point shown on the location map by the red dot.

Boundaries:

The boundaries of the wood are indicated with RED 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.