



Ware's Wood (part) is a secluded Ancient and Semi-Natural Woodland, set within the heart of the [High Weald](#) (AONB).

The wood is dominated by hornbeam, with birch, oak, ash, beech, hazel and holly adding to the variety. At ground level, the site is bramble free, with good open areas. The terrain is flat and gently sloping on the most part offering plenty of opportunities to set up a camp base.

To the west, a woodbank runs along the boundary from north to south, while a natural seasonal stream meanders along the southern side of the wood. Deer are common in these woods, and it's not unusual to see them passing by in impressive numbers.

Ware's Wood would make a peaceful retreat for those seeking to escape into nature. At just under an acre, it's also an ideal size for anyone wishing to manage their own woodland.

The nearby market town of Heathfield is just a short drive away, providing a range of amenities. For those wishing to venture further, the coast and the historic town of Hastings can be reached in just over half an hour.

Ward is Horam & Punnetts Town, and the County Council is East Sussex.

Boundaries: The boundary is open on all sides and marked with blue paint. To the west, the boundary follows a wide footpath and a woodbank, and east follows the main access track. North and south border neighbouring woodland.

Access: Vehicle access is possible via a hard track and a shared locked gate. With some clearing, parking would be possible within the woodland itself.

[Click HERE](#) to see free OS maps.

Details for this wood

Guide price: £25,000 - Freehold

Size: Just under an acre

Location: Punnett's Town, Heathfield

OS Landranger: No.199

Grid ref: TQ 63669 21527

Nearest post code: TN21 9JA

Contact: Ben Williamson

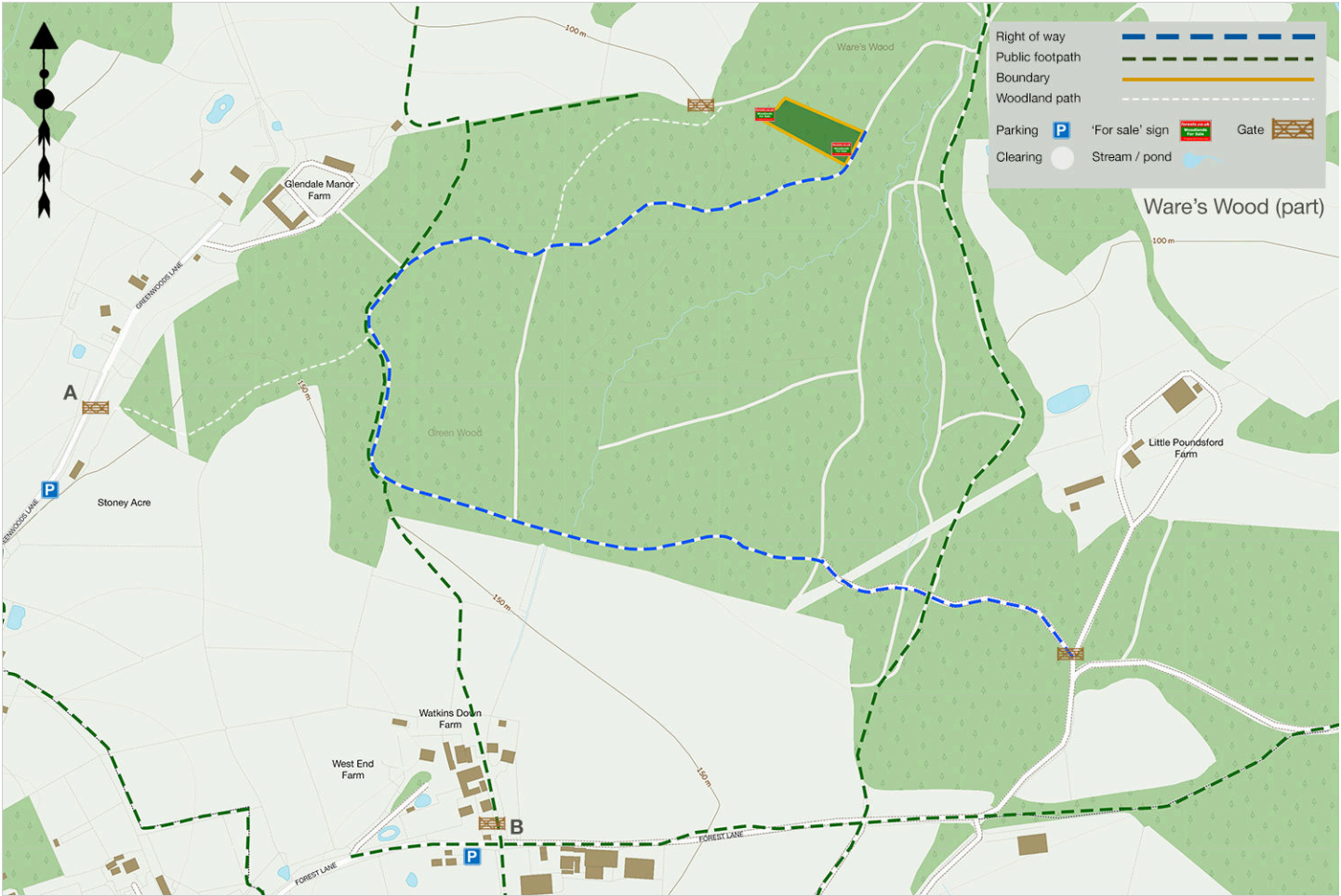
Phone: 07958 213 914

Email: ben@forests.co.uk

Viewing: You are welcome to visit this wood by yourself, but please [Click here](#) to download the details showing the location of the woodland and 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 or tablet. Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception.

Maps: OS OpenData © Crown copyright and database rights 2025 & [OpenStreetMap](#)

Our Maps





Directions

Ware's Wood (part), Greenwoods Lane, Punnett's Town, Heathfield.

1. [Click here for Bing Maps Directions](#) click on the "Directions" box, and enter your own postcode.
 - For viewing purposes, park on the verge on Greenwoods Lane as marked **(A)** on the map. Please don't block the lane or private driveways. There are other parking areas if needed.
 - Walk down Greenwoods Lane and enter a small gate on your right after Stoney Acre.
 - Follow the path bearing right up into the woods. Continue along the main track along the edge of the field and bear left at the junction. Stick to the path and continue for approximately 500m until you reach the southeastern corner of the woodland, marked with blue paint and our 'For Sale' sign.
 - There is another route along the field to the west, and also a route across the field to the south, marked on the map **(B)**.
2. **For Satnav:** the nearest postcode is **TN21 9JA** as shown by the marker on the maps. The main coordinates for access are: **50.967674, 0.319644. W3W: [///unloads.outreach.bench](#)**
3. We recommend downloading [OS maps](#) to your phone. It's handy for giving you an idea of where you are on the ground when viewing woodlands.

Please note: the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.