



Lord's Wood presents a rare opportunity to own a substantial parcel of ancient woodland set in the East Sussex countryside, just a short drive from the coast.

Well-spaced veteran oaks dominate the site, forming an impressive canopy that lets light flood down to the woodland floor. Birch, sweet chestnut, cherry, sycamore, hazel and holly make up a varied understory, with fern and grasses covering the ground beneath. Open fields surround the entire woodland, enhancing its sense of privacy and seclusion while offering attractive views out across the surrounding countryside.

A network of wide rides and footpaths lead in and around the site, offering easy access throughout. These rides could easily be opened up further to allow vehicle access across the whole woodland.

The terrain slopes gently from the main entrance before levelling out, making for an open and easily explorable woodland. Several large glades are dotted throughout, clearly used as camping spots in the past, and a sizable seasonal pond sits near one of the main clearings, currently dry following the summer's heat.

Set within the [High Weald National Landscape](#) and within easy reach of the coast, Lord's Wood offers a peaceful retreat, while also holding genuine appeal for those interested in woodland management and the potential for investment return.

The surrounding area is well served by charming villages with shops and welcoming pubs. Beach lovers will find Fairlight and Pett Level just ten minutes away by car, with Hastings itself also a short drive from the woodland.

Ward is Baird and the county council is East Sussex.

Boundaries: The boundary is fenced on all sides. S, W and N border open fields. E follows Winchelsea Road.

Access: There is direct vehicle access via a private gate, although currently quite overgrown, it would be easy to open up. Parking is possible within the woodland itself.

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

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 2026 & [OpenStreetMap](#)

Details for this wood

Guide price: £200,000 - Freehold

Size: 13.5 acres

Location: Guestling, Hastings

OS Landranger: No.199

Grid ref: TQ 84928 13770

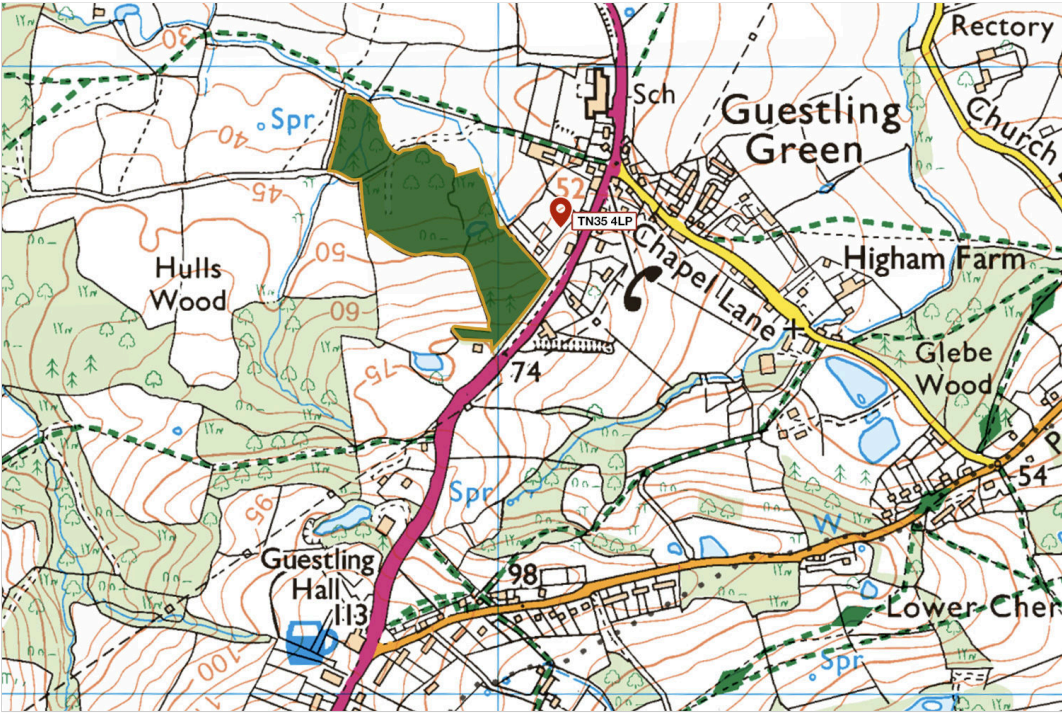
Nearest post code: TN35 4LP

Contact: Ben Williamson

Phone: 07958 213 914

Email: ben@forests.co.uk

Our Maps





Directions

Lord's Wood, Winchelsea Road, Guestling, Hastings.

1. [Click here for Bing Maps Directions](#) click on the "Directions" box and enter your postcode.

- For viewing purposes, please park at the Guestling House Hotel opposite the entrance to the wood. Please mention that you're there to view the woodland should anyone ask.
- Cross over the road and pass through the boundary to the right of our 'For Sale' sign.

2. **For Satnav:** the nearest postcode is **TN35 4LP** as shown by the marker on the maps. The main coordinates for access are: **50.891968, 0.629428. W3W [///moisture.fruits.uses](#)**

3. We recommend downloading [OS maps](#) to your phone. It's very useful 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.