



Hackney Wood Kent

An ancient woodland featuring sweet chestnut coppice and splendid oak standards. A stoned forestry track allows all year-round access.

Details

Price: £75,000

Location: Detling, near Maidstone, Kent

Size: 5 acres for sale

OS Landranger: OS No 188

Grid ref: TQ 804 603

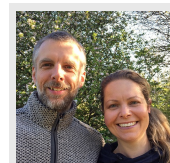
Nearest post code: ME14 3HF

Local manager

Ruth and James Feltham

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Description

A delightfully private wood with views across a paddock to the east. This manageably sized woodland is likely to have originally been an oak woodland with hornbeam coppice, converted to mainly sweet chestnut coppice in the late 19th century. The woodland has been coppiced intermittently since that time. Chestnut timber can be used for fencing, fuel and charcoal. Bluebells flourish in the spring, and red deadnettle, jack-of-the-hedge and charlock (a larval food source for butterflies) are also found in the wood.

Hackney Wood is situated about 5 miles north-east of Maidstone in Kent. It is within the Kent Downs Area of Outstanding Natural Beauty (AONB). It is part of a larger woodland known as Newlands Wood. The whole woodland is within a Kent Wildlife Trust Local Wildlife Site (download the citation and map [from here](#)).

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

The west side of Hackney Wood will be ready for cutting in approx. 3 years, and the east side of the wood in approx. 6 years. Of course, it will conveniently regrow. It is worth noting that Woodlands.co.uk offer £300 towards [a course](#) for a new owner. This would provide the opportunity to learn the skills required to resume coppicing in the future. The sweet chestnut would provide a good source of firewood, or durable timber for making posts. Alternatively, an owner could encourage a more varied and diverse wood to develop by 'singling' the chestnut and planting mixed native broadleaves. You can read more about this in our [blog](#). Hazel, birch and ash are found in the wood as well as some splendid mature oak standards. These single large-stemmed oaks would benefit from 'halo thinning'- removing newer trees from around the mature tree so it is not out-competed by younger neighbours.

Hackney Wood 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. There is a draft Management Plan for Newlands Wood (of which Hackney Wood is a part) – details of this are available upon request. It is noted in management plan that stands are generally well stocked; the chestnut is of good quality, and they would lend themselves to management on a relatively short rotation, providing timber for either commercial or private use.

Wildlife

The Woodland Wildlife toolkit suggests the range of bird species including garden warbler, hawfinch, spotted flycatcher, willow warbler, lesser redpoll, lesser spotted woodpecker, tree pipit, marsh tit and woodcock might be present within the woodland. Why not set up a wildlife hide and see what species can be found in Hackney Wood?

There is plenty of opportunity to enhance the habitat for wildlife here, from the simple provision of bird and bat boxes to the management of the tree cover and ground flora.

Features

- An ancient semi-natural mixed woodland within the Kent Downs Area of Outstanding Natural Beauty.
- Good quality chestnut coppice providing a lifetime supply of firewood.
- Some splendid oak standards.
- Rustic bench in a small private clearing – a perfect spot for family camping.
- Great access and a convenient shared timber stacking area to facilitate the management of the wood.

Access, tracks and footpaths

There are two separate vehicular access routes to Hackney Wood.

The main access is via double metal gates off Court Lane. A stoned track leads to the ride stop entrance to Hackney Wood. Here owners are able to drive in and park a car within the wood itself. A convenient timber stacking area by the main gates will be shared with other woodland owners here.

The second access is via a single metal gate off Cox Street. From here an unsurfaced track leads to the entrance to Hackney Wood

An owner will be provided with a key for both of these locked gates.

There are no public footpaths within the wood. [The North Downs Way](#) is accessible approx. 1 mile from the wood.

Rights and covenants

The wood is sold with the sporting rights.

The owner of Hackney Wood will be asked to enter a [covenant](#) to ensure the quiet and peaceful enjoyment of the wood.

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.

Activities

- Learn how to manage a small chestnut coppice wood and [make posts from the timber](#).
- Private family camping.
- Practice bushcraft such as natural shelter building, building a fire and cooking over a fire.
- Install some bird boxes [to encourage birds into the wood](#).
- Build a [bug hotel](#).

Local area and history

The wood is approx. 1 mile from the Kent Showground, home to the annual [Kent County Show](#). Held in July, this well-established show includes animals, horses, vintage vehicles and retail stands for a celebration of the best in the county. Maidstone is approximately 5 miles south-west of the wood.

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

Please note, for satellite navigation, use the post code ME14 3HF. This will take you to within approx. 0.5 miles of the main entrance gates to Newlands Wood (of which Hackney Wood is a part) as shown by the red dot on the map. Coordinates to the main gates leading to Hackney Wood (off Court Lane) are: N51.313599, E0.584996. To find the wood follow the instructions below.

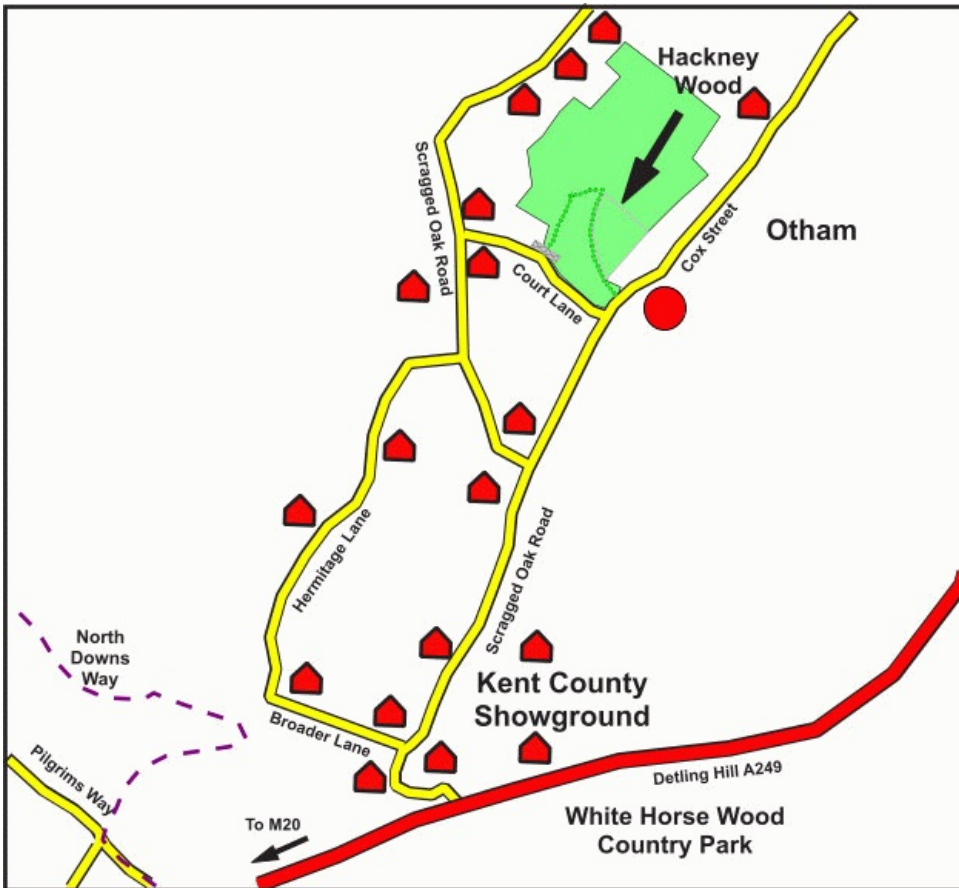
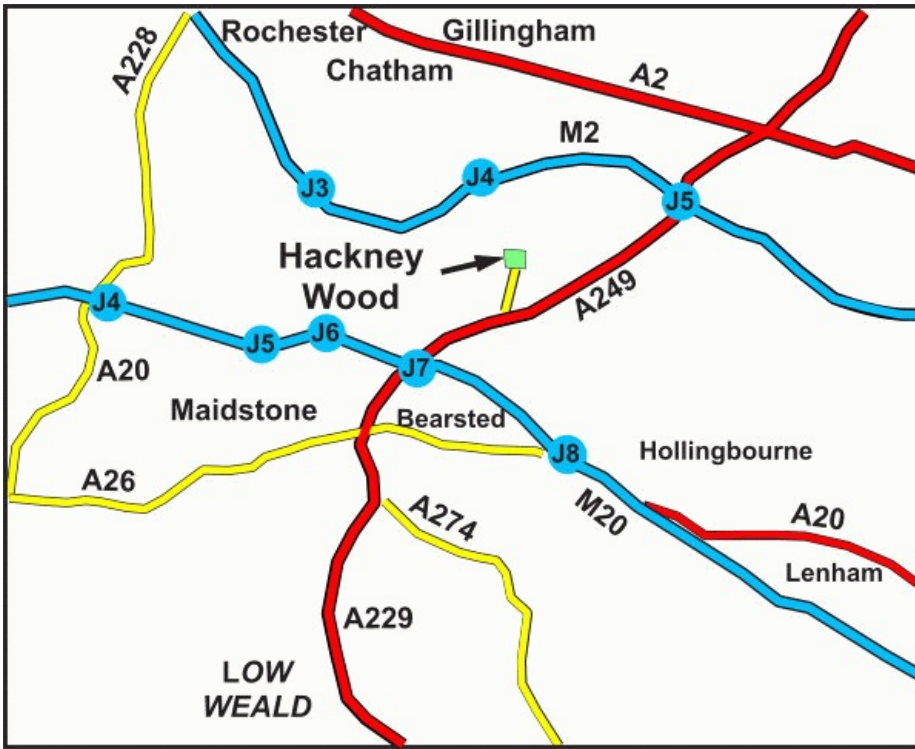
- Leave the M20 at Junction 7 head north on the A249, Detling Hill / Sittingbourne Road.
- Pass under the pedestrian bridge (Jade's Bridge) and after approx. 0.5 mile take the right turn onto Scragged Oak Road.
- Continue for approx. 1 mile (past the Kent Showground) until you reach Court Lane on your left. Turn down this road and continue for approx. 350 meters.
- You will reach a set of double metal gates on the right-hand side with a 'Woodlands for Sale' sign on it.

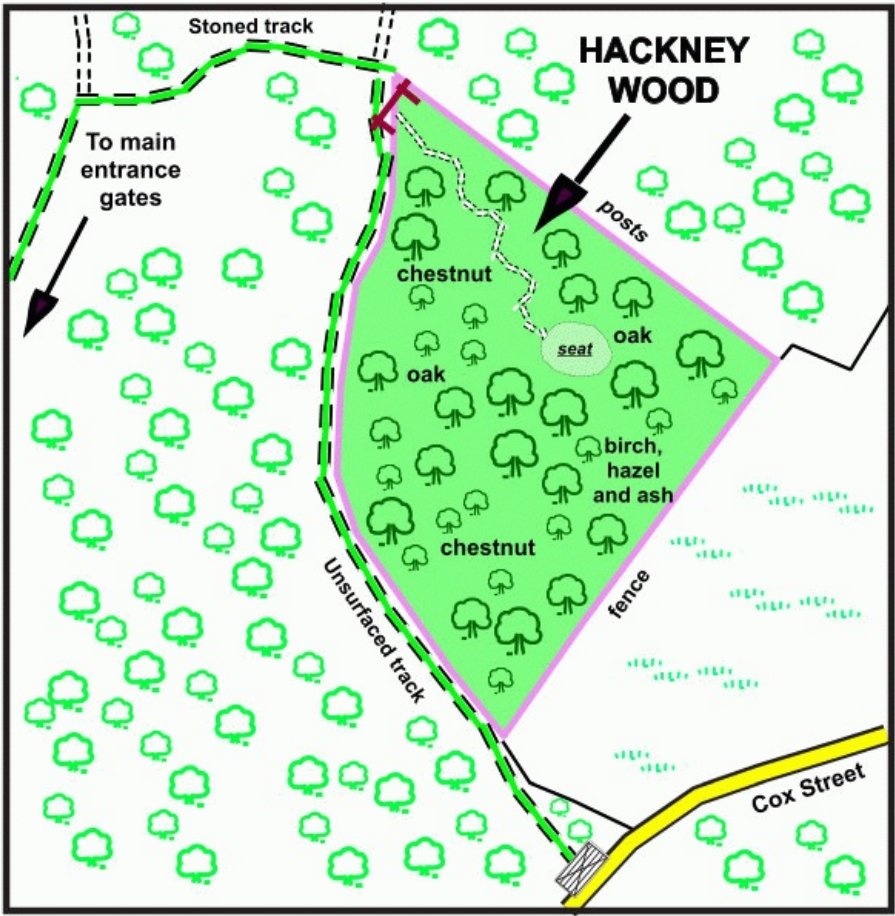
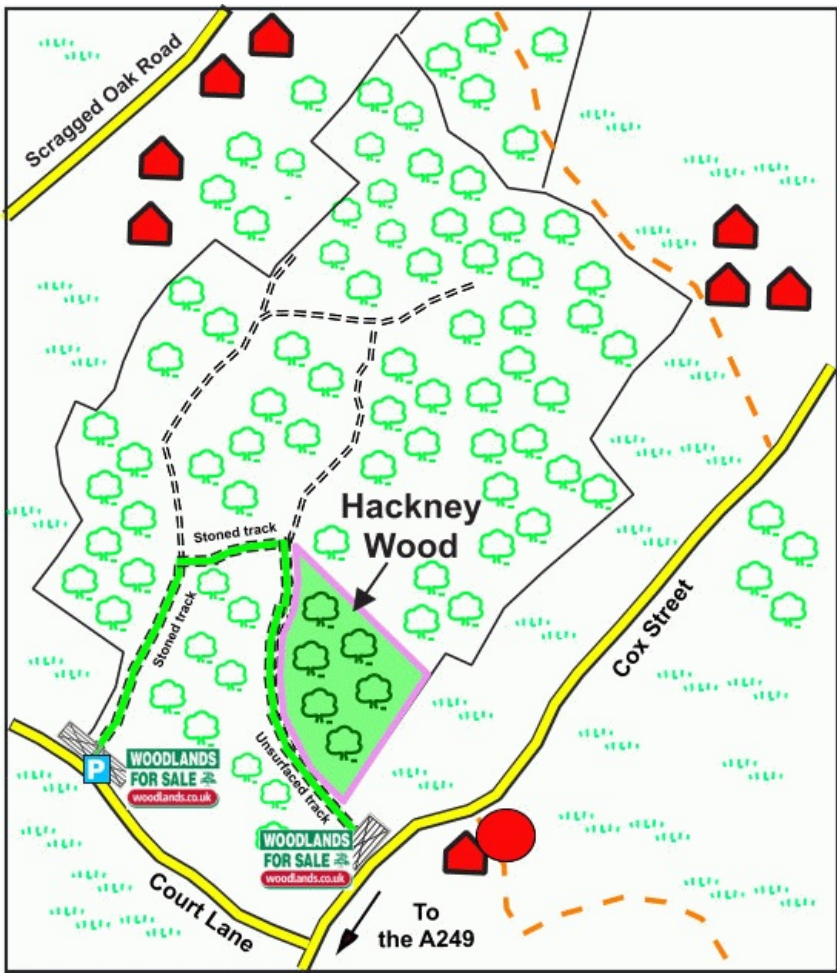
Once you arrive at the gates:

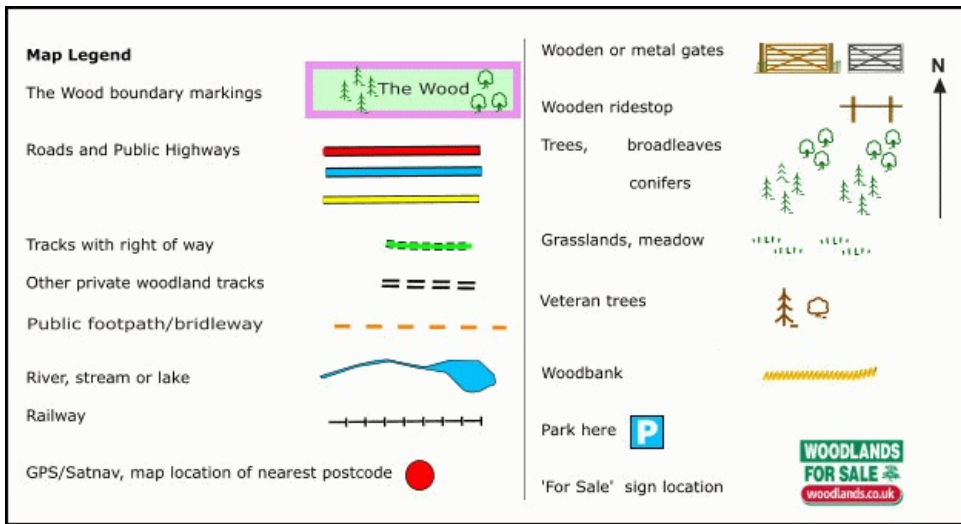
- Park in front of the metal gates (leaving space for people to get in and out the gates) and walk round the side of the gate and up the track.
- Follow the main track approx. 220 meters. Take the first right turn. This stoned track winds between chestnut coppice for approx. 110 meters until you reach a 'T-junction'.
- Turn right and the ride stop entrance to Hackney Wood is on the left-hand side of the main track with its boundaries marked in MAUVE.
- Sat Nav note: The post code ME14 3HF is for the point shown on the location map by the red dot.

Boundaries:

The boundaries of the wood are indicated with **MAUVE** 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.