



Plukele Wood Kent

Semi-natural ancient woodland previously part of the Dering Estate and adjacent to the large area of Woodland Trust woodland. The bluebells in spring are a delight, a display taking advantage of the high light levels before the tree leaves fully emerge and drowse the wood in shades of green.

Details

Price: £69,000 Freehold
Location: Puckley, Ashford, Kent
Size: Just over 4 acres for sale
OS Landranger: OS No 189
Grid ref: TQ 908 436
Nearest post code: TN27 8RE

Local manager

Richard Scholfield
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Description

Note: several web links are provided below, underlined and in bold, these provide more information.

Of prime importance are the ubiquitous [***bluebells***](#). They are the epitome of British woodlands, almost half the world's bluebells are found in our woodlands.

Any felling would be done in winter when bluebells are dormant and timber left in situ until dry mid summer when the bluebells are again dormant. Non-intervention is a valid management strategy, the RSPB are advocates of this. But those wishing to manage might favour English oak over the introduced Turkey oak by judicious planting in newly opened areas. Natural regeneration might not be possible as most seedlings will be Turkey oak or its hybrids. Bramble (which retains its leaves over winter) is a valuable wildlife resource but where growing over bluebells or anemone, clearing in summer might be advisable.

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

[***Hornbeam***](#) is widespread, Avon Wildlife Trust also have a nice description [***click here***](#), with these are birch, and frequent [***Turkey oak***](#). Some English oak can also be found. These are all mature including the hornbeam which would previously have been coppiced. There is some ash in the north east area, these could be harvested for firewood or left for wildlife, woodpeckers etc.

Wildlife

Classified as semi-natural ancient woodland within the County Wildlife Site; the details of the conservation site can be seen by clicking here [**CWS**](#) .

Features

Obviously bluebells are the main feature, but a bench has been placed for quiet contemplation.

Access, tracks and footpaths

Access is directly off the public highway, Pluckley Road, through a wooden field gate.

Rights and covenants

The woodland is covered by an [**article iv**](#) click here for details which does remove some permitted development rights. There is a TPO (tree preservation order) on these woods as with most ancient woodland sites in Kent. A management plan is in place with an associated felling licence. Copy available on request.

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Activities

Getting to know the wood, perhaps marking the boundaries of the bluebells to see if they move in future years, collecting firewood, stacking fallen timber for habitat piles. Sitting and quietly observing and watching. Recording the dawn chorus to identify the bird population.

Local area and history

The Victorians were very busy, had lots of money and lots of workers. The Dering Estate spread far and wide, an indication of this can be seen in the local houses, ragstone built with arched windows. They made great efforts to lay extensive rides and drives through the woods mostly for their recreation (hunting or carriage driving). Always in straight lines and often radiating from a central point. They were keen on the Turkey oak, fast growing but of little use. During WW11 Italian prisoners of war did much to help the surface drainage forming ditches throughout the woods.

For the Derings this had meant they were the recipients from the original family of John de Plukele, who had received the estate from the Church post Conquest, and the Surrendens, who succeeded the de Plukele family.

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

Plukele Wood between Pluckley and Smarden is about 20 mins drive west of Ashford.

1. [Click here for Bing Maps Directions](#) enter your own postcode, (the coordinates for the wooden entrance gate are already entered) and click on the "Go" box to get your route. Park by this gate and walk down the road to the red metal gate.

Climb the gate and walk up the track, bear right and Pevington Wood is a little further and on the right.

2. For Satnav:

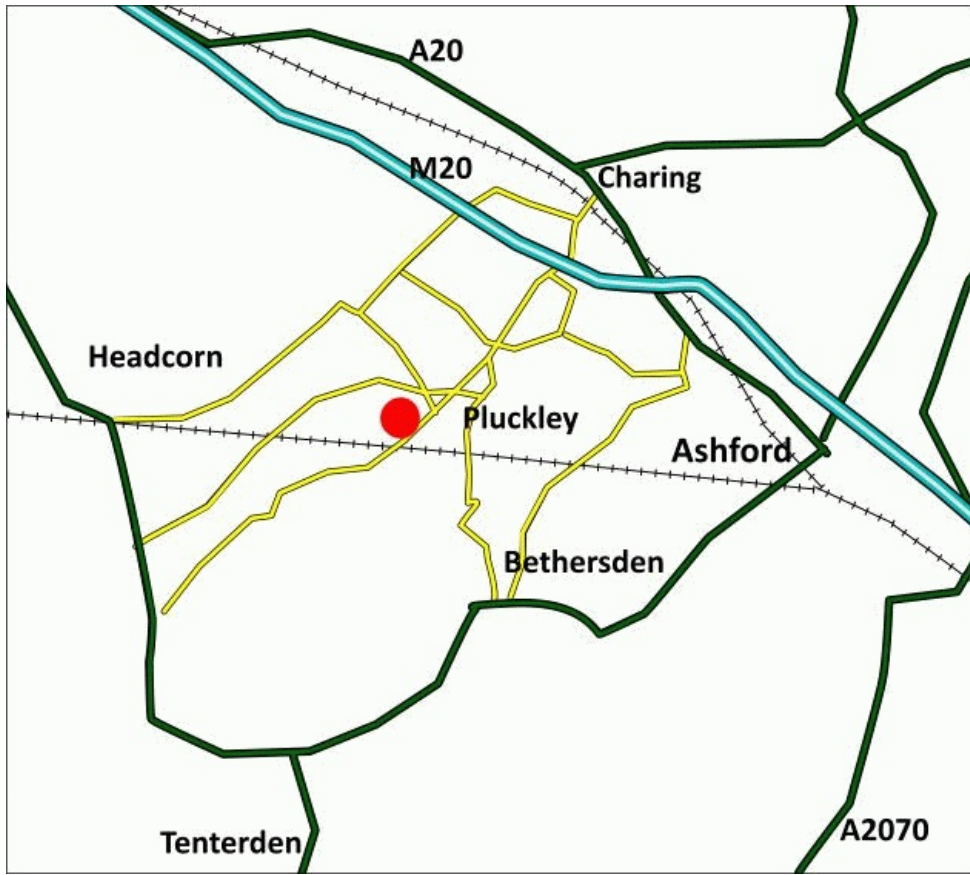
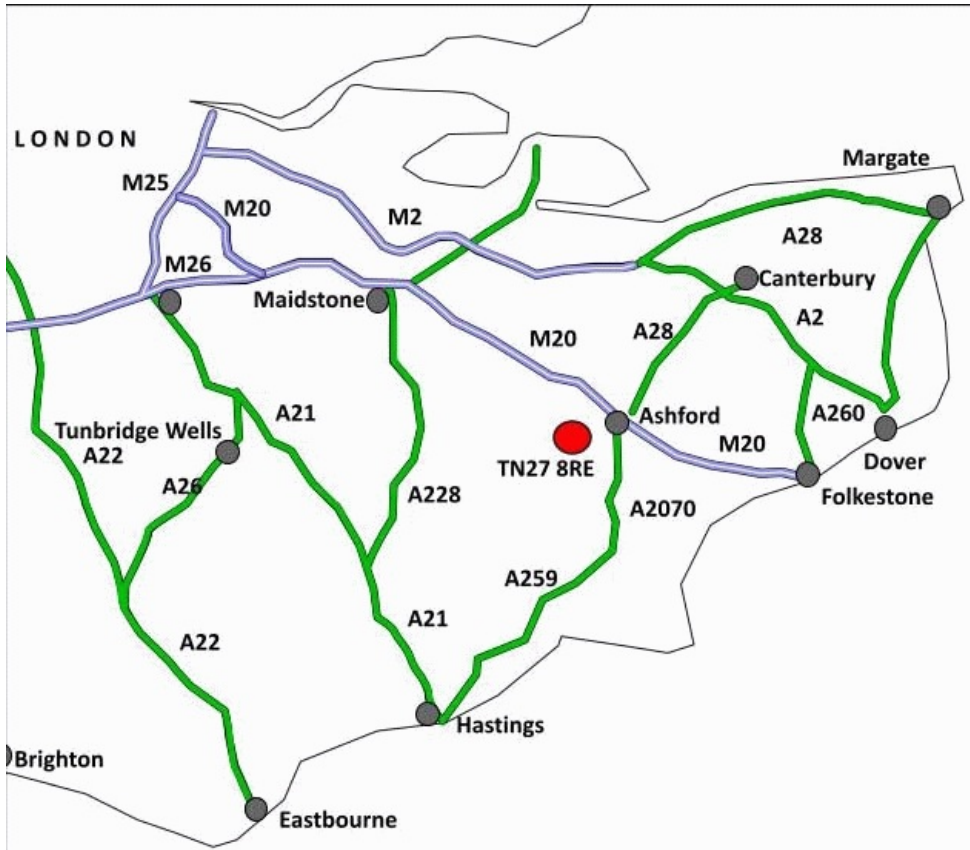
a) the nearest postcode is **TN27 8RE** on Pluckley Road by Dering Lodge

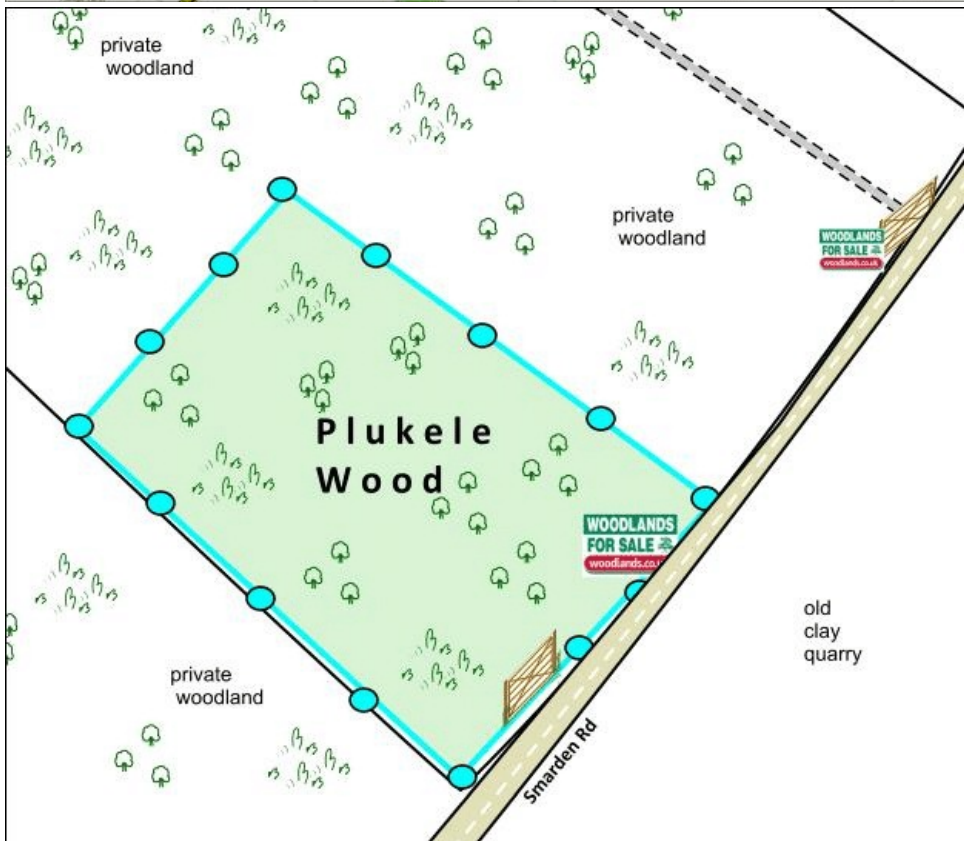
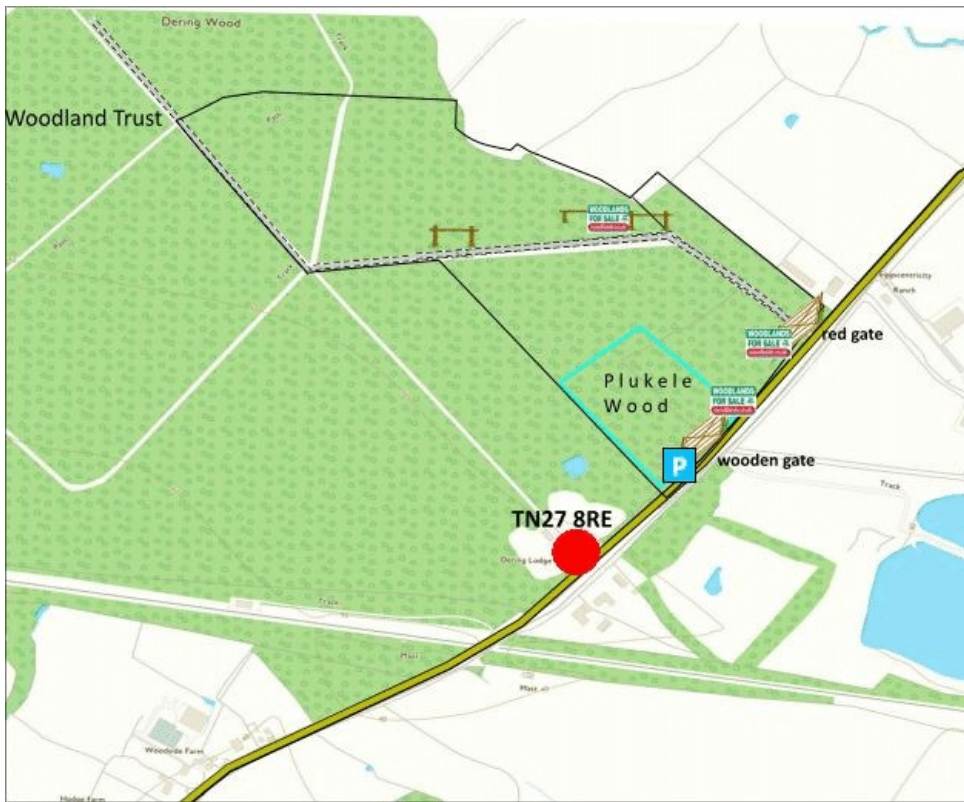
or

b) using coordinates: **N51.16, E0.7286** for the wooden gate.

Boundaries:

These are indicated by turquoise marking on trees and fence posts.





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.