



## Reamy Wood Kent

An ancient broadleaved woodland featuring oak, hornbeam and birch, accessed by a stoned track.

### Details

**Price:** £95,000 Freehold

**Location:** Shadoxhurst, near Ashford, Kent

**Size:** 6  $\frac{3}{4}$  acres for sale

**OS Landranger:** OS No 189

**Grid ref:** TQ 963 364

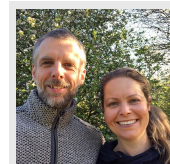
**Nearest post code:** TN26 3PP

### Local manager

**Ruth and James Feltham**

07812 165081

[ruthandjames@woodlands.co.uk](mailto:ruthandjames@woodlands.co.uk)



## Description

Reamy Wood offers a wide variety of broadleaved trees and is surrounded by quiet private woodland on three sides, with open fields to the west. A stoned track leads from the gate to the ride stop entrance to Reamy Wood. Flanked by wildflowers this track is a haven for butterflies and insects. An owner is able to drive in and park a car within the wood itself. A rustic style bench has been installed in a private clearing, a perfect spot for spending time quietly with nature. Ancient woodland indicators including bluebells, wood anemone and primrose are found in early spring.

Reamy Wood is situated approx. 7 miles southwest of Ashford and about 1 mile from the village of Shadoxhurst. It is within the Kent Weald located between the North Downs and Romney Marsh. It is part of a larger wood known as Post Wood which itself forms part of an extensive block of predominantly ancient semi-natural woodland. To the north of Post Wood lies Stone Wood, a small [Kent Wildlife Reserve](#).

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.

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## Trees

Reamy Wood features a mixture of hornbeam coppice, birch and oak coppice with some willow and aspen in wetter parts. There is a seasonal pond in the east of the wood – which is currently overgrown. This provides a wonderful opportunity for a new owner to restore and as a result enhance the biodiversity of this peaceful woodland.

The management plan notes that the site was owned by the Forestry Commission in the post-war years (when it was planted with conifers), before being sold into the private sector. The conifers were felled in the late 1980s, possibly following windblow as a result of the 1987 storms. It appears that following harvesting, the wood was allowed to regenerate naturally, resulting in the current rather even aged native broadleaved woodland.

The hornbeam and birch could be thinned; the oak coppice could be 'singled' to create future standards; and the standard oak trees could be halo thinned and retained where possible. It is worth noting that Woodlands.co.uk offer £300 towards [a course](#) for a new owner. Please note the £300 will be available for any course that relates in some way to managing or enjoying a woodland, for example, butterfly identification, chainsaw training (strongly recommended by us especially if you are likely to use a chainsaw in the woods) or coppice management.

Reamy 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 an approved Management Plan and Felling Licence for Post Wood (of which Reamy Wood is a part) – details of this are available upon request. The Management Plan is not mandatory, but it is full of good advice, and a lot of background information which will certainly be interesting and useful. There is a [Tree Preservation Order](#) on Post Wood (details of this TPO are available upon request), though this does not prevent normal forest management when covered by a Forestry Commission approved woodland management plan.

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## Wildlife

The Woodland Wildlife toolkit suggests the range of bird species including garden warbler, spotted flycatcher, willow warbler, lesser redpoll, lesser spotted woodpecker and woodcock might be present within the woodland. 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.

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## Features

- An ancient semi-natural mixed broadleaf woodland.
- Privately owned woods to the south, east and north.
- A pond suitable for restoration.
- A small clearing and a rustic bench.
- Quiet and tranquil.

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## Access, tracks and footpaths

Access to Reamy Wood is via a byway open to all traffic (BOAT) which leads to the single metal gate (an owner will be provided a key for this locked gate). A stoned track leads from the gate to the ride stop entrance to Reamy Wood. Here owners are able to drive in and park a car within the wood itself. The byway is stoned for most of its length and suitable for vehicular access, although it is pot-holed in places.

There are no public footpaths within the woodland itself.

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## Rights and covenants

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The wood is sold with the sporting rights.

The owner of Reamy 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.

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## Activities

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- Learning all about woodland management
- Installation of bat and bird boxes
- Private family camping
- Charcoal making
- Learning bushcraft skills
- Or simply immersing in the great outdoors

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## Local area and history

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The nearest village of Shadoxhurst dates back centuries, with the earliest written record from 1239 when the parish name was spelled 'Schettokesherst'. There are many interesting places to visit within the area; from vineyards to safari parks, historical houses to pubs, there is something for everyone to enjoy. Approx. 8 miles to the west is [Biddenden Vineyard](#) - which features a shop and offers tours and tastings at certain times of the year. [Port Lymgne](#) is approx. 10 miles away - a fantastic safari park which is well worth a visit. South of nearby Tenterden is [Smallhythe Place](#), a 16th-century house and cottage gardens which includes a museum and occasional theatrical productions. Back in Shadoxhurst there is traditional country pub called The [Kings Head](#).

Reamy Wood has recently been named after a type of stained glass (antique glass with cords of wavy, irregular surface and large bubbles) in homage to the [13th century church](#) located in nearby Shadoxhurst.

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## How to find this woodland

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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.

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## Directions

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Please note, for satellite navigation, use the post code TN26 3PP. This will take you within approx. 130 yards north of the byway leading to Post Wood (of which Reamy Wood is a part) as shown by the red dot on the map. Coordinates to the gate leading to Reamy Wood (off the byway) are: N51.096218, E0.805127. To find the wood follow the instructions below.

Please note the byway is stoned for most of its length and suitable for vehicular access, although rather pot-holed in places. Please note the byway continues past the wood and reconnects with Duck Lane to the south of Shadoxhurst.

### Heading south on the M20

- Leave the M20 at Junction 9 and take the 3rd exit to the A20 to Ashford.
- At the first roundabout take the 3rd exit onto Templar Way / A28.
- At the next roundabout take the 3rd exit onto Chart Road / A28.
- At the next 3 roundabouts take the 2nd exits to the Great Chart Bypass / A28.
- Approx. 1 mile further, take Chilmington Green Lane to the left (past the Ashford Gun Room and Clip Clop pet care store).
- Take the first right onto Criol Lane and when you reach the end of this road turn left onto Bethersden Road into the village of Shadoxhurst.
- Turn right onto the Woodchurch Road.
- Follow this road for approx. 1 mile and the byway leading to the wood is situated on the left-hand side of the road.
- You can either park at the end of the byway and walk down the track to reach the wood or drive down the track with due care

and consideration.

### **Heading north from Hastings**

- Take the A259 north from Hastings, into Rye.
- Take the A268 out of Rye on Fishmarket Road, briefly onto Rye Road and then fork right on Military Road towards Appledore.
- At Appledore turn left onto The St / B2080 towards Woodchurch.
- Take the Woodchurch Road / Appledore Road to Woodchurch.
- In Woodchurch turn right onto Front Road, shortly after forking right onto Lower Road which turns into Place Lane and then into Shadoxhurst Road.
- After approx. 2 ½ miles you will reach the byway leading to the wood on your right-hand side. You can either park at the end of the byway and walk down the track to reach the wood or drive down the track with due care and consideration.

### **Once at the byway**

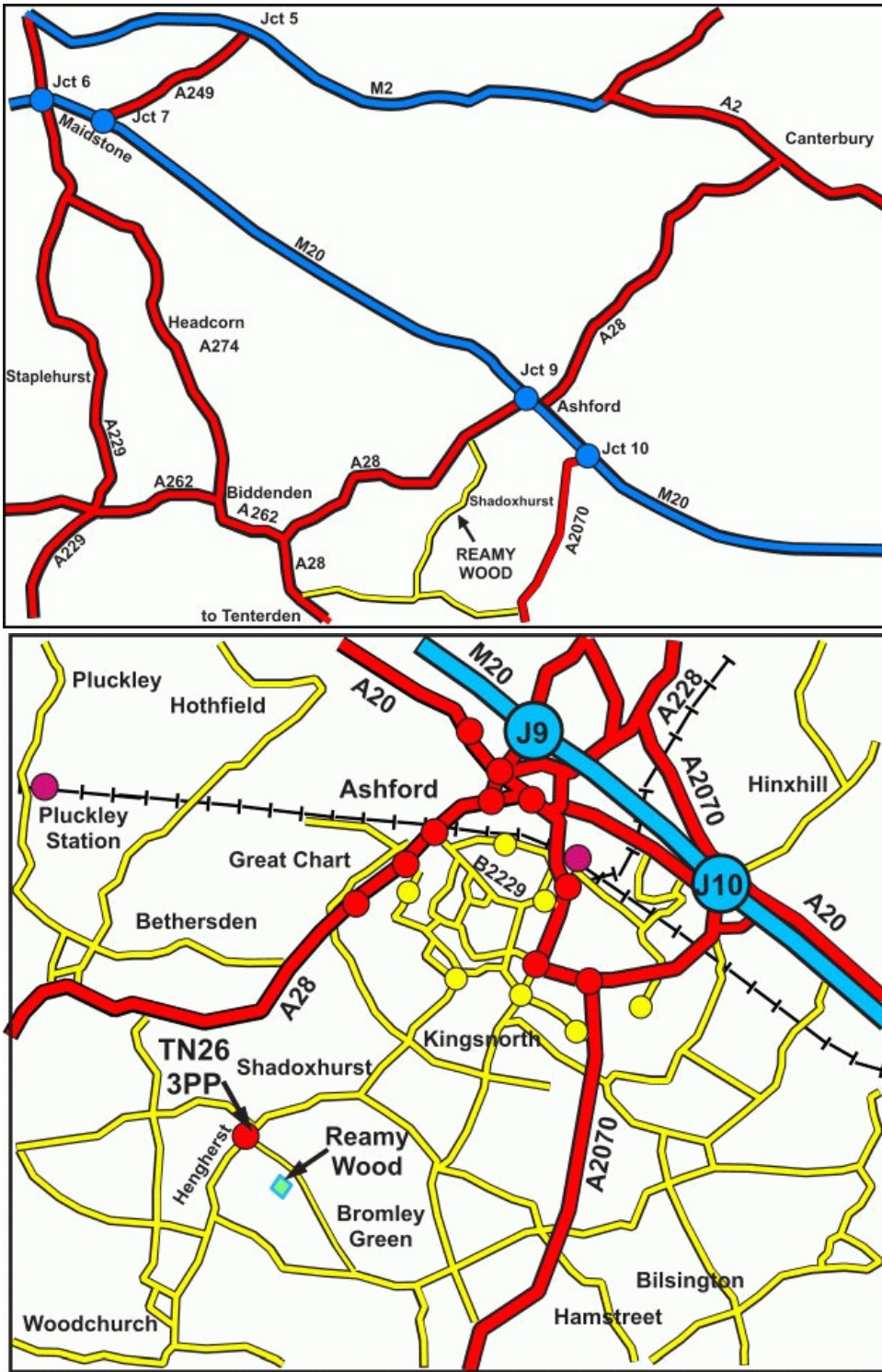
- Approx. ¾ mile along the byway you will reach a gate on the right-hand side with a 'Woodlands for Sale' sign on it. Park here if you have driven (being sure to leave enough room for vehicles to pass on the byway), and carefully go round the gate on the left-hand side. Walk approx. 380 meters and the entrance to Reamy Wood is on the left-hand side, with its boundaries marked in **BLUE**.

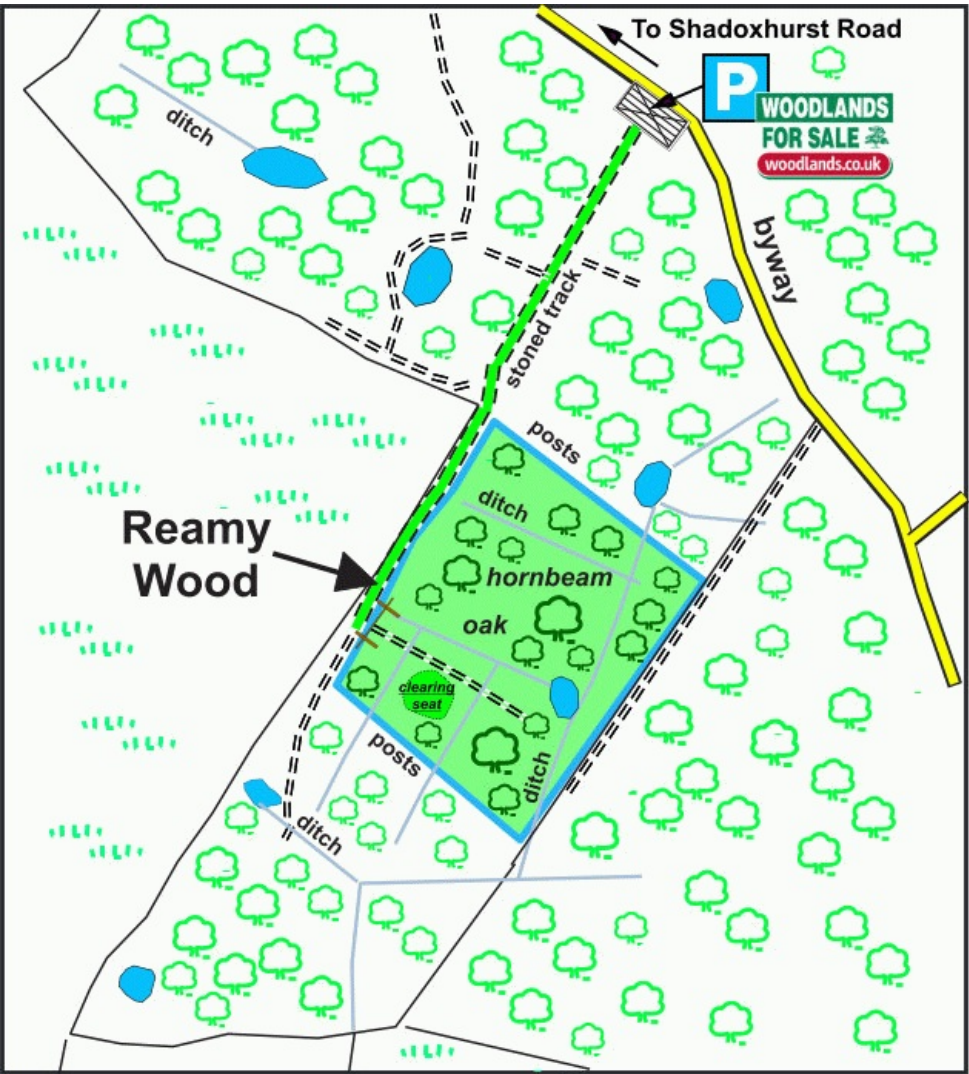
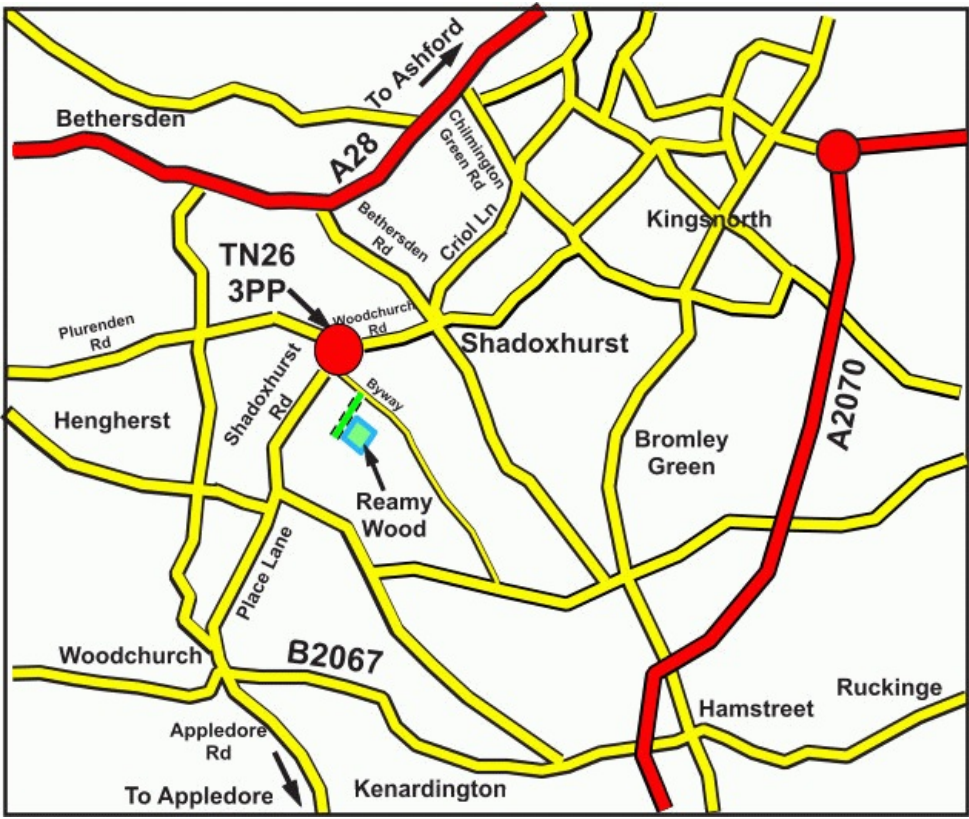
Sat Nav note: The post code TN26 3PP is for the point shown on the location map by the red dot.

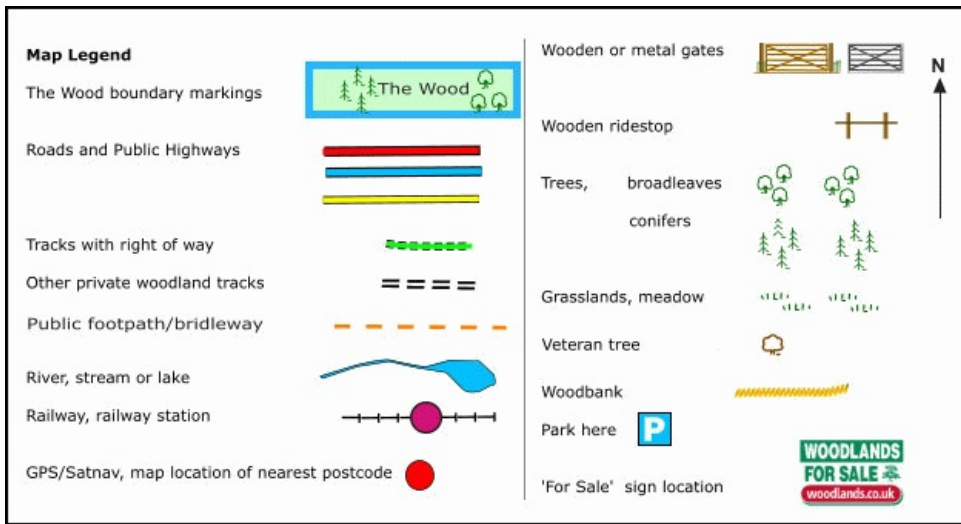


**Boundaries:**

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