





Sandal Meadow

Kent

An undulating meadow between the villages of Tenterden and Biddenden, with huge scope for new woodland creation.

Details

Price: £95,000 Freehold
Location: Biddenden, Kent
Size: Over 4 ¾ acres for sale
OS Landranger: OS No 188
Grid ref: TQ 844 355
Nearest post code: TN27 8DX

Local manager

Anton Baskerville
07952 694 652
anton@woodlands.co.uk



Description

Sandal Meadow is an open, light-filled parcel of grassland set within the rolling Kentish countryside between Biddenden and Tenterden, just beyond the eastern fringe of the High Weald National Landscape. Forming part of the historic Brogues Wood estate, it offers an uncomplicated and inviting expanse of meadow, well suited to those seeking amenity land with scope for tree planting, wildlife habitat or simply the pleasure of open space.

Sandal Meadow is entirely open land, with a gently undulating sward sweeping away in long, unbroken lines. This openness lends the meadow a generous sense of sky and light, and from its higher ground there are views across the surrounding grassland and neighbouring woodland, where mature trees stand sentinel and the land folds away in soft green waves. The southern and western boundaries are formed by seasonal streams, which help drain the land in the wetter months.

Although the meadow itself carries no standing woodland, it is enveloped by established trees on the surrounding land, which lend it shelter, seclusion and a quiet sense of enclosure. These neighbouring woods are a ready source of seed, and in time oak, birch and other natives will begin to colonise the margins of their own accord, a process a new owner could gently encourage, or accelerate through one of the grant schemes available for woodland creation.

Vehicular access is straightforward, reached along a well-stoned track that leads to a pad of hardstanding at the entrance, allowing vehicles to access the land year-round. The boundaries are formed by a combination of drainage streams and field stakes, clearly marked, and the wider area teems with the usual woodland wildlife - deer, birds and small mammals moving between the open ground and the surrounding trees.

The purchasers of the meadow will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Access, tracks and footpaths

The meadow is accessed via an excellent stoned track which runs from Benenden Road. There is a locked gate at the beginning of the track, after which it meanders through a small section of woodland before stretching across grassland for around 150m. There are no public rights of way across the land.

Rights and covenants

The meadow is sold with freehold title and sporting rights are in hand.

The purchasers of the meadow will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Local area and history

Biddenden is famed for the 12th-century legend of the Biddenden Maids, conjoined twins Eliza and Mary Chulkhurst, whose bequest of land still funds the village's annual dole of Biddenden cakes to the poor. Nearby Tenterden, once a thriving Cinque Port limb, prospered through medieval shipbuilding on the River Rother before silting shifted its fortunes inland. Today both villages retain their historic character, with timber-framed houses, ancient churches, and deep ties to the Wealden iron and cloth trades that shaped Kent's wooded landscape.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Google Maps pin for main gate **here.**

What3Words reference for main gate **here**. (///softly.homeward.visit)

Closest **postcode**: TN27 8DX This will take you to the area as shown by the red dot on the map.

Coordinates for main gate leading to the meadow (off Benenden Road) are: 51.091622, 0.630055

To find the wood follow the instructions below.

- From Ashford head south on the A28 for approx. 8 miles into Betherseden. In Bethersden take a right turn onto Bull Lane to Pot Kiln Lane. After 2 miles take a right onto High Halden Rd. After approx. 2 miles take a left turn onto the A262 Tenterden

Road continuing straight over at the roundabout onto the Benenden Road. After approx. 1 mile go straight over the crossroads with Cranbrook Road (take care here – this is a known accident blackspot). A short distance up the road you will see Youngs Timber Merchants on the left-hand side of the road. Continue on approx. 160m and you will see woodlands for sale signs by the entrance on your left-hand side. (Please note there are other woods available with woodlands.co.uk opposite the timber yard).

OR

- From Tunbridge Wells head south approx. 5 miles on the A21 turning left at roundabout onto the A262 to Goudhurst. Stay on the A262 into Sissinghurst and take the right turn opposite The Milk House onto Chapel Lane followed shortly by a left turn in Golford onto the Cranbrook Road. After approx. 3.5 miles you will come to a crossroads (take care here – this is a known accident blackspot). Take a right-turn onto the Benenden Road. A short distance up the road you will see Youngs Timber Merchants on the left-hand side of the road. Continue on approx. 160m and you will see woodlands for sale signs by the entrance on your left-hand side. (Please note there are other woods available with woodlands.co.uk opposite the timber yard).

Once you arrive at the gate:

- For parking, there are a couple of options – either park on the concrete in front of Youngs Timber Yard making sure you are not blocking the entrance / door or anyone in (we have an agreement with the yard to park here to view the wood). Then walk carefully along the edge of the road (approx. 160m) on the left-hand side down to the gate entrance to the woods. Alternatively contact Anton Baskerville to arrange access.
- Walk through the trees on the stoned track approx. 100m out onto the open edge of the meadow. Follow the stoned track straight ahead of you (do not turn right) and the entrance to Sandal Meadow is at the end directly in front of you.
- Sat Nav note: The post code TN27 8DX is for the point shown on the location map by the red dot.

Boundaries:

Boundary features are marked with orange paint.

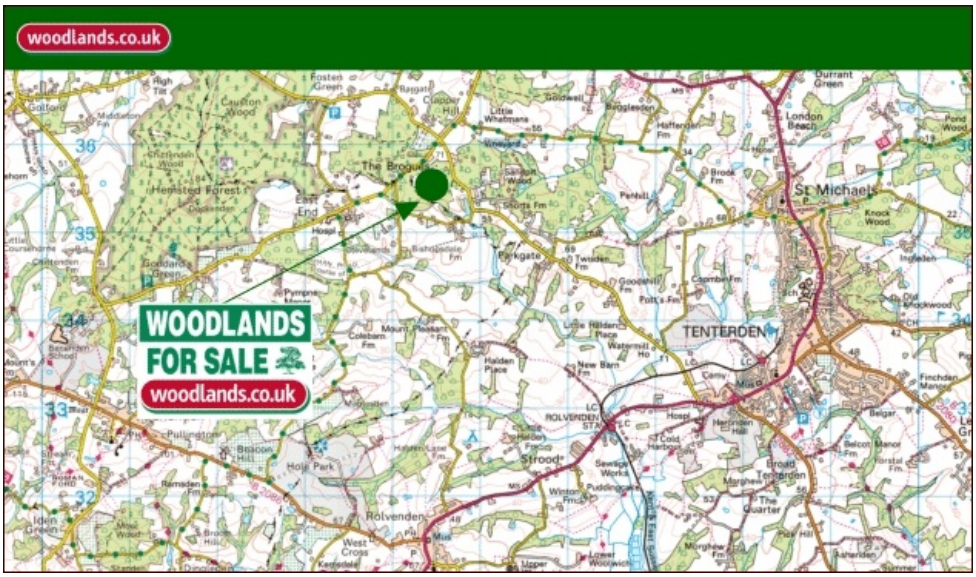
Northern: stakes

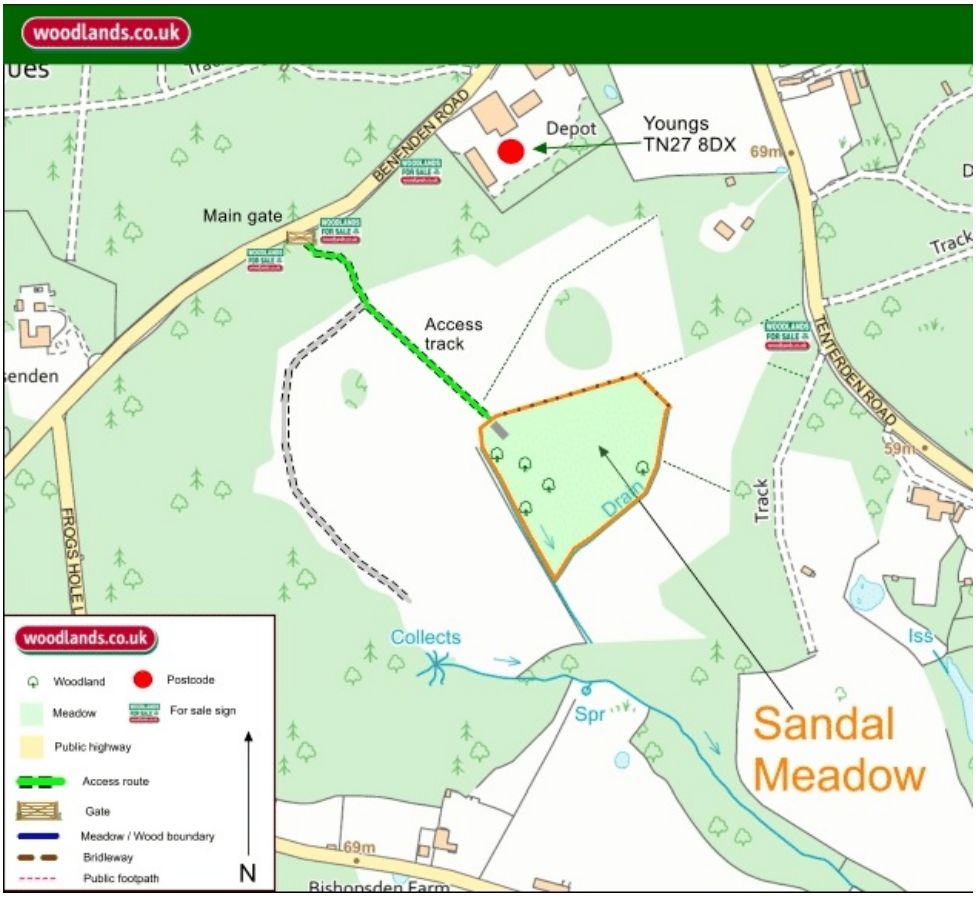
Eastern: stakes

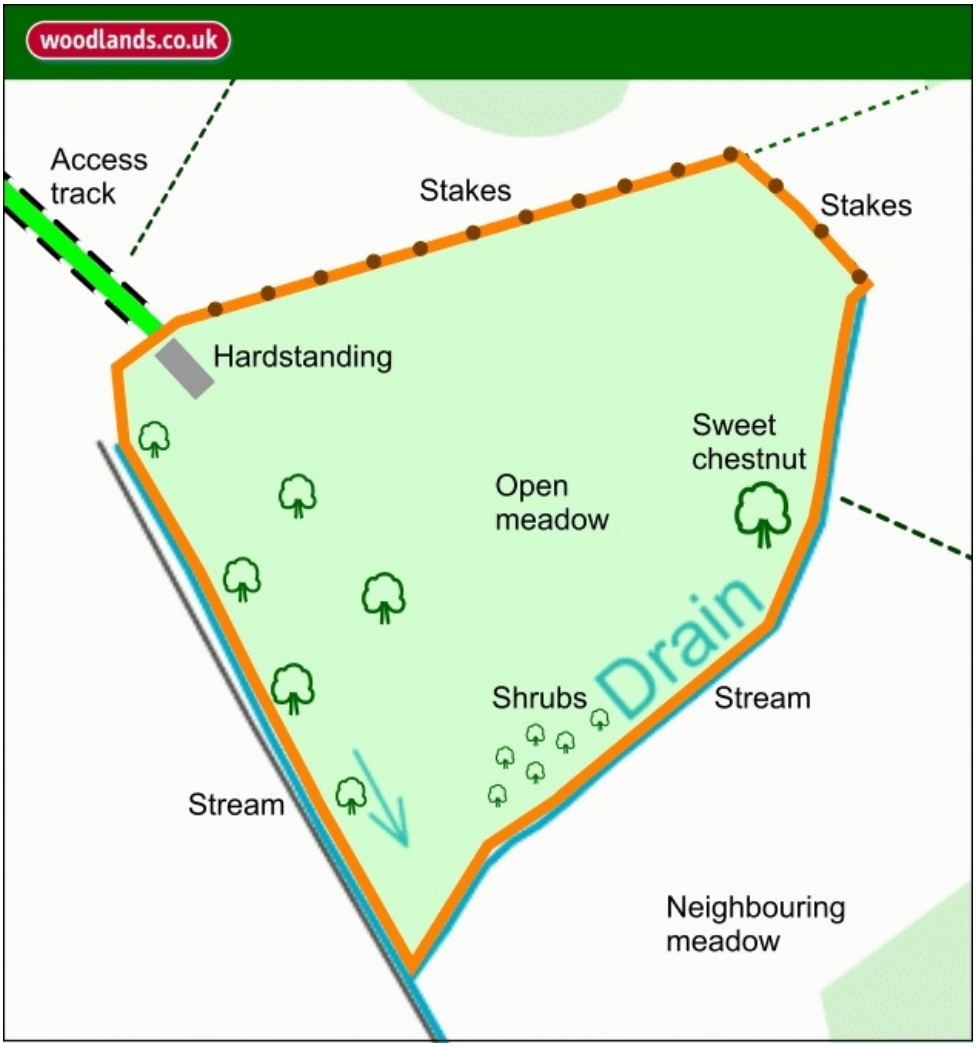
Southern: drainage stream

Western: drainage stream









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.