



Soames Meadow Kent

A secluded meadow and pond set amongst ancient woodland in the High Weald National Landscape.

Details

Price: £135,000 Freehold

Location: Benenden, Kent

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

OS Landranger: OS No 188

Grid ref: TQ 794 340

Nearest post code: TN17 4EU

Local manager

Anton Baskerville

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Description

Soames Meadow is a delightful stretch of land. Spanning approximately 6 $\frac{3}{4}$ acres in the heart of Kent, it features open ground for planting, a tranquil pond, and a woodland shaw. This diverse landscape creates a distinctive setting, well-suited for those with a passion for conservation, environmental projects, or amenity use.

The meadow is level and has been used agriculturally in recent years as part of Apple Pie Farm. Historically, the land was a thriving orchard, as evidenced by old ordnance survey maps, until the apple trees were removed around four decades ago. Under new stewardship, the return of trees to this land will be a welcome sight, restoring a landscape once shaped by orchard rows.

Beyond the open meadow, the land extends eastward to include a section of woodland shaw, which eventually merges with the larger Benenden Wood. This connection forms an essential [wildlife corridor](#), providing passage for local species such as badgers, rabbits, and deer. A badger sett lies within the meadow's eastern boundary, and the area is home to an array of farmland and woodland birds, including pheasant and partridge, which are frequently seen. Further tree planting will only enhance the already rich habitats present on the land.

In the southeast corner of the meadow, a picturesque pond is enclosed by broadleaved trees. This area is part of a larger section of land designated as [ancient woodland](#), meaning it has maintained continuous tree cover for at least 400 years. The pond serves as a thriving haven for wildlife, offering opportunities for conservation efforts to support newts, frogs, insects, and other pond life.

The northern boundary of the meadow is defined by field stakes, with the potential for new hedge planting, for which [grants are available](#). To the south, deer fencing protects a neighbouring willow plantation, where English willow is cultivated for cricket bats. Boundary markers are identified with purple paint.

Soames Meadow presents a rare opportunity to own a peaceful and scenic parcel of land within the High Weald National Landscape. It offers a canvas for conservation and tree planting, integrating into the surrounding woodlands. Beyond its ecological potential, the meadow provides a private retreat - a place to pause, reflect, and immerse oneself in the quiet beauty of nature.

In their eagerness to preserve this meadow, and as recognition of its value, the local council have given it an extra level of protection by including it within an Article 4 area, which means that it is protected from unsympathetic development. You can read more about that [here](#).

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.

Features

- Quiet & private location
- Extensive open land suitable for tree planting and woodland creation
- Pond surrounded by trees
- Section of woodland shaw along the eastern edge

Access, tracks and footpaths

The meadow is accessed via a metalled road and stone track from Mounts Hill (B2086). There are no public rights of way across the land.

Rights and covenants

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

Benenden is one of the Wealden 'dens' that commemorate the Saxon practice of appending forest clearings in the sprawling Andredsweald (the Weald) to their coastal manors. These clearings, or dens, were where the manor pigs rooted for the acorns and other 'pannage' on which they were fattened and from which timber and brushwood was collected.

Following the Norman Conquest, the manor of Benenden was given by William the Conqueror to his half-brother, the Bishop of Bayeux. The village was mentioned in the Domesday Book of 1086 as one of only four villages in the Weald to have a Church. It is referred to as Benendine, its etymology originating from the Old English 'Bynna' meaning 'wooded pasture'.

From around the 14th century, Benenden became a place of industrial significance, most notably for the Wealden Ironmasters

who contributed to the prosperity of the village.

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

Soames Meadow is accessed via a metalled road, and then track, which leads from from the B2086, Mounts Hill.

[Click here for Google Maps Directions](#), enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the field gate at the entrance to the site. Please follow the maps & directions below from this point.

Coordinates for satnav are: 51° 04' 31.2" N, 0° 33' 33.7" E for the field gate.

Satnav: the postcode **TN17 4ET** is the nearest to the meadow, but please note that this will take you to Mounts Hill, and not the specific entrance.

What3Words: ///flagged.clubbing.bagpipes

Directions:

In terms of finding the meadow, when heading along the Cranbrook Road and then Mounts Hill (both the B2086) from the Cranbrook / Swattenden direction towards Benenden, you need to look out for a turning on your left hand side signposted for Mounts Farm. There is also a small post-box in the hedge on the other side of the turning to the sign. This turning is the last turning to the left off the B2086 before you reach the signs for Benenden Village, where the speed limit is reduced to 40mph. Head all the way to the end of this metalled road, which is around 0.5km. At this point, the road turns into a wooded track, continue along here and pass through the field gate. Travel a further 50m and turn right at the T-junction by the large poplar trees. Soames Meadow is around 150m down this track on the right hand side.

Boundaries:

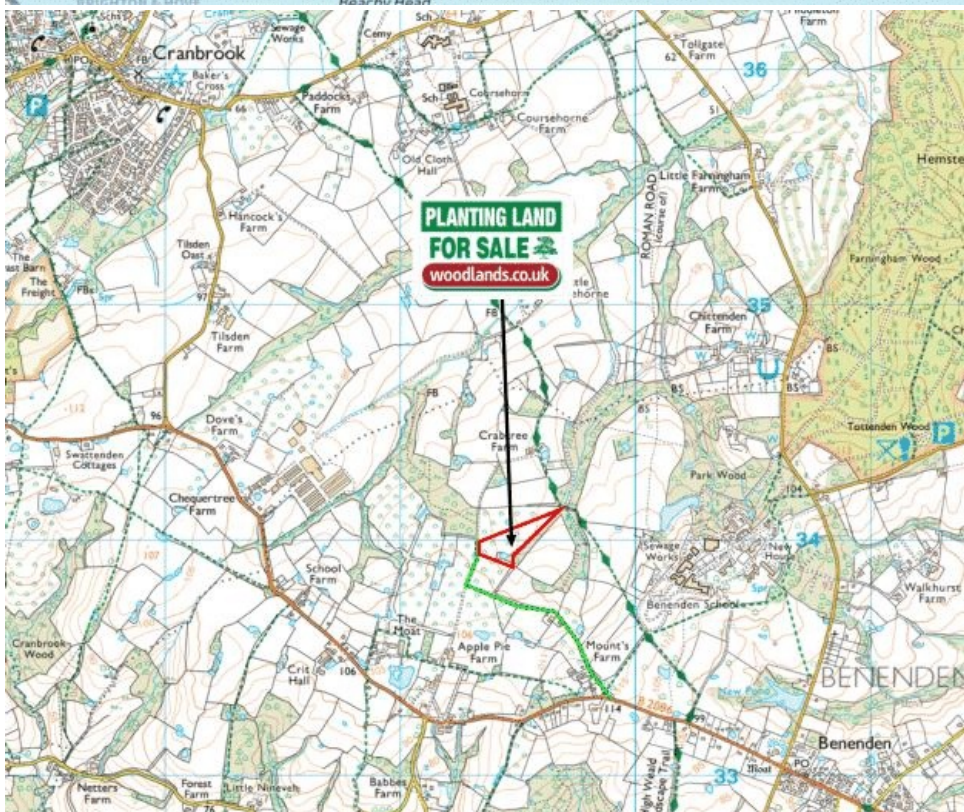
Boundary features are marked with **purple** paint.

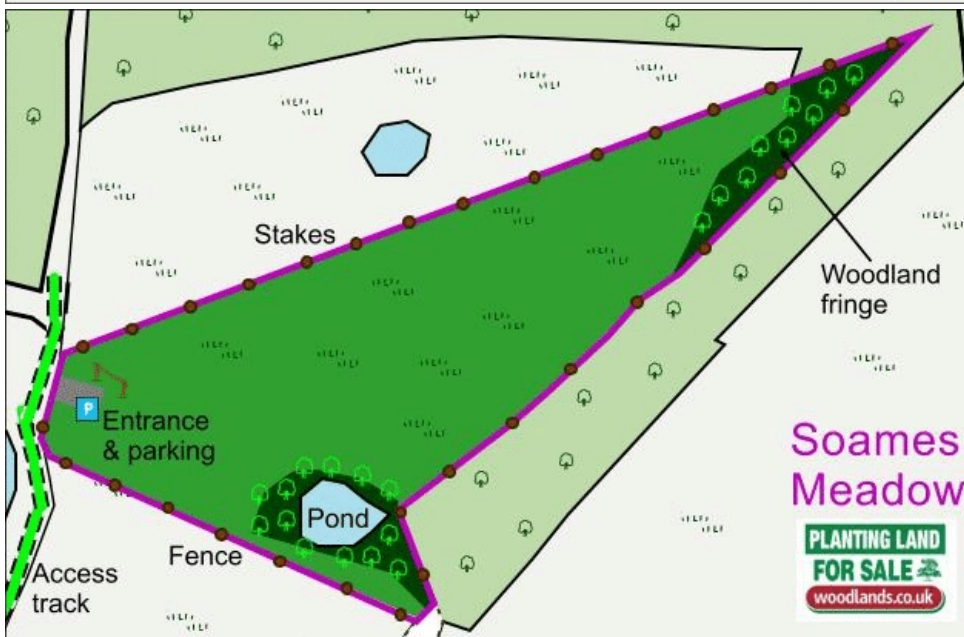
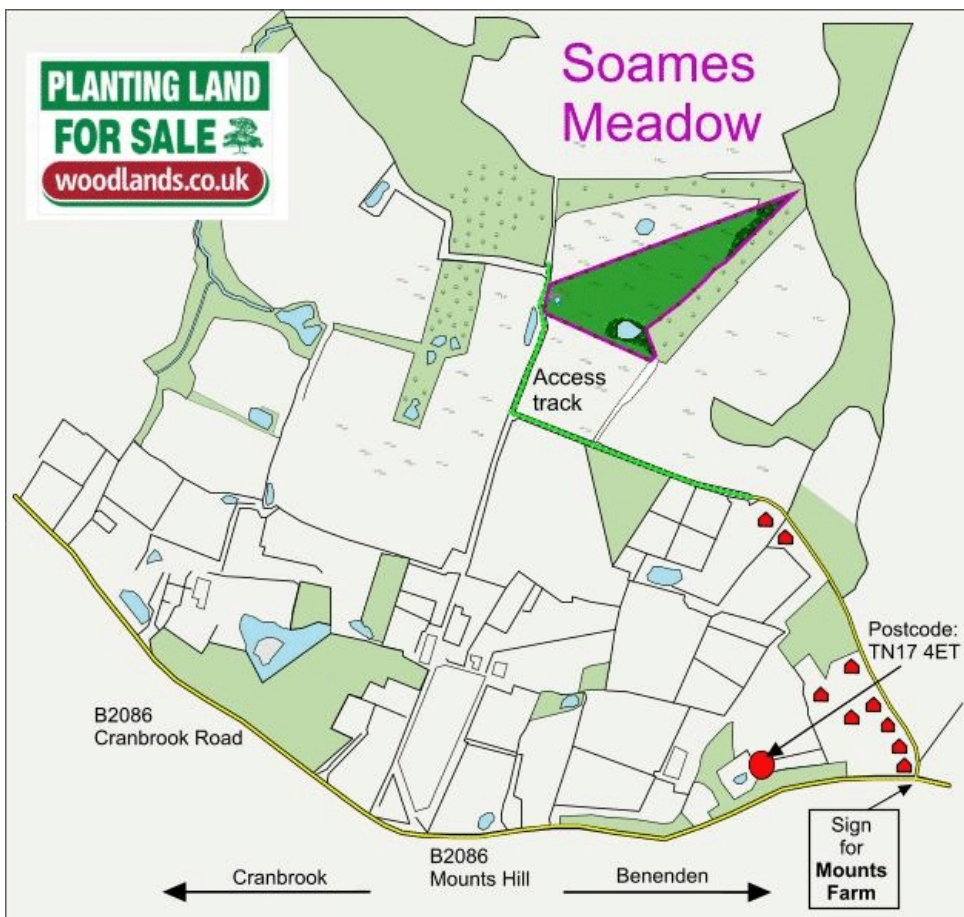
Northern: Stakes

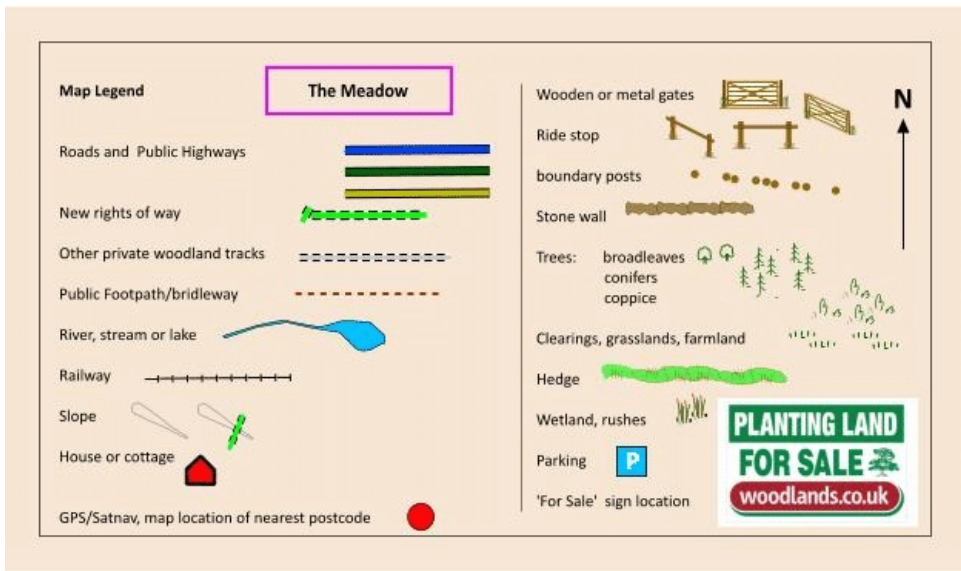
Eastern: Fence and woodland bank

Southern: Deer fencing

Western: Fence next to access track







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.