



## Boat Wood Kent

An ancient oak woodland featuring beech, birch, chestnut, hornbeam and hazel. A stoned forestry track allows easy all year-round access.

Details	Local manager
<p><b>Price:</b> £85,000 Freehold</p> <p><b>Location:</b> Biddenden, Kent</p> <p><b>Size:</b> About 4 ¼ acres for sale</p> <p><b>OS Landranger:</b> OS No 188</p> <p><b>Grid ref:</b> TQ 842 356</p> <p><b>Nearest post code:</b> TN27 8DX</p>	<p><b>Ruth and James Feltham</b> 07812 165081 <a href="mailto:ruthandjames@woodlands.co.uk">ruthandjames@woodlands.co.uk</a></p> 

## Description

Boat Wood is an **Ancient Semi-natural Woodland (ASNW)** as designated by **Natural England** - a habitat that has remained continuously wooded since at least 1600 AD. Such woodlands are treasured for their exceptional biodiversity. Part of the wider Brogues Wood landscape, Boat Wood is embraced by open meadows to the east and companion woodlands to the south and northeast. This is an attractive ancient oak woodland featuring other broadleaf species (see 'Trees' section below).

The wood is situated approx. 3km south-west of Biddenden and 4km north-east of Benenden in the county of Kent. A private stoned track on the edge of open meadows provides access to the wood. There is a place for a new owner to park within the boundary of the wood itself. There is stock fencing along the edge of the woodland (from when livestock were previously grazing the meadows). A short section of fencing has been opened up to allow easy access into the woodland.

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

Boat Wood is an oak woodland with birch, beech, sweet chestnut, hazel and hornbeam. A draft Woodland Management Plan for Brogues Wood (of which Boat Wood is a part) is available upon request. There is a [Tree Preservation Order](#) on the majority of Boat 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. Boat Wood sits within the Local Wildlife Site known as Sandpit Wood. Details of this can be downloaded from [here](#).

## Wildlife

Bat species recorded in the vicinity include soprano pipistrelle, noctule and brown long-eared bats. Priority bird species including grasshopper warbler, spotted flycatcher, wood warbler, lesser redpoll, tree pipit, hawfinch, woodlark and yellowhammer are recorded locally and may make use of the woods for breeding or overwintering. Muntjac, roe and fallow deer have been recorded in the vicinity of the woodland. For ideas on how to manage your woodland for wildlife why not have a look here:

<https://www.woodlands.co.uk/owning-a-wood/managing-your-woodland-for-wildlife/>

## Features

- An ancient woodland with plenty of mature oaks.
- Great all year-round access via a stoned track.
- Views across the adjoining meadows and privately owned woods to the south and northeast.
- A rustic bench tucked away in a private clearing in the woodland offers a peaceful place to sit and fully immerse yourself in nature.
- An opportunity for a new owner to manage for wildlife and improve biodiversity.

## Access, tracks and footpaths

Boat Wood is easily accessed from a quiet country lane (Benenden Road), through a locked wooden gate (an owner will be provided a key for this locked gate). There is a stoned track providing access to the wood. There is a place for a new owner to park inside the boundary of Boat Wood.

There is stock fencing along the edge of the woodland (from when livestock were previously grazing the meadows). A short section of fencing has been opened up to allow easy access into the woodland. The north and south boundaries are defined with chestnut posts. The west facing boundary along the roadside is fenced. Boundaries are clearly marked with RED markings.

## Rights and covenants

The wood is sold with the sporting rights.

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

Boat Wood offers the perfect setting for private family camping and enjoying quality time together collecting firewood, creating small clearings, building hides and spotting birds (see 'Wildlife' section above).

Woodlands.co.uk are pleased to offer £300 for new owners to attend a [woodland related course](#) of their choosing to pursue their woodland interests. We offer support for new woodland owners, including books, subscriptions, introductions to neighbours, advice on local suppliers and money towards relevant training. You can read more about this here:

<https://www.woodlands.co.uk/owning-a-wood/support/>

## Local area and history

The wood is situated approx. 3km south-west of Biddenden and 4km north-east of Benenden in the county of Kent. The nearby village of **Biddenden** was in the 1300's part of an important centre for Broadcloth manufacture, with much of the very attractive high street built during this period. **Biddenden Vineyard** is located nearby, which in addition to producing some fine wines, is also Kent's largest cider producer.

Ordnance Survey maps indicate that the areas currently under pasture were until at least the 1960s also under woodland but were subsequently deforested. However, the external woodland boundaries have changed very little since the mid-nineteenth century. There are some features of potential local archaeological interest in the woodland, including external wood-banks and ditches, remains of old tracks, and pits.

## 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

**Google Maps** Pin for main gate [here](#).

**What3Words** reference for main gate [here](#). ([///softly.homeward.visit](http://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 Boat Wood (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 Betherston. In Betherston 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 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

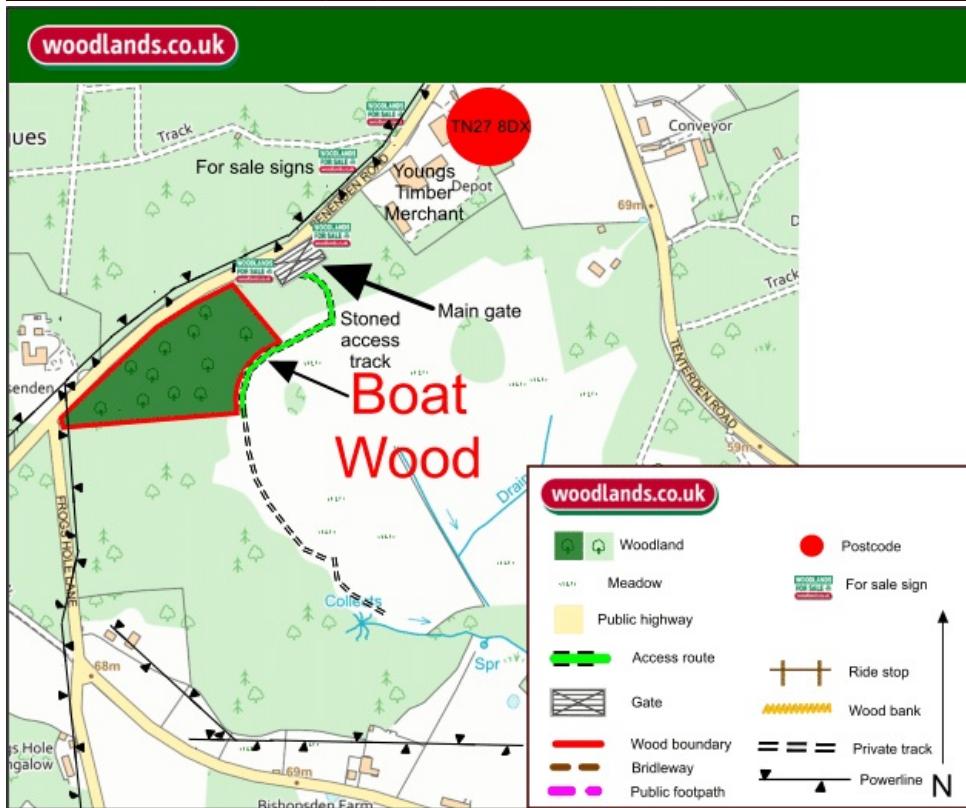
- From Tunbridge Wells head south approx. 5 miles on the A21 turning left at roundabout onto the A262 to Goudhurst. Stay on the A262 into Sissinghurst and take the right turn opposite The Milk House onto Chapel Lane followed shortly by a left turn in Goford onto Cranbrook Road. After approx. 3.5 miles 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 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).

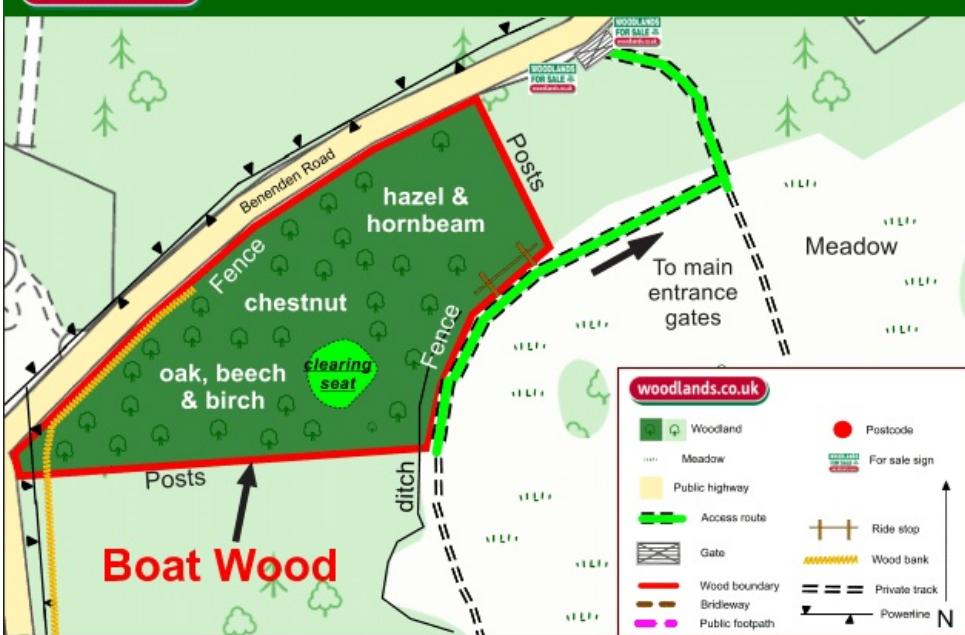
## Once you arrive at the gate:

- 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 on the left-hand side down to the gate entrance to the woods. Alternatively contact Ruth Feltham to arrange access.
- Walk through the trees on the stoned track approx. 100 meters out onto the open edge of the meadow. Follow the stoned track round to the right for approx. 60 meters and the ride stop entrance to Boat Wood is on the right-hand side with its boundaries marked in RED.
- Sat Nav note: The post code TN27 8DX is for the point shown on the location map by the red dot.

## Boundaries:

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