



Dado Wood Kent

A truly stunning ancient bluebell woodland featuring a meandering stream, mature oak and a fantastic natural clearing.

Details

Price: £89,000 Freehold

Location: Lamberhurst, near Tunbridge Wells, Kent

Size: 3 ½ acres for sale

OS Landranger: OS No 188

Grid ref: TQ 679 348

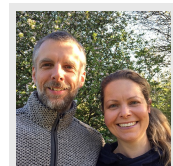
Nearest post code: TN3 8JH

Local manager

Ruth and James Feltham

07812 165081

ruthandjames@woodlands.co.uk



Description

Dado Wood is a special wood, crammed with sought after features, from the meandering stream to the towering mature oaks, not forgetting the incredible carpet of bluebells that flourish on the forest floor in Spring. The stream is named on maps as 'Sweet Bourne'. It is understood that the 'sweet' refers to the area's natural beauty and tranquillity. This woodland has a lot to offer a new owner. It has great all-year round access, with a stoned track leading to the entrance to the wood itself. Both ends of the private track in Dado Wood are gated, offering a strong sense of privacy and exclusivity.

A rustic bench has been installed in a sunny glade which is rich with bluebells in the spring. This glade and the open southern edge of the woodland (along the wayleave) provide a habitat for butterflies and insects. A footbridge has been installed to cross the stream and will allow a new owner to easily access the west side of the wood.

Bluebells, yellow archangel, red campion, hard ferns can be found on the woodland floor, all of which are ancient woodland indicators. Principle tree species in Dado Wood include oak, sweet chestnut, silver birch, hazel, alder and wild cherry. See '**Trees**' section below for information about the trees found in this 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

Along the stream on the west side of the wood there are young silver birch, alder and hazel that were last felled in 2013 and has since naturally regenerated. There are a few wild cherry and splendid mature oaks dotted throughout. The woodland to the east of the private track has a completely different character, complimenting the stream side perfectly. It is an attractive open compartment with a gentle sloping topography characterised by a pretty glade. Mature oak and single stemmed sweet chestnut seed trees flourish, giving a parkland feel with a thick carpet of bluebells and long views between the trees.

Dado Wood has been designated as **Ancient Semi Natural Woodland (PAWS)** 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 a draft Woodland Management Plan for Wiskett's Wood (of which Dado Wood is a part) - details of this are available upon request.

Wildlife

Brown Long-eared bats have been recorded in Wiskett's Wood, as well as reports of turtle dove, lapwing and skylark. A new owner could install some bird and bat boxes and build a simple hide to observe which species are present. Fallow and Roe deer can be found in the wider 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

- A woodland with an extremely sought after feature - an attractive meandering stream known as 'Sweet Bourne'.
- Ancient woodland indicators including bluebells, yellow archangel, red campion and hard ferns.
- Splendid mature oak and single sweet chestnut trees.
- An attractive open glade with a rustic bench.
- Surrounded by privately owned woodlands.

Access, tracks and footpaths

Dado Wood is easily accessed from a quiet country lane (Bewlbridge Lane), through a locked metal gate (an owner will be provided the combination number for this locked gate). A stoned track leads to the gated entrance to Dado Wood. Past the gate there is a small area of hardstanding on the left-hand side of the track which allows a new owner to park within the wood itself.

There are no public footpaths within the wood itself. The [Sussex Border Path](#) passes just to the south of Wiskett's Wood.

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

- Learning bushcraft skills.

- Building dens or hides for observing the wildlife.
- Installing bat and bird boxes.
- Family camping.
- Other ideas can be found here: <https://www.woodlands.co.uk/owning-a-wood>

Woodlands.co.uk are also pleased to offer £300 for new owners to attend a [woodland related course](#) of their choosing to pursue their woodland interests.

Local area and history

Dado Wood is situated in a tranquil rural setting within the High Weald Area of Outstanding Natural Beauty (AONB) just north of Bewl Water near Lamberhurst in Kent. Historically, Wiskett's Wood was likely to have been coppiced on rotation to supply wood for charcoal making (to support the Wealden Iron Industry), and later, to provide surrounding farms with hop poles, firewood and fencing materials.

There are many historical sites in the area. The English Heritage site of [Bayham Abbey](#) is approx. 4.5 miles away and features ruins dating back to the 13th century. [Scotney Castle](#) is just over 1 mile away – this impressive 14th century moated castle is well worth a visit. For those who love water, [Bewl Water](#) is less than half a mile down the road from the woods and offers various water sports, as well as cycling and fishing.

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

Please note, for satellite navigation, use the post code TN3 8JH. This will take you to the area as shown by the red dot on the map. Coordinates to the gate leading to Dado Wood (off Bewlbridge Lane) are: N51.083661, E0.397466. To find the wood follow the instructions below.

Heading south on the A21

- Heading south past the exits for Royal Tunbridge Wells and Pembury, continue heading south until you reach the roundabout at Kipping's Cross.
- Go straight over at Kipping's Cross and continue straight over at the next roundabout (this is the turning to the BP garage and Burger King).
- Continue 3 miles south on the A21 crossing over the next roundabout onto the dual carriageway and continue on the A21.
- At the next roundabout (after passing under one of the few '[Green Bridges](#)' in the UK) continue south on the A21.
- Passing two 'Woodlands for Sale signs' on the right-hand side, take the right turn signposted Bewl Water onto the Bewlbridge Lane.
- Continue on Bewlbridge Lane approx. 0.4 miles until you reach single green metal bar gate on the right-hand side with a 'Woodlands for Sale' sign alongside on the oak tree.

Heading north from Hastings on the A21

- Follow the A21 heading north out of Hastings.
- At Flimwell (about 16 miles from Hastings) stay on the A21 (crossing straight over the B2087) towards Lamberhurst.
- Continue north on the A21 for approx. 3.2 miles then take the left turn signposted Bewl Water onto the Bewlbridge Lane.
- Continue on Bewlbridge Lane for approx. 0.4 miles until you reach single green metal bar gate on the right-hand side with a 'Woodlands for Sale' sign alongside on the oak tree.

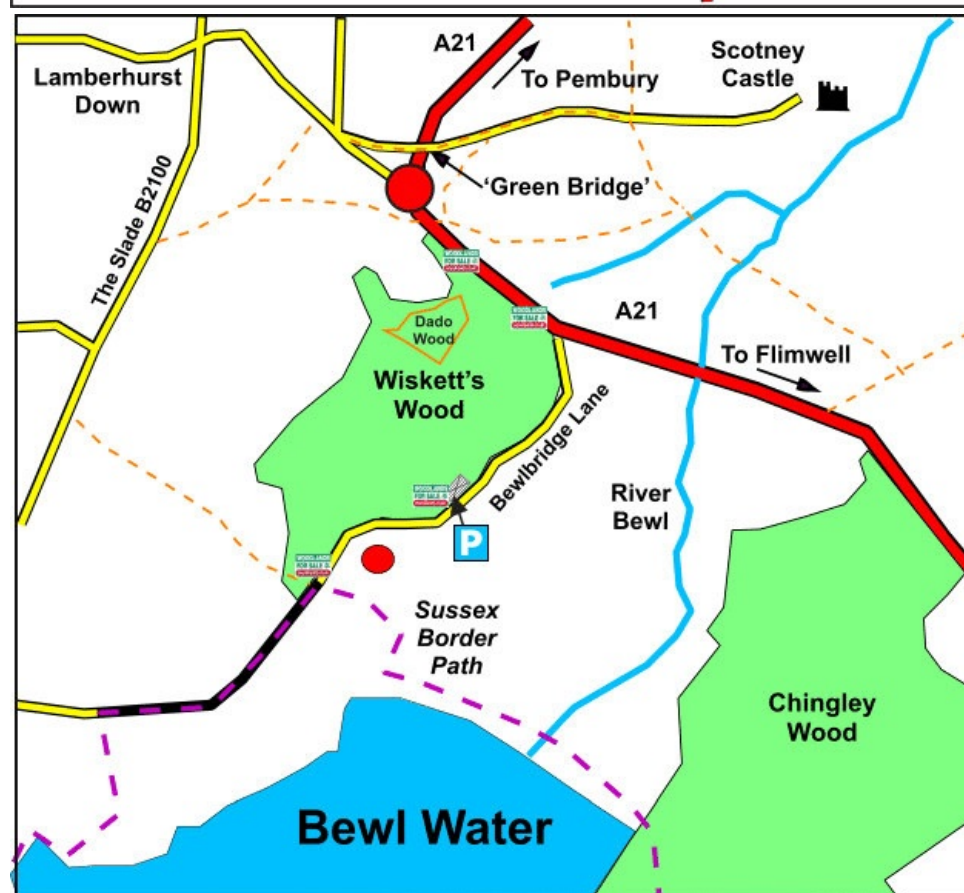
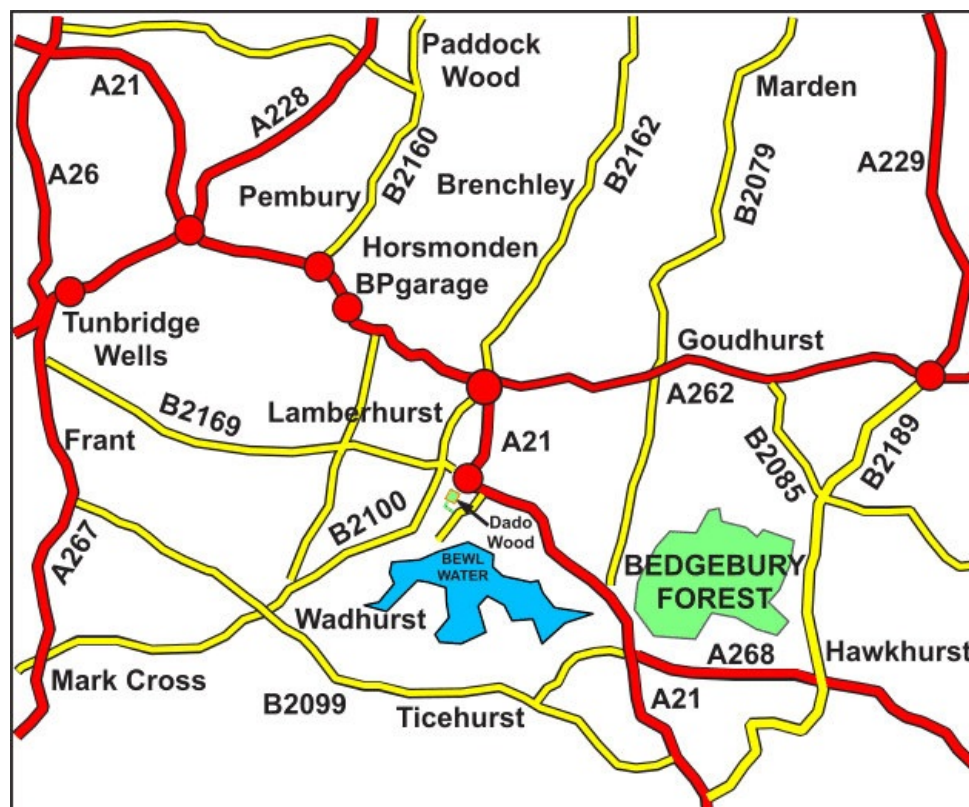
Once you arrive at the gate:

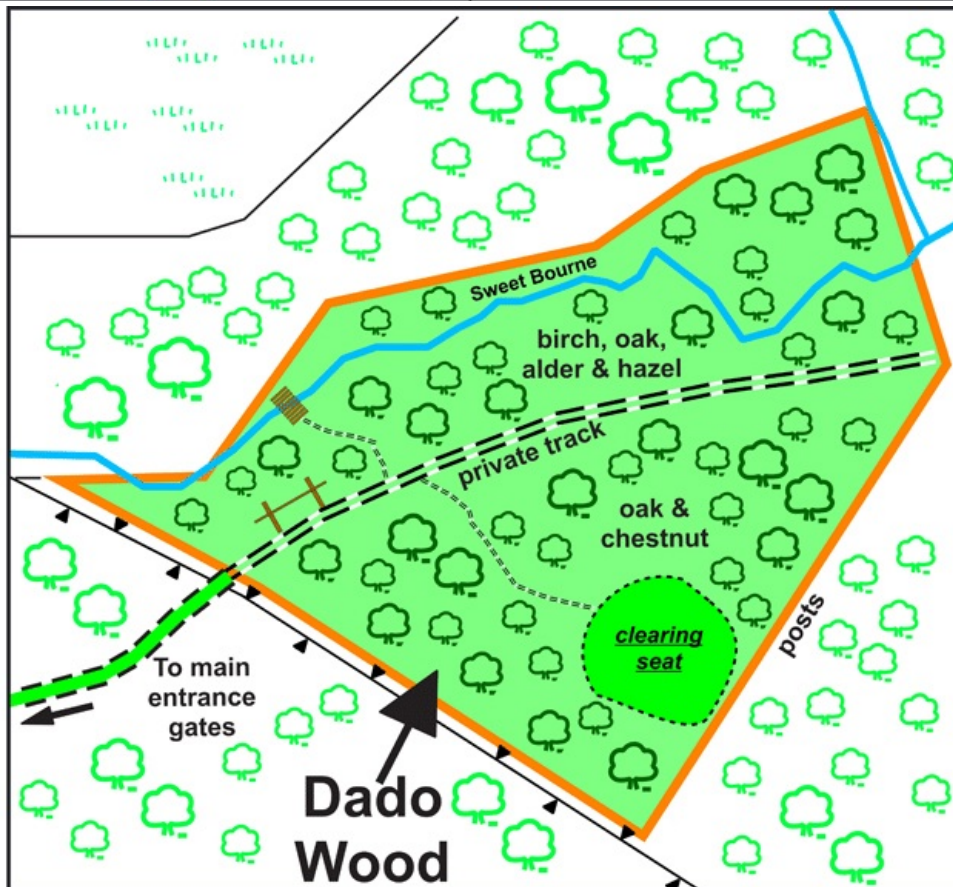
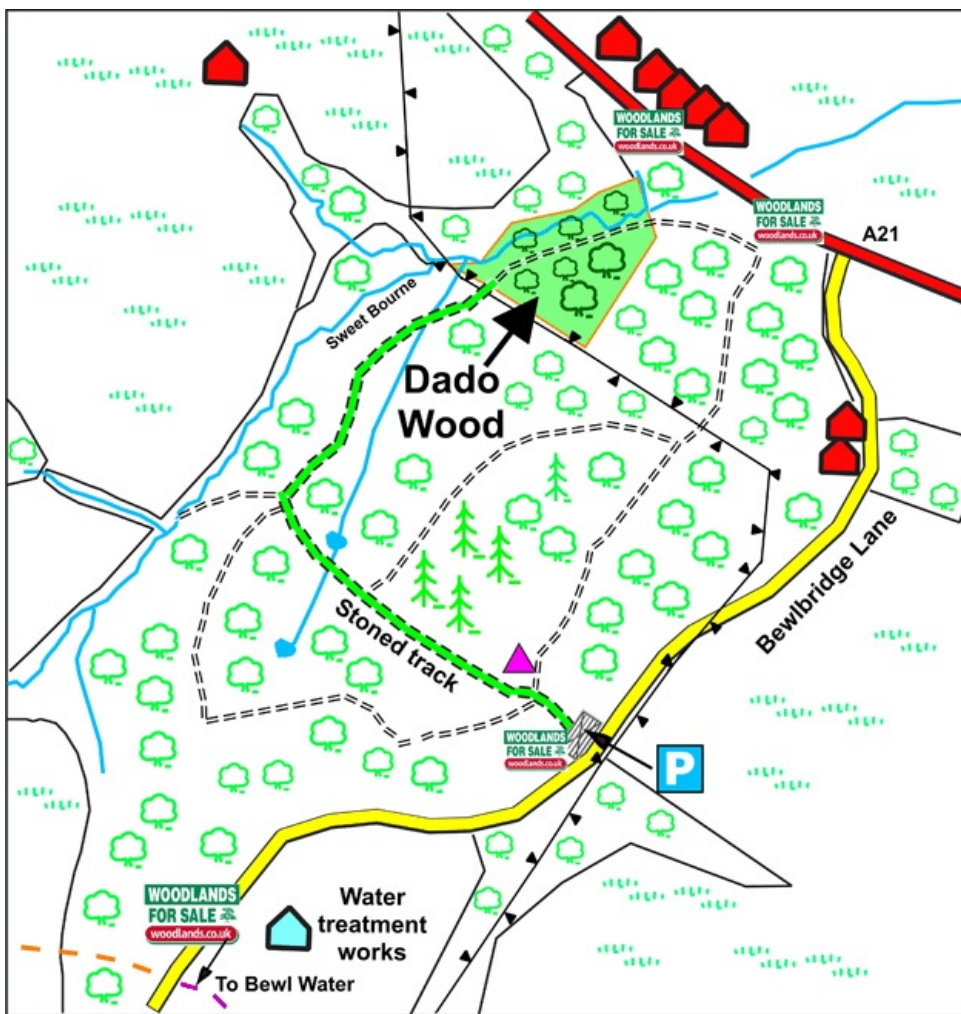
- Park in front of the single bar metal gate ensuring there is space for the gates to be accessed by vehicles.
- Walk under the gate and up the track past the telecom mast and down the stoned track approx. 400 meters. Take the turn to the right (following the stoned track) and continue approx. 300 meters. Pass under the electrical wayleave and the gated entrance to Dado Wood is straight ahead with its boundaries marked in ORANGE.

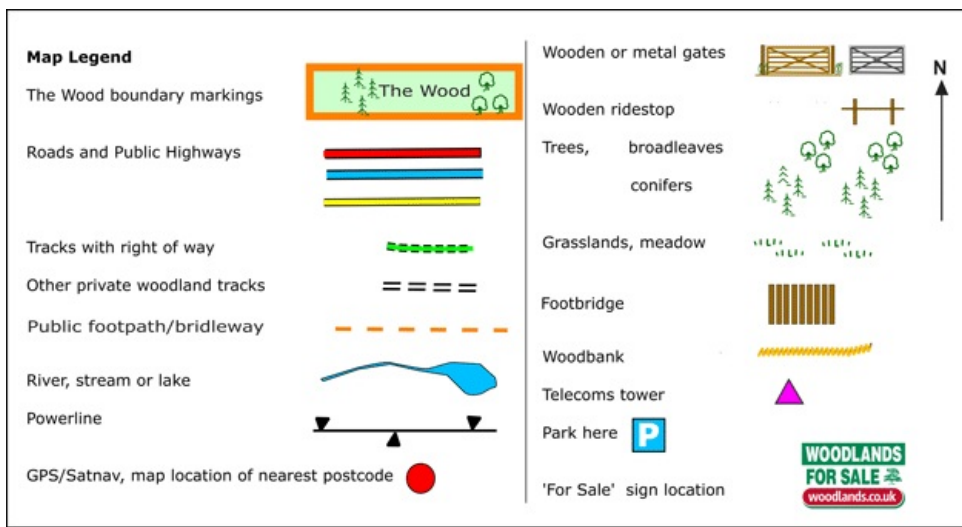
- Sat Nav note: The post code TN3 8JH is for the point shown on the location map by the red dot.

Boundaries:

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