

Dowel Wood

Kent

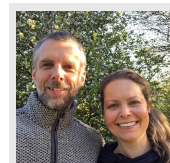
A spring fed pond and seasonal stream meanders through this attractive ancient woodland. Close to Bewl Water near Lamberhurst, just off the A21.

Details

Price: £119,000 Freehold
Location: Lamberhurst, Kent
Size: About 5 ½ acres for sale
OS Landranger: OS No 188
Grid ref: TQ 677 345
Nearest post code: TN3 8JH

Local manager

Ruth and James Feltham
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ruthandjames@woodlands.co.uk



Description

Rich with oak, alder, birch, sweet chestnut, lime, hazel, and ash, Dowel Wood is a wonderfully varied and vibrant woodland (see 'Trees' below). The gently sloping landscape leads down to a seasonal stream, inviting exploration at every turn. Sunlit glades open out among the trees, where a rustic bench offers the perfect place to pause, perhaps even to catch sight of a passing deer (see photos). With its small pond, magnificent oaks, and stands of mature alder, the wood is full of character and natural charm.

Dowel 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. A stoned track provides access to the wood. There is an additional unsurfaced track providing access to the east side of the wood. (see 'Wood Maps'). There is a place for a new owner to park within the wood itself.

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

An ancient broadleaved wood – with oak, alder, silver birch, sweet chestnut, lime, hazel, and ash. This diverse woodland slopes gently down to the stream from both sides. Trees of a greater age class (circa 1900) follow the water course, predominantly oak and alder. There are some delightful private open areas between the alder coppice and the small spring fed pond.

Dowel 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 a draft Woodland Management Plan for Wiskett's Wood (of which Dowel 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. 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

- Small spring fed pond
- Seasonal spring fed stream
- Varied and interesting topography
- Diverse species and age of trees
- Private and quiet situated in the heart of a larger woodland

Access, tracks and footpaths

Dowel 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 provides access to the wood. There is an additional unsurfaced track providing access to the east side of the wood. (see 'Wood Maps'). There is a place for a new owner to park within the wood itself.

There are no public footpaths within the wood itself.

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

Whether it is private family camping, building wildlife hides for photography, or creating meandering woodland paths, there are endless ways to enjoy this beautiful natural space. Or, simply sit quietly beneath the trees and let the sights and sounds of the forest surround you - an easy, restorative way to feel deeply connected to nature.

Woodlands.co.uk are also pleased to offer up to £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

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 including sailing, as well as cycling and fishing.

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.

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 Dowel 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

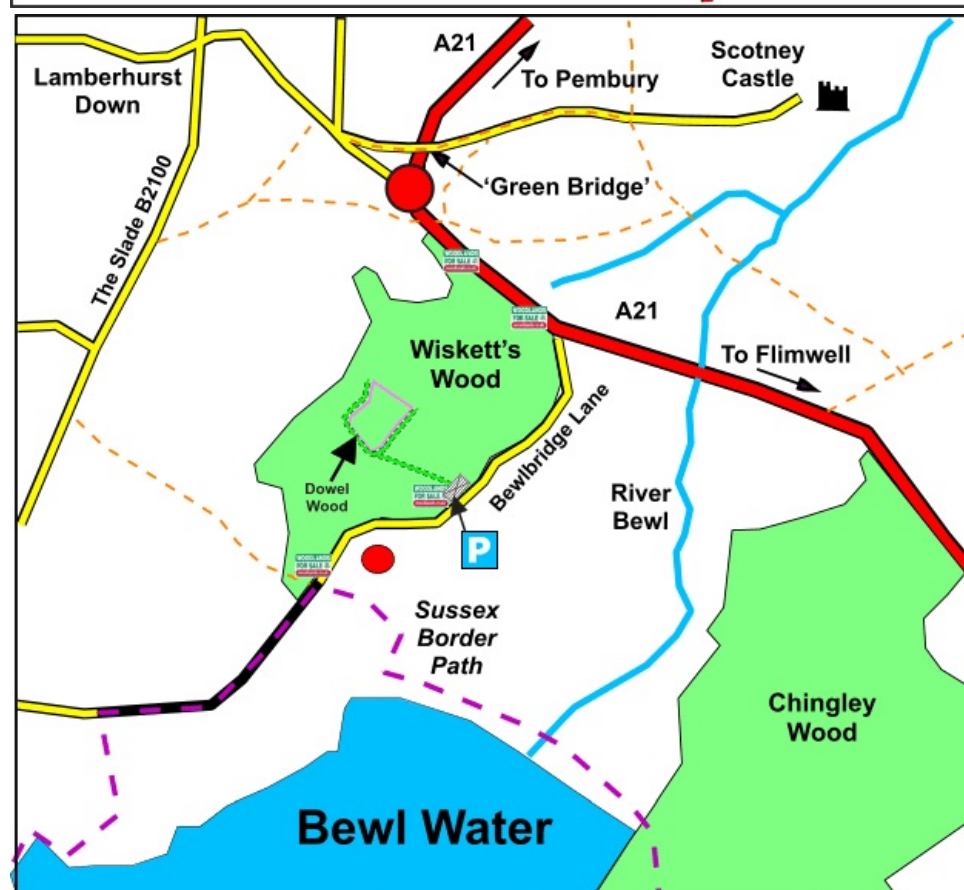
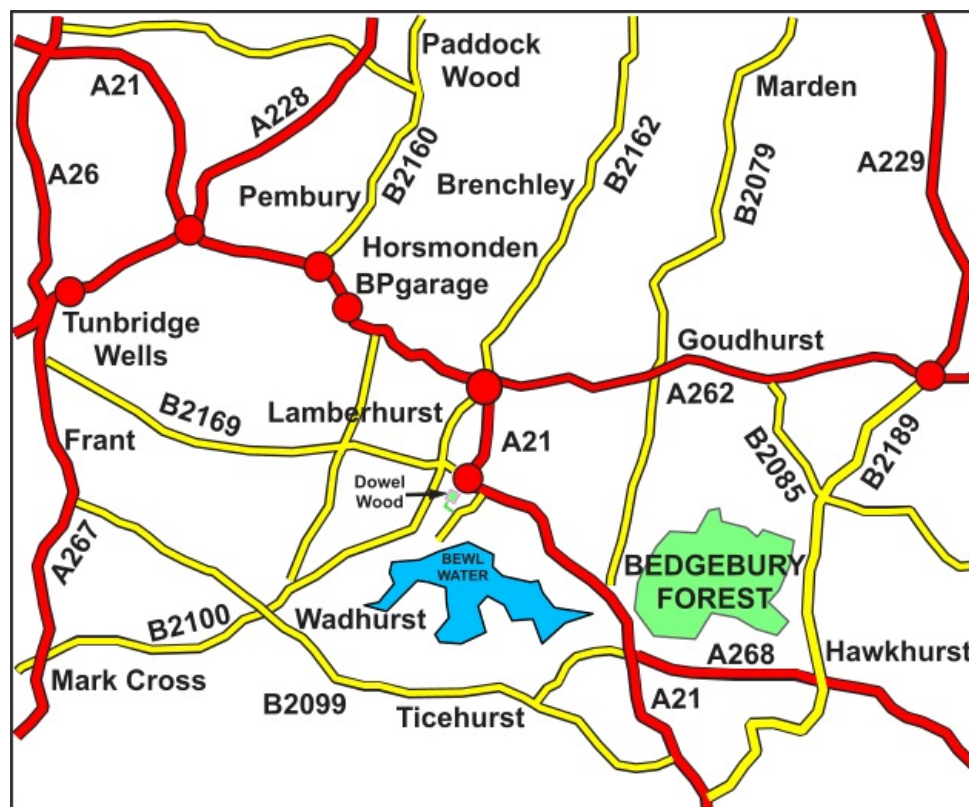
- Follow the A21 heading north out of Hastings.
- At Flimwell (about 16 miles from Hastings) stay on the A21 (crossing straight over the B2087) towards Lamberhurst.
- Continue north on the A21 for approx. 3.2 miles then take the left turn signposted Bewl Water onto the Bewlbridge Lane.
- Continue on 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.

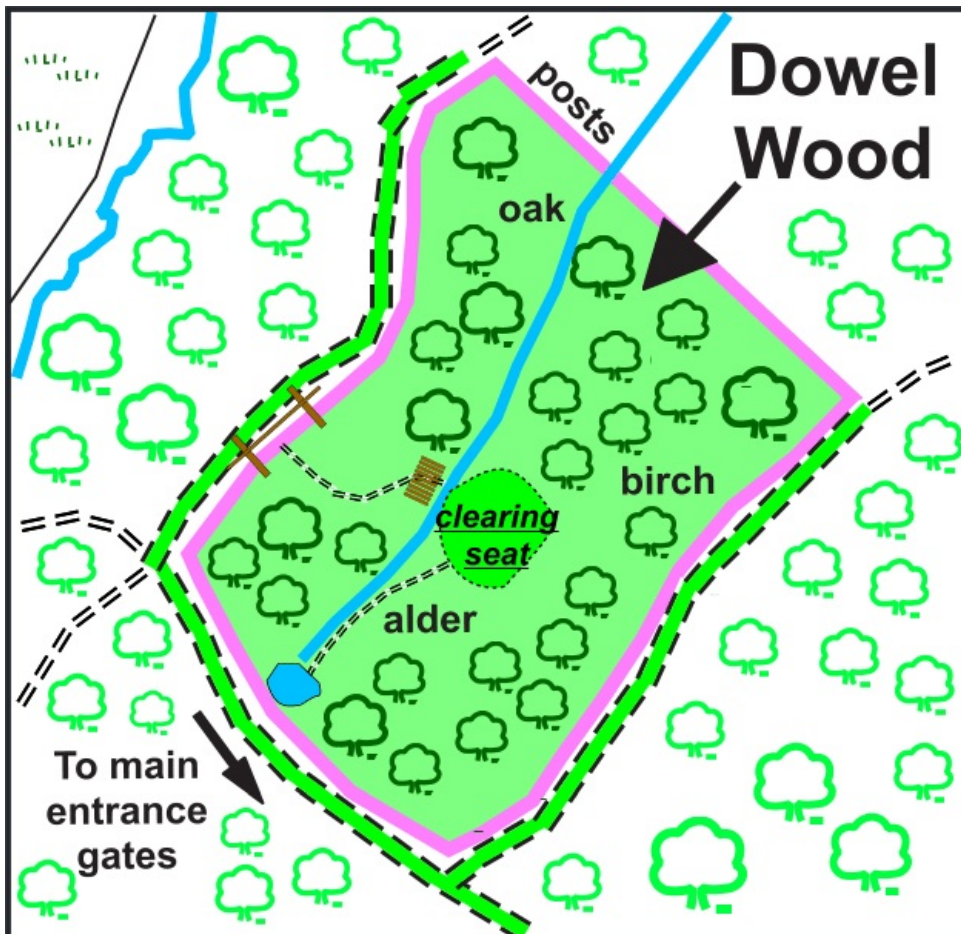
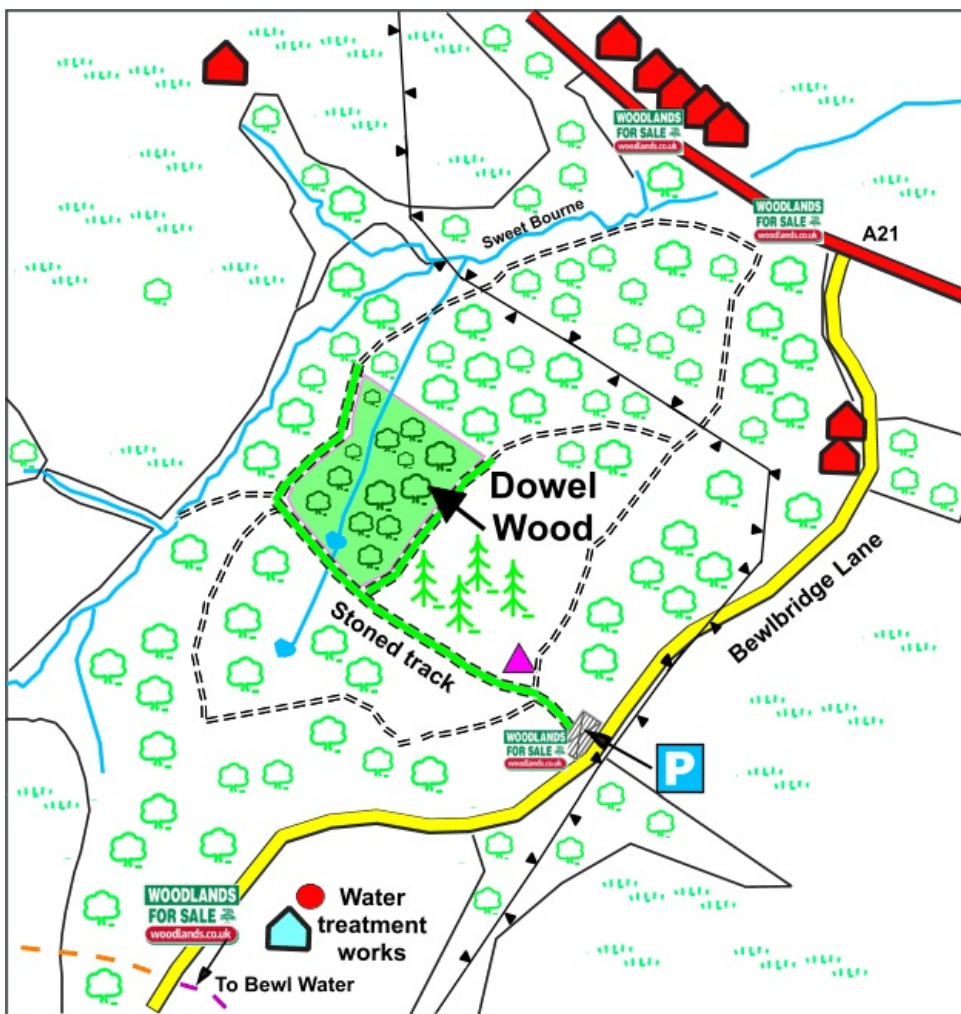
Once you arrive at the gate:

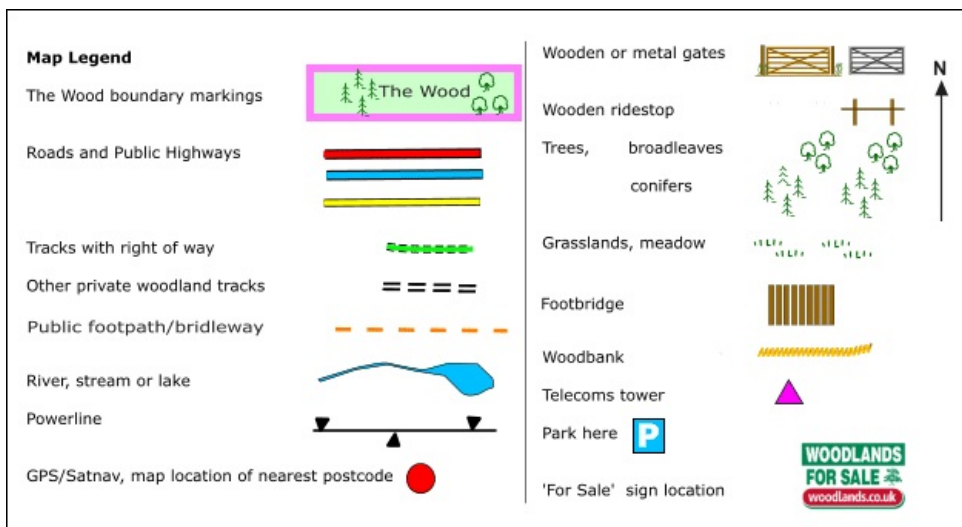
- Park in front of the single bar metal gate ensuring there is space for the gates to be accessed by vehicles.
- Walk under the gate and up the track past the telecom mast and down the stoned track approx. 400 meters. Take the turn to the right (following the stoned track) and continue approx. 75 meters. The ride stop entrance to Dowel Wood is on the -right-hand side with its boundaries marked in MAUVE.
- 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 **MAUVE** 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.