



Oxford Meadow Kent

A neatly contained meadow with excellent access and small belt of woodland, between Biddenden and Tenterden in Kent.

Details

Price: £59,000 Freehold
Location: Biddenden, Kent
Size: Over 3 acres for sale
OS Landranger: OS No 188
Grid ref: TQ 846 356
Nearest post code: TN27 8DX

Local manager

Anton Baskerville
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Description

Oxford Meadow is a manageable parcel of land between the villages of Biddenden and Tenterden in Kent, just beyond the eastern edge of the High Weald National Landscape. It forms part of a historic piece of land known as Brogues Wood, which is a rolling landscape comprised of broadleaf woodland, open meadows, and water ditches.

With the meadow in the middle and the woodland enveloping the open land around the outside, there is a real sense of privacy within the meadow, which is well suited to tree planting for woodland creation. The abundant standing woodland in the area will provide an excellent source of seeds for the natural regeneration of the meadow - keep your eyes peeled for baby oaks around the perimeter. A host of wildlife populates the surrounding area, including deer which can be seen bounding across the open pastures, along with the usual cast of woodland birds and mammals.

When entering through the main gate just off the Tenterden Road, a well-stoned access track runs straight ahead of you for a couple of hundred metres before turning 90 degrees to the right. At the end of this track, a field gate guards the entrance to the main field, with the entrance to Oxford Meadow just beyond, on the right-hand side. A pad of hardstanding at the entrance enables year-round vehicular access. From here, the open land stretches out ahead of you and to your left, with the belt of woodland on your right-hand side. The open land and the woodland are separated by a stock fence, although there is a gap in it allowing access to the woodland. The southern edge of the woodland section borders the access track.

The land would be well suited to those looking for an amenity parcel of land within Kent that has the potential for woodland creation and other conservation projects. Please note that the land is not proposed for either residential use or any development. All boundary features are marked with purple paint.

The meadow and woodland are characterised by a charming undulating topography and a pleasing balance of open land, watercourses, and woodland. Early viewing is advised.

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 Tenterden Road. There is a locked gate at the beginning of the track and at the end of it, just before the entrance to Oxford Meadow. There are no public rights of way across the land.

Rights and covenants

The meadow is sold with freehold title.

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

Directions to main entrance gate:

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

What3Words reference for main gate [here](#). (///roofer.pity.emeralds)

Closest **postcode**: TN27 8DX

Coordinates for main gate are: 51.09042426408616, 0.6364397123453897

Directions:

- When turning off the A286 (Benenden Road) on to Tenterden Road, head up to the brow of the hill before dropping down towards where the trees cover the road.
- When in the woods, the road continues to drop down hill before bending gently to the left.
- Just after this bend in the road, the entrance you are looking for is on your right hand side, marked by a sign on the gate and a larger sign on a tree next to the gate.
- Park in front of the gate and carefully climb it. Walk down the track and turn right at the end, towards the second gate.
- Climb this gate and the entrance to the meadow is immediately on your right.

Boundaries:

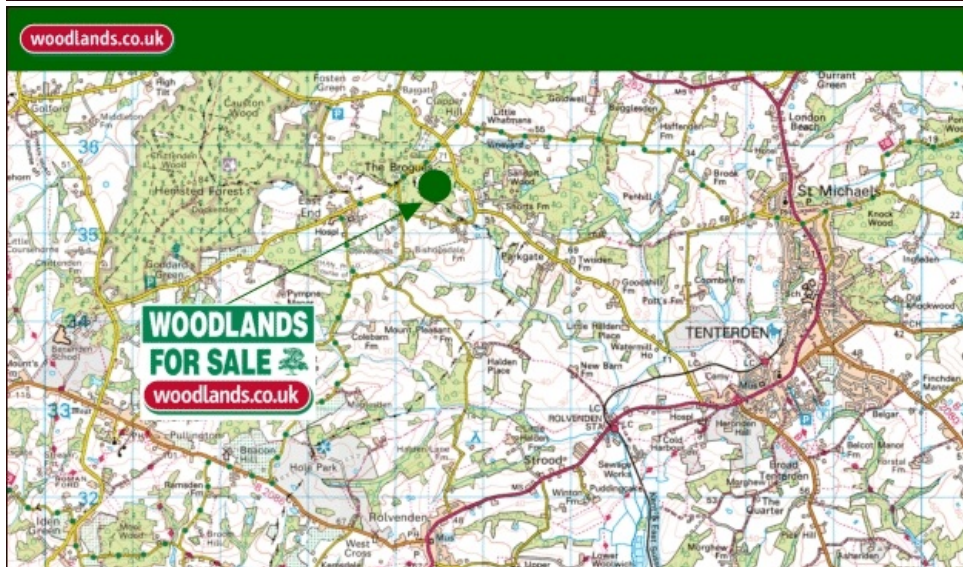
Boundary features are marked with purple paint.

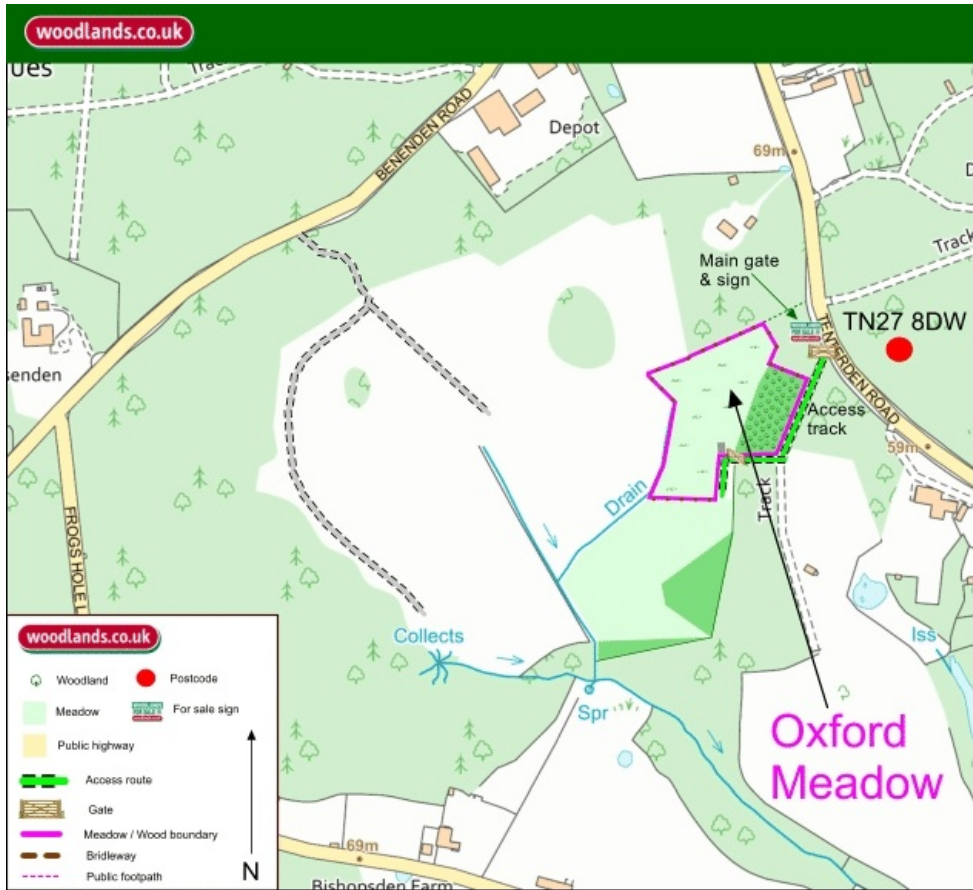
Northern: stock fence and field stakes

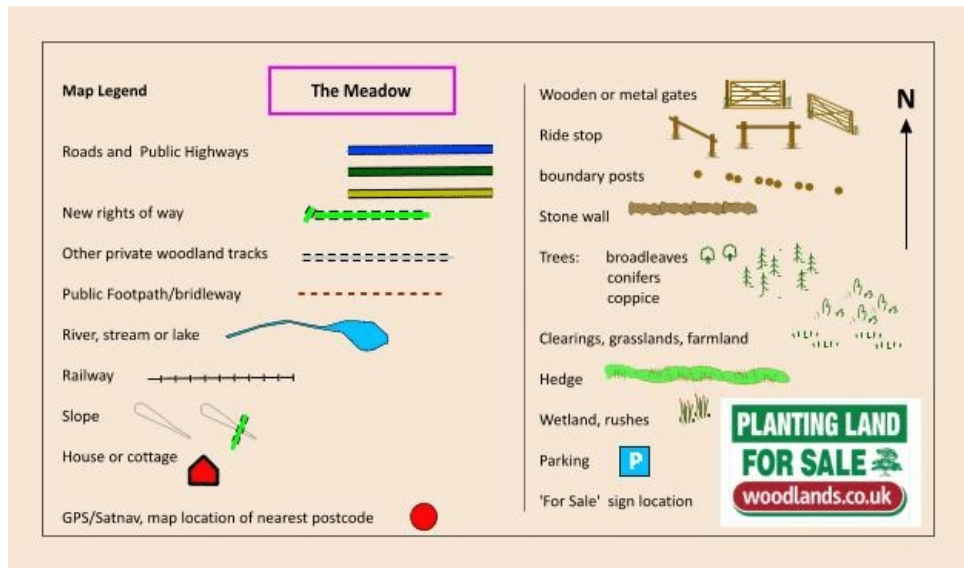
Eastern: access track

Southern: field stake

Western: water ditch and field stakes







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.