



Post Meadow Kent

A fantastic mixed parcel of ancient woodland and open meadow, offering a balance of habitats in an area abundant with wildlife.

Details

Price: £79,000

Location: Biddenden, Kent

Size: Nearly 4 acres for sale

OS Landranger: OS No 188

Grid ref: TQ 844 354

Nearest post code: TN27 8DX

Local manager

Anton Baskerville

07952 694 652

anton@woodlands.co.uk



Description

Post Meadow combines a well-established area of ancient woodland with an open stretch of meadow, creating a very balanced and attractive setting. The woodland includes mature oak, sweet chestnut, birch and hornbeam, with hazel and holly beneath. In spring the ground is dotted with bluebells and ferns, and there is a good sense of privacy throughout. The trees are well spaced in places, allowing light to reach the woodland floor and encouraging a variety of ground flora. The woodland section is classified as ancient woodland, meaning woodland has stood here consistently since at least 1600 AD.

To the north of the woodland, there is a section of open land which forms one part of a large area of gentling undulating pastures. The meadow feels light and open, framed by trees on several sides but with a good outlook over the surrounding countryside. It would be suitable for tree planting for woodland creation (for which grants are available), wildlife projects or simply enjoying the open space beside the woodland.

Access is along a well-made stoned track leading to a practical entrance point in the northwest corner of the meadow. A line of stakes demarcates the northern boundary, which terminates at a small stream, itself forming the eastern boundary of the land. The stream runs beside the meadow and into the woodland, where it meets a stock fence, marked with turquoise paint (indicating the boundary). The boundary line then leaves this fence, along a short line of wooden stakes (also painted turquoise) before crossing another small stream. From this point, the boundary is the line of large hornbeam trees which run along the southern edge of the woodland, with a neighbouring field beyond (as shown in the pictures). A final line of stakes runs from the southern boundary through the woodland, terminating next to the pad of hardstanding at the entrance, where a vehicle can be parked.

The mix of woodland and open ground makes this a very usable piece of land, combining shelter and variety with a good sense of peace and seclusion. Early viewing 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.

Wildlife

Muntjac, roe and fallow deer have been recorded in the vicinity of the woodland.

A number of priority invertebrate species have been recorded in the vicinity including butterflies such as dingy skipper, wood white, white admiral, heath fritillary, grizzled skipper and small pearl bordered fritillary. Diversifying the woodland structure (e.g. by coppicing, thinning and glade creation) could also result in improved habitat for these species.

It is certain that bat species will be present and will make use of the woodland and open areas within it for foraging. Species recorded in the vicinity include soprano pipistrelle, noctule, and brown long-eared bats.

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

- Mix of ancient woodland and open meadow
- Stream along the eastern boundary
- Abundant wildlife in the local area
- Ideal for those interesting in tree planting

Access, tracks and footpaths

Post Meadow 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 meadow. There is a place for a new owner to park inside the boundary of the land. 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

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

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

What3Words reference for main gate [here](#). (<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 Post Meadow (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 Bethersden. In Bethersden 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 on 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 Golford onto the 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 on 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 (approx. 160m) on the left-hand side down to the gate entrance to the woods. Alternatively contact Anton Baskerville 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. 400 meters and the entrance to Post Meadow is on the left-hand side at the end of the track.
- Sat Nav note: The postcode TN27 8DX is for the point shown on the location map by the red dot.

Boundaries:

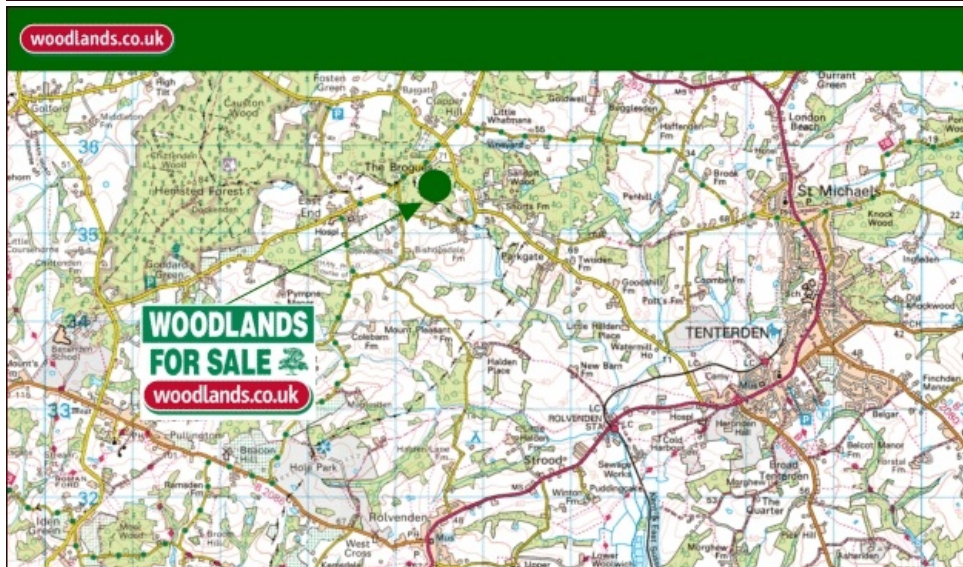
Boundary features are marked with turquoise paint.

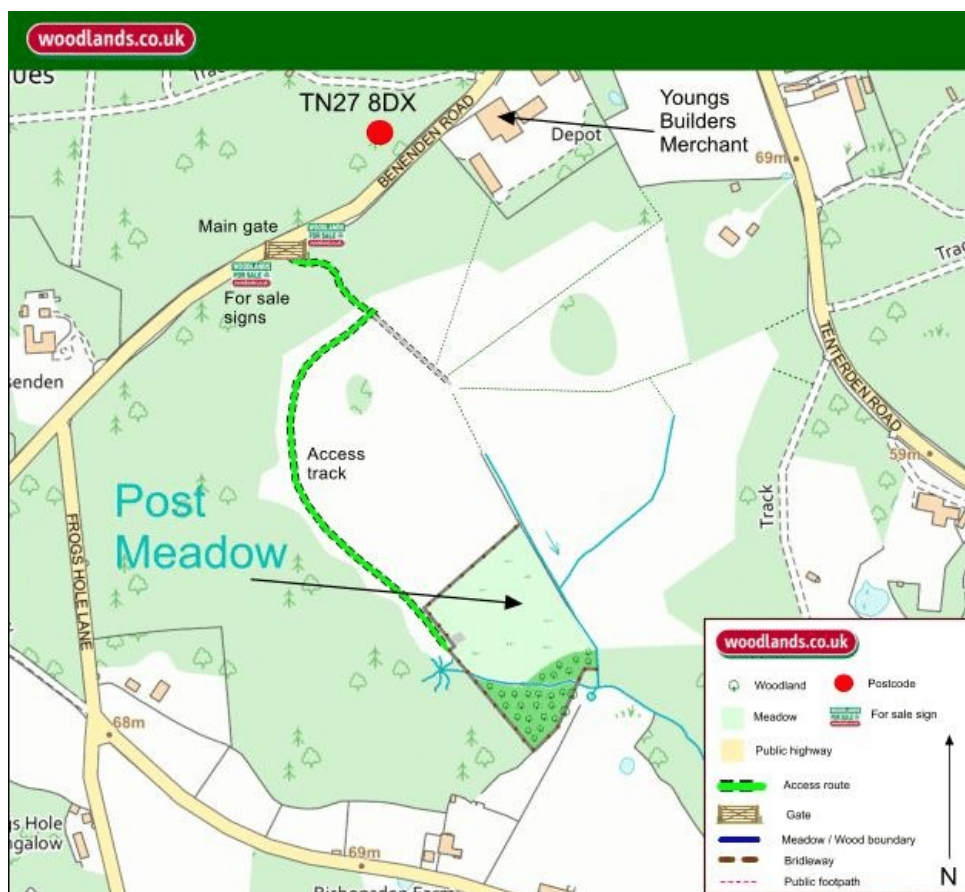
Northern: stakes

Eastern: stream

Southern: fence, stakes and edge of woodland

Western: 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.