



Rondel Wood

Kent

Mature oak, hornbeam coppice and birch features in this ancient woodland. Surrounded by woodland and tucked away down a byway this is an extremely private wood ideally suited for family enjoyment.

Details

Price: £95,000 Freehold

Location: Shadoxhurst, near Ashford, Kent

Size: 6 ½ acres for sale

OS Landranger: OS No 189

Grid ref: TQ 965 366

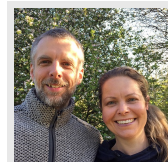
Nearest post code: TN26 3PP

Local manager

Ruth and James Feltham

07812 165081

ruthandjames@woodlands.co.uk



Description

Rondel Wood is within the Kent Weald located between the North Downs and Romney Marsh. It is part of a larger wood known as Post Wood which itself forms part of an extensive block of predominantly ancient semi-natural woodland. To the north of Post Wood lies Stone Wood, a small [Kent Wildlife Reserve](#).

Rondel Wood features oak, birch and hornbeam. Ancient woodland indicators including bluebells, wood anemone and primrose adorn the forest floor in early spring. A rustic style bench has been installed in a private clearing, a perfect spot for private family camping. There are no public footpaths within the wood. There are 2 small ponds in Rondel Wood – see ‘Activities’ below for more information.

There may be adjacent woodland available here. If this is of interest, please contact the area managers for this region - ruthandjames@woodlands.co.uk

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

Rondel Wood comprises a mixture of hornbeam coppice, birch and oak with hawthorn, willow and aspen in wetter parts. Wide spaced older oaks are found along the northern edge adjacent to byway, there is also small amount of conifer regeneration here (Douglas fir and grand fir). From the ride stop entrance down the private track into the wood there is a pocket of older oaks with a sparse understorey of hornbeam. A new owner may decide to halo thin around the oaks to allow them to flourish.

Rondel 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 an approved Management Plan and Felling Licence for Post Wood (of which Rondel Wood is a part) – details of this are available upon request. The Management Plan is not mandatory, but it is full of good advice, and a lot of background information which will certainly be interesting and useful. There is a [Tree Preservation Order](#) on Post 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.

Wildlife

- The Woodland Wildlife Toolkit indicates that bird species including garden warbler, spotted flycatcher, willow warbler, lesser redpoll, lesser spotted woodpecker and woodcock might be present within the woodland.
- Nightingale are known to frequent adjacent woodland and may also be present in the woods.
- Bats are likely to be found and these could be encouraged with the installation of bat-boxes.
- Opening up small areas of the wood would provide a suitable habitat for butterflies such as Grizzled Skipper and White Admiral.

Features

- An ancient semi-natural mixed broadleaf woodland.
- A small clearing and a rustic bench.
- Bluebells and wood anemone in the spring.
- Privately owned woods on all sides.

Access, tracks and footpaths

Access to Rondel Wood is via a byway open to all traffic (BOAT) which leads to the single metal gate (an owner will be provided a key for this locked gate). A stoned track leads from the gate to the ride stop entrance to Rondel Wood. Here owners are able to drive in and park a car within the wood itself. The byway is stoned for most of its length and suitable for vehicular access, although it is rather pot-holed in places.

There are no public footpaths within the woodland 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

Rondel Wood is a manageable size enabling a new owner to learn about woodland management. Camp privately overnight and enjoy the opportunity to immerse in nature and build a campfire. Other ideas can be found here:

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

It is worth noting that Woodlands.co.uk offer £300 towards [a course](#) for a new owner. This would provide the opportunity to learn the skills required to resume coppicing in the future.

Local area and history

Rondel Wood is situated approx. 7 miles southwest of Ashford and about 1 mile from the village of Shadoxhurst. The village dates back centuries, with the earliest written record from 1239 when the parish name was spelled 'Schettokesherst'. There are many interesting places to visit within the area; from vineyards to safari parks, historical houses to pubs, there is something for everyone to enjoy. Approx. 8 miles to the west is [Biddenden Vineyard](#) - which features a shop and offers tours and tastings at certain times of the year. [Port Lympne](#) is approx. 10 miles away - a fantastic safari park which is well worth a visit. South of nearby Tenterden is [Smallhythe Place](#), a 16th-century house and cottage gardens which includes a museum and occasional theatrical productions. Back in Shadoxhurst there is traditional country pub called [The Kings Head](#).

Rondel Wood has recently been named after a type of stained glass (Round spun disk of stained glass with a punty mark in the center) in homage to the [13th century church](#) located in nearby Shadoxhurst.

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 TN26 3PP. This will take you within approx. 130 yards north of the byway leading to Post Wood (of which Rondel Wood is a part) as shown by the red dot on the map. Coordinates to the gate leading to Rondel Wood (off the byway) are: N51.096218, E0.805127. To find the wood follow the instructions below.

Please note the byway is stoned for most of its length and suitable for vehicular access, although rather pot-holed in places.

Heading south on the M20

- Leave the M20 at Junction 9 and take the 3rd exit to the A20 to Ashford.
- At the first roundabout take the 3rd exit onto Templar Way / A28.
- At the next roundabout take the 3rd exit onto Chart Road / A28.
- At the next 3 roundabouts take the 2nd exits to the Great Chart Bypass / A28.
- Approx. 1 mile further, take Chilmington Green Lane to the left (past the Ashford Gun Room and Clip Clop pet care store).
- Take the first right onto Criol Lane and when you reach the end of this road turn left onto Bethersden Road into the village of Shadoxhurst.
- Turn right onto the Woodchurch Road.
- Follow this road for approx. 1 mile and the byway leading to the wood is situated on the left-hand side of the road.
- You can either park at the end of the byway and walk down the track to reach the wood or drive down the track with due care and consideration.

Heading north from Hastings

- Take the A259 north from Hastings, into Rye.
- Take the A268 out of Rye on Fishmarket Road, briefly onto Rye Road and then fork right on Military Road towards Appledore.
- At Appledore turn left onto The St / B2080 towards Woodchurch.
- Take the Woodchurch Road / Appledore Road to Woodchurch.
- In Woodchurch turn right onto Front Road, shortly after forking right onto Lower Road which turns into Place Lane and then into

Shadoxhurst Road.

- After approx. 2 ½ miles you will reach the byway leading to the wood on your right-hand side. You can either park at the end of the byway and walk down the track to reach the wood or drive down the track with due care and consideration.

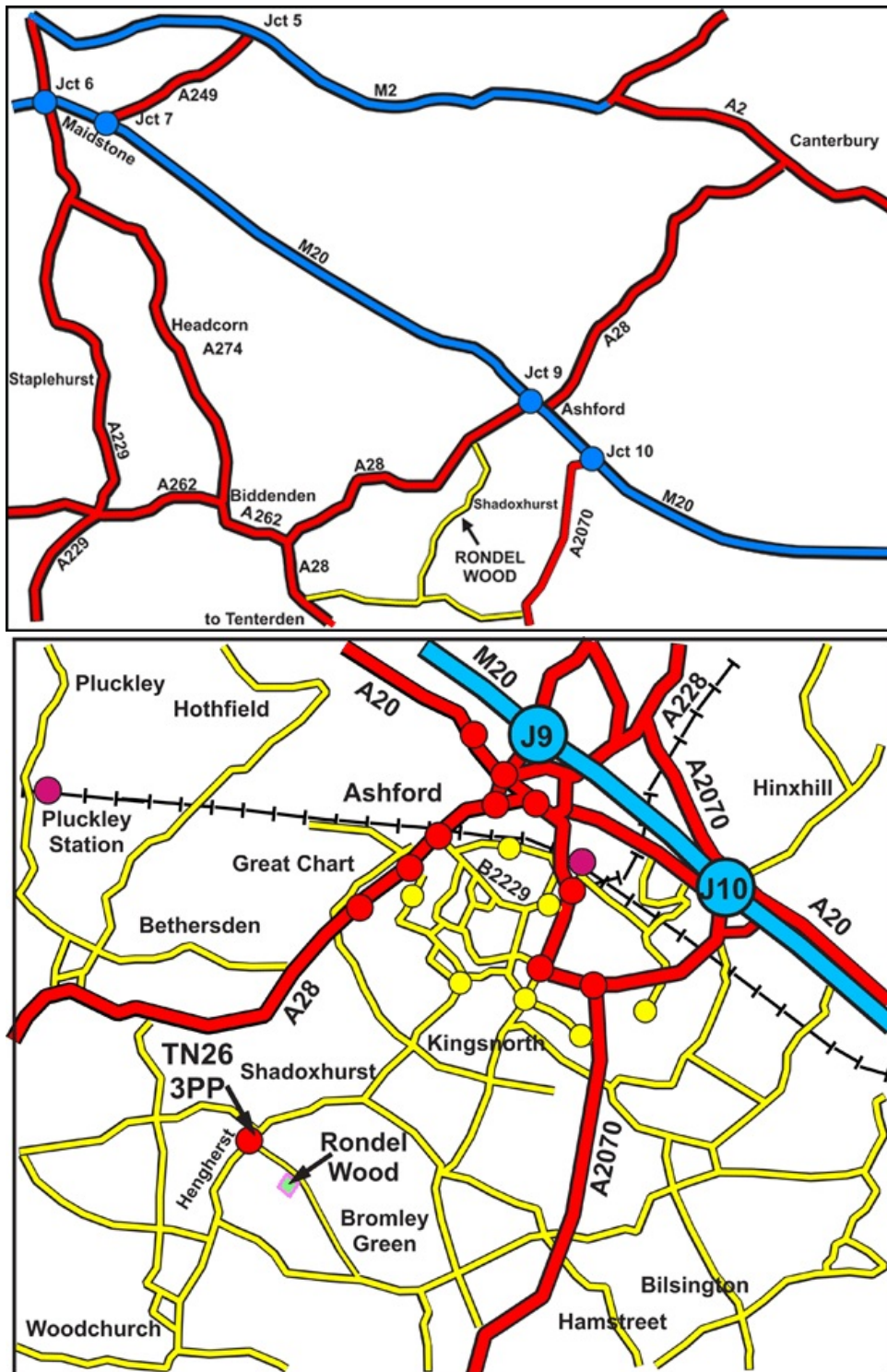
Once at the byway

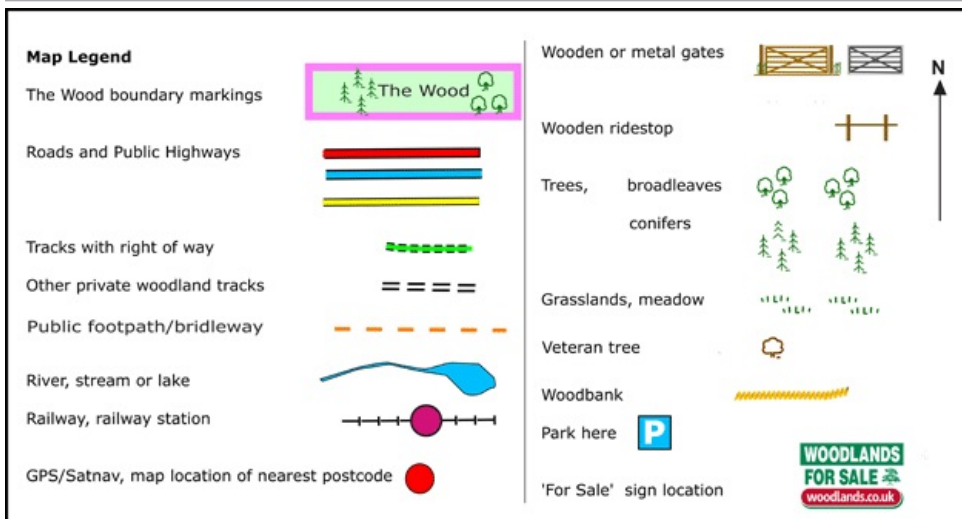
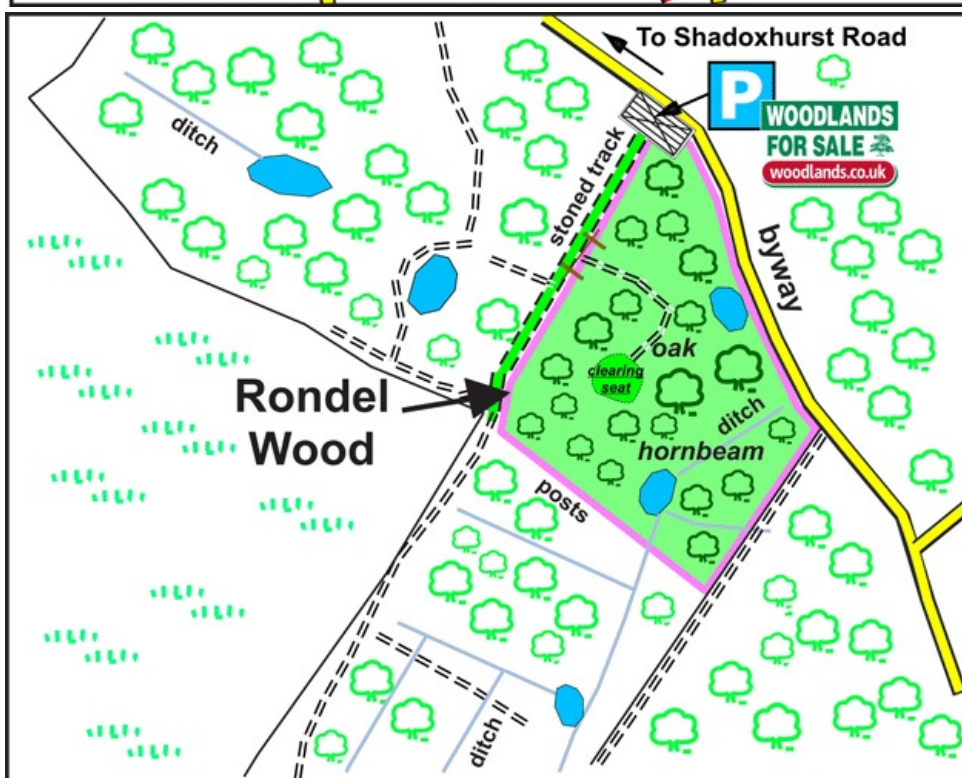
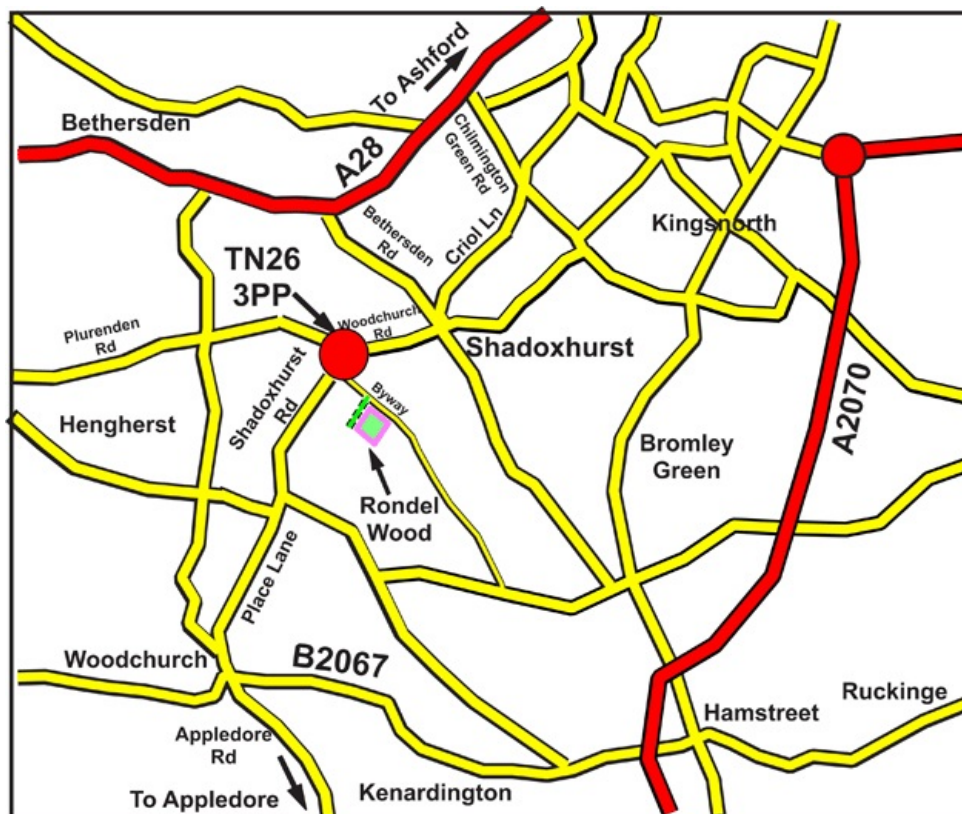
- Approx. ¾ mile along the byway you will reach a gate on the right-hand side with a 'Woodlands for Sale' sign on it. Park here if you have driven (being sure to leave enough room for vehicles to pass on the byway), and carefully climb over the gate. Walk approx. 300 meters and the entrance to Rondel Wood is on the left-hand side, with its boundaries marked in MAUVE.

Sat Nav note: The post code TN26 3PP 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.