# Sledge Wood

## Kent

A secluded bluebell woodland well off the beaten track but easily accessed via a stoned track, featuring oak, chestnut, birch, hazel, hornbeam and alder.

### Details

**Price:** £125,000 Freehold
**Location:** Sissinghurst, Kent
**Size:** About 6 ¾ acres for sale
**OS Landranger:** OS No 188
**Grid ref:** TQ 824 377
**Nearest post code:** TN27 8HE

### Local manager

**Ruth and James Feltham**
07812 165081
ruthandjames@woodlands.co.uk

## Description

Located approximately one kilometre from the public road and with no public footpaths crossing it, Sledge Wood offers exceptional peace, privacy and seclusion. Accessed via a shared track along the southern boundary, the woodland benefits from the wide, grassy track that allows sunlight to penetrate the canopy, encouraging a rich display of spring flora including bluebells, wood anemones, bracken and ferns.

The land slopes gently away from the southern edge towards a stream that forms part of the woodland's northern boundary. Along the stream banks, a diverse mix of mature trees can be found, including oak, chestnut, hazel, alder, birch, ash and hornbeam, creating a varied and attractive woodland environment. While there are a couple of naturally open areas within the woodland, the overall character is one of tranquillity and seclusion.

A rustic bench has been thoughtfully positioned in a sunny spot, offering an ideal place to relax, enjoy the woodland setting and observe the abundant wildlife. A ride-stop on the southern side of Sledge Wood allows 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

Sledge Wood features oak, chestnut, hazel, alder, birch, ash and hornbeam – the chestnut could be brought into active management and would provide firewood, fencing materials and other timber for personal use.

Sledge Wood is part of the larger 'Hammer and Copden Woods' and has been designated as **Plantations on ancient woodland site (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.

### Wildlife

A new owner could install some bird and bat boxes and build a simple hide to observe which species are present - Common Pipistrelle (native British bat species), kingfisher, great spotted woodpecker and chiffchaff have been recorded in the area. There have also been reports of hazel dormouse – why not find out more about hazel dormouse by watching the Small Woodlands Owners Group's webinar - **Giving our Hazel Dormice a Home.** The wide sunny tracks are the perfect habitat for butterflies and moths– you may spot meadow browns, brimstone moths, large yellow underwings, large whites and poplar hawk-moths.

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

- Ancient woodland indicators including bluebells, wood anemone and hard ferns.

- Splendid mature oak.

- An attractive open glade with a rustic bench.

- Surrounded by privately owned woodlands on three sides and a stream and open fields to the northeast.

### Access, tracks and footpaths

Sledge Wood is easily accessed from the Sissinghurst Road (A262), through a locked wooden gate (an owner will be provided the key for this locked gate). A stoned track leads to the ride stop entrance to Sledge Wood. A small area of hardstanding allows a new owner to park within the boundary of Sledge Wood itself.

There are no public footpaths alongside or 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

- Learning woodland management.

- Collecting firewood.

- Building dens or hides for observing the wildlife.

- Private 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

Nearby is the village of **Sissinghurst** and **Sissinghurst Castle Gardens,** both well worth a visit. For a local pub lunch why not head to **The Three Chimneys** an award-winning 15th Century country pub.

## 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

**Google Maps** Pin for track entrance leading to the gate **here.**

**What3Words** reference for main gate here. (///handbag.waffle.daydream)

Closest **postcode**: TN27 8HE This will take you to the area as shown by the red dot on the map.

**Coordinates** for main gate leading to Sledge Wood (off the A262 Sissinghurst Road) are: N51.111374, E0.590419

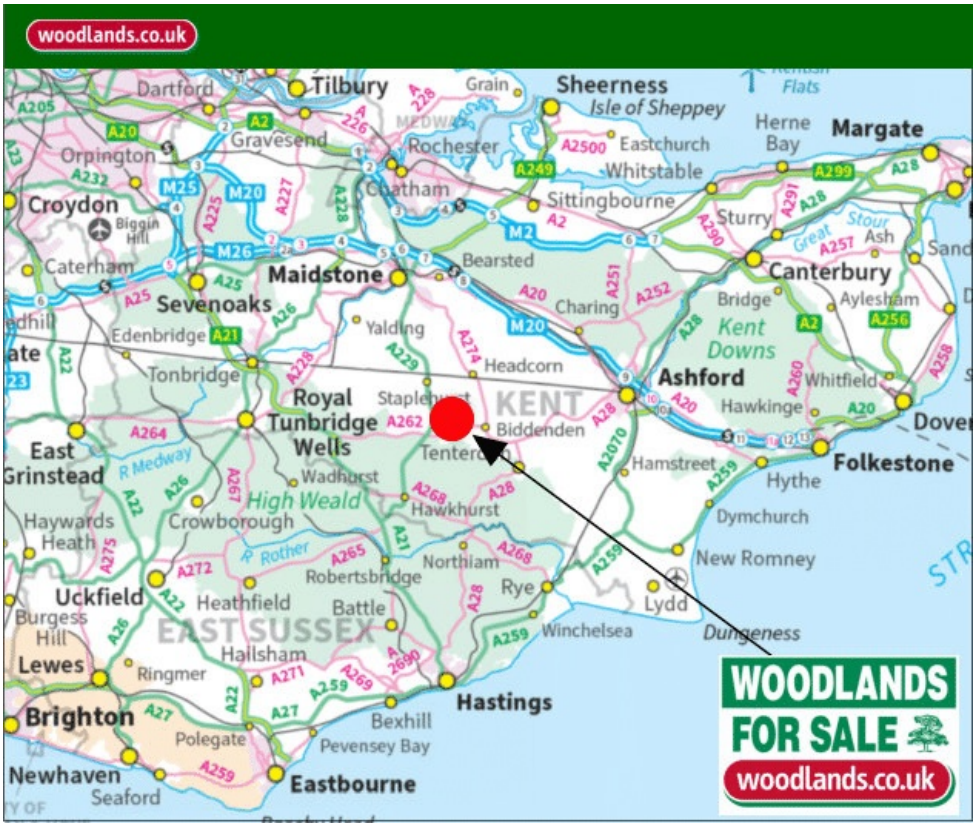
To find the wood follow the instructions below.

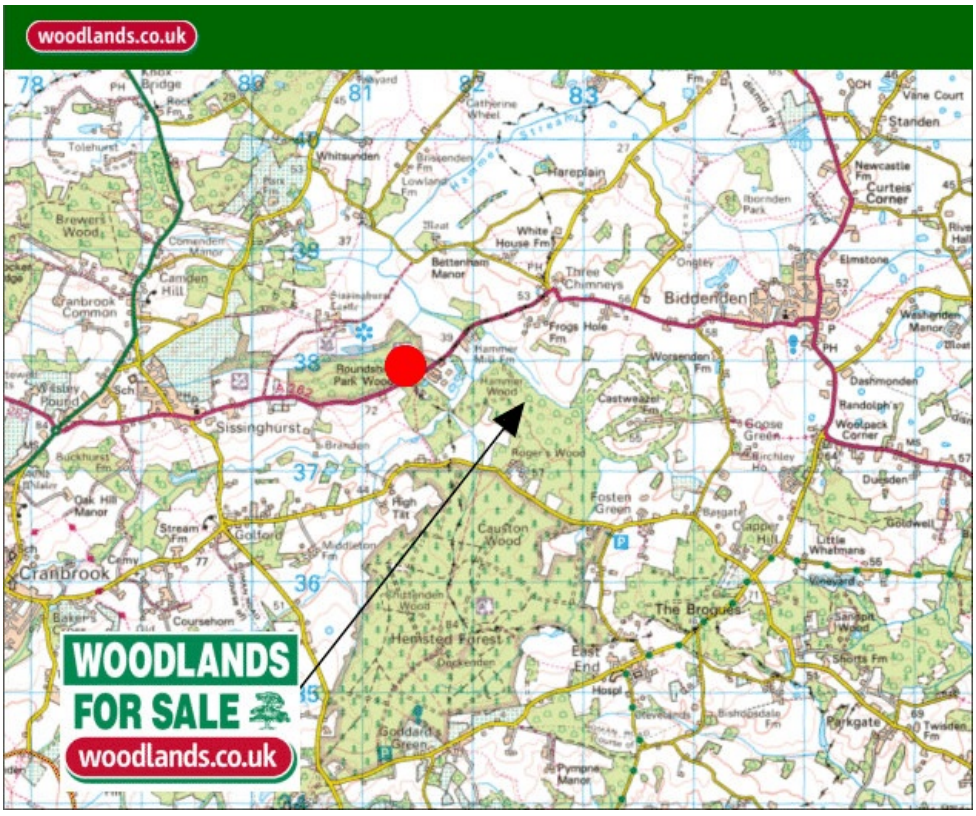
- From the A21 take the A262 east towards Goudhurst, and pass through Goudhurst.
- At the roundabout junction of the A262, and the A229, continue on the A262 and go through Sissinghurst.
- About 1 mile from Sissinghurst you will reach a ‘Woodlands for Sale’ sign at the end of a track entrance to your right.
- Go down this track, which is also a public footpath, slowly.
- Park near the wooden gate entrance to the wood.
- **Please do not block the gate or park directly in front of a caravan there.**
- Go around the gate, and take the track that forks left (keeping an old shed on your right-hand side)
- Walk for about 300 meters along a stoned track to a bridge across a stream.
- Walk across the bridge **(take care as this can be a fast-running stream at times)**
- Go along the stoned track for 250 meters, until it forks.
- Keep going ahead on the right fork along the main stoned track for a further 400 meters, and at the T junction turn right.
- Go a further 80 meters and Sledge Wood will be on your left with orange markings.

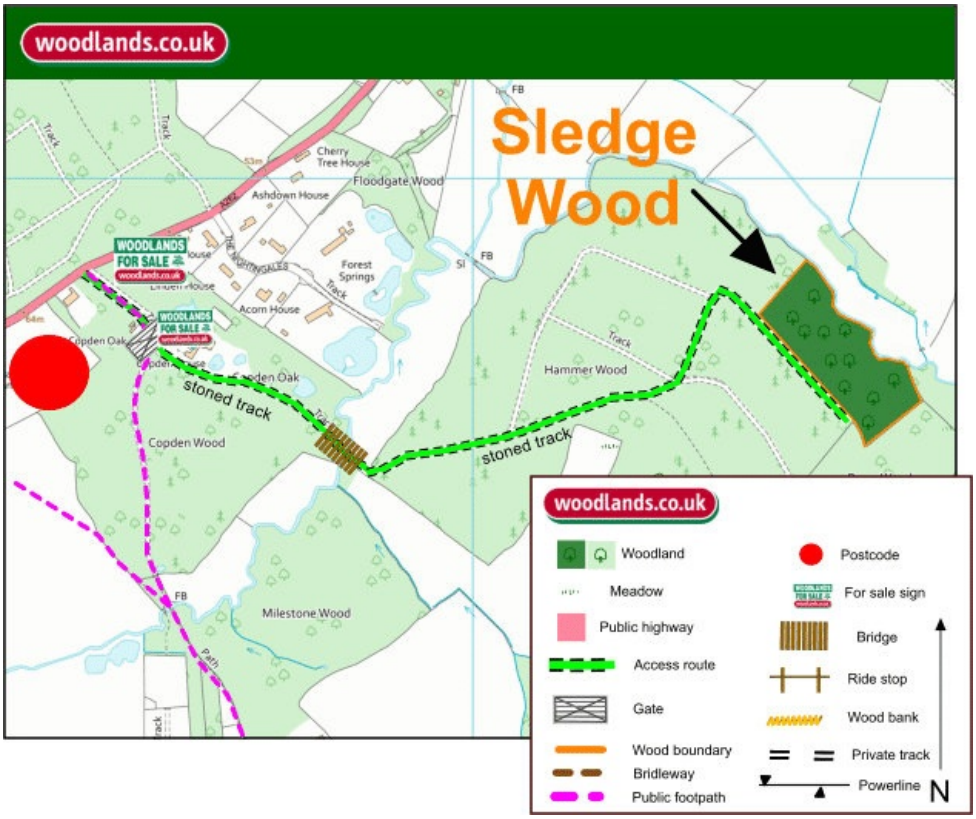
Sat Nav note: The post code TN27 8HE is for the point shown on the location map by the red dot.

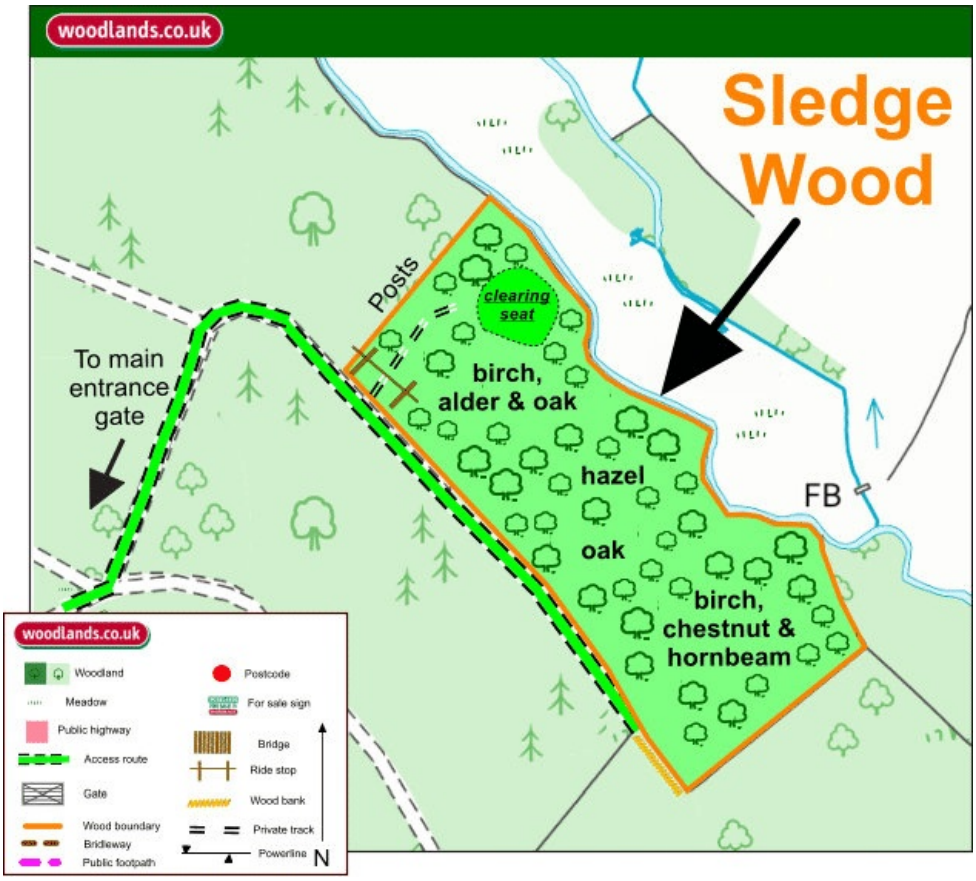
## Boundaries:

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.