



## Tassel Meadow Kent

A charming combination of open meadow and broadleaf woodland in the heart of Kent.

### Details

**Price:** £75,000 Freehold

**Location:** Biddenden, Kent

**Size:** Over 3 ¾ acres for sale

**OS Landranger:** OS No 188

**Grid ref:** TQ 845 354

**Nearest post code:** TN27 8DX

### Local manager

**Anton Baskerville**

07952 694 652

[anton@woodlands.co.uk](mailto:anton@woodlands.co.uk)



## Description

Tassel Meadow offers a peaceful slice of Kentish countryside, ideal for conservation projects or woodland creation. The site features a gently rolling meadow alongside two areas of established woodland and a water channel, which forms the northern boundary. This balance of features creates a varied and picturesque landscape.

Vehicular access is easy via a stoned track from Tenterden Road, which runs through two locked gates before terminating in a generous hammerhead of hardstanding, offering ample space to park a couple of vehicles. From the entrance here, the topography of the land provides excellent views across neighbouring meadows to the north – rolling green fields punctuated by mature trees, including horse chestnut and birch.

The perimeter of the wider area is encircled on all sides by historic woodland, offering shelter and nourishment to a range of wildlife, as well as privacy for the meadows within. The trees also provide seeds, which will naturally colonise the open land over time.

Tassel Meadow itself includes two sections of woodland – a belt on the western edge, which has slowly encroached from neighbouring woodland onto the open land over the years, and an oak roundel on the southern boundary, which offers a perfect spot to set up camp. The open meadow surrounds this roundel on three sides, gently dropping away towards the north where a drainage channel forms the boundary. Gorse and other shrubs have taken root along the banks of the watercourse. The southern, eastern, and western boundaries are formed by a combination of stock fencing and field stakes.

Situated between Biddenden and Tenterden, just beyond the eastern edge of the High Weald National Landscape, Tassel Meadow forms part of the historic Brogues Wood estate. The land is not proposed for residential or other development, making it a rare opportunity for those seeking an amenity parcel with privacy and natural character. For those looking to extend the existing woodland (which is strongly encouraged by The Forestry Commission), there are two excellent grant schemes available that a new owner could make use of.

The combination of open pasture, water features, woodland, and gently undulating terrain gives Tassel Meadow a distinctive charm.

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.

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### 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 Taseel Meadow. There are no public rights of way across the land.

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### 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.

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### 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.

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### 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.

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## Directions

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#### 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 turn left, the entrance to the meadow is at the end straight ahead.



## Boundaries:

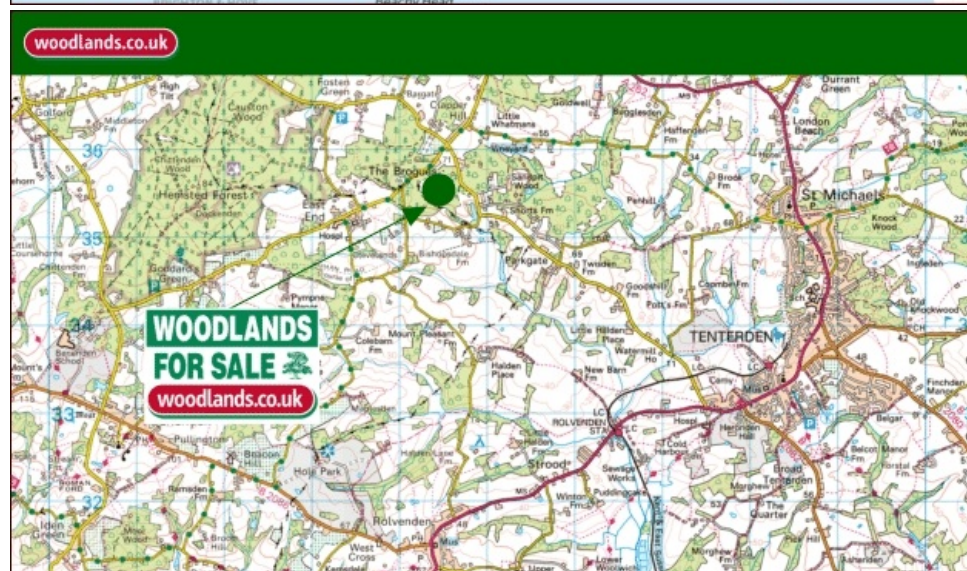
Boundary features are marked with blue paint.

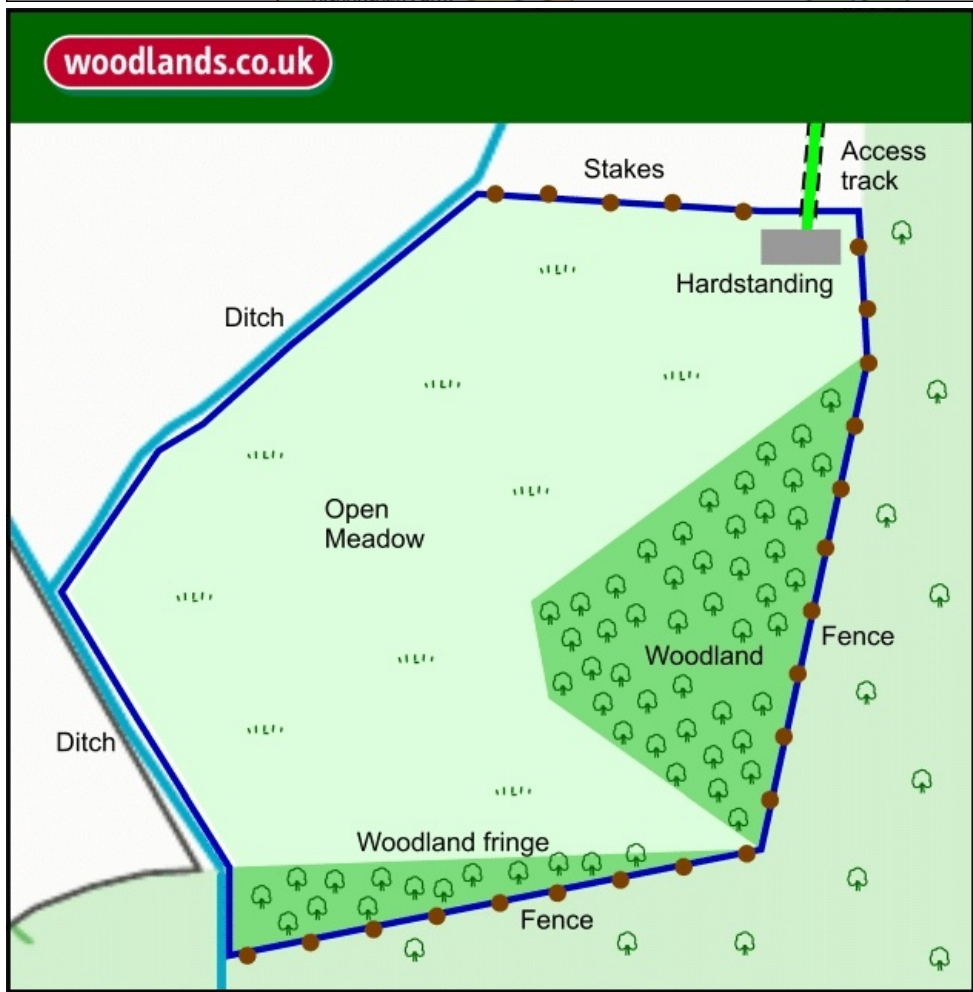
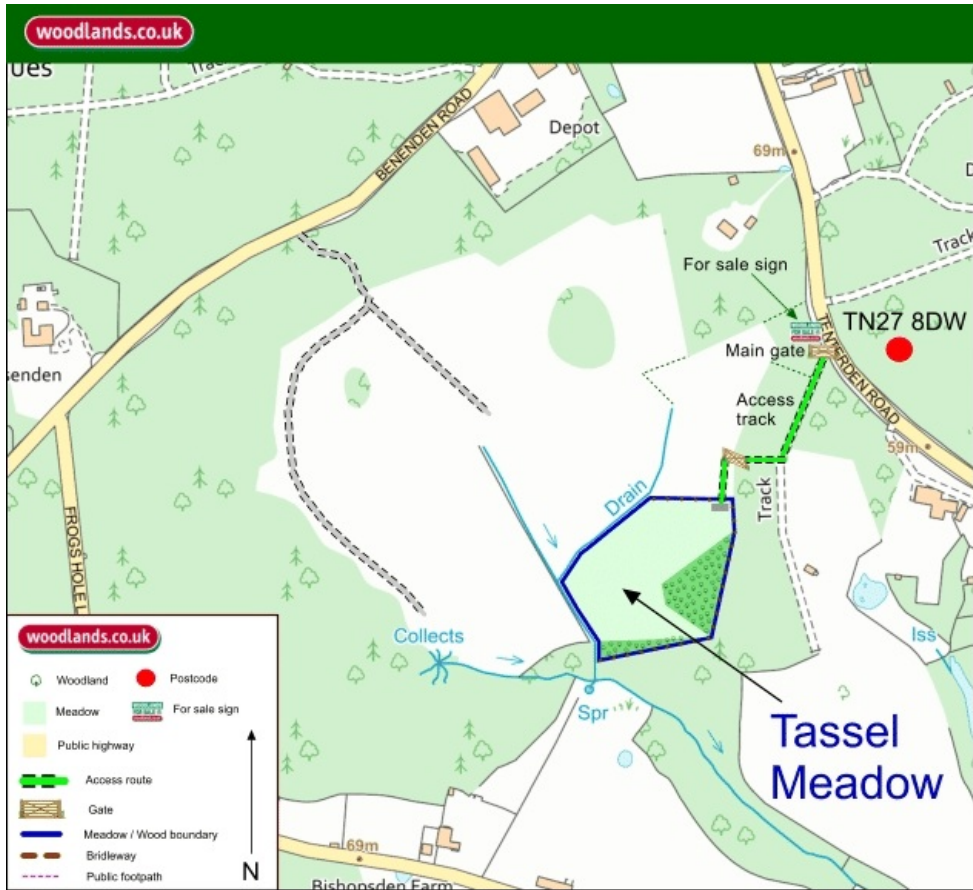
Eastern: drainage ditch

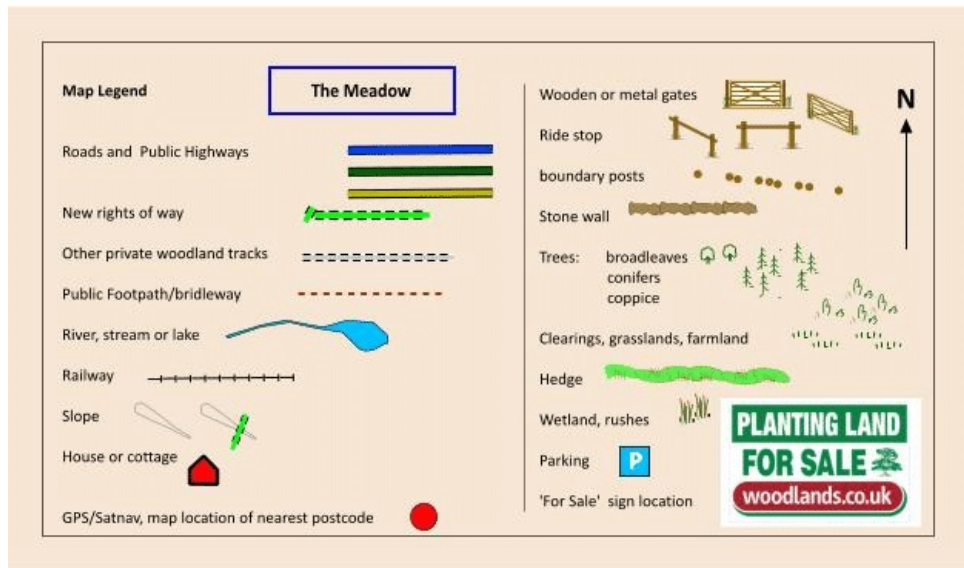
Northern: field stakes & drainage ditch

Southern: stock fence

Western: stock fence







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.