



Wispy Wood Kent

A peaceful ancient woodland; featuring oak, hornbeam and birch and two seasonal ponds suitable for restoration. Surrounded by woods on three sides, with field views to the west.

Details

Price: £125,000 Freehold

Location: Shadoxhurst, near Ashford, Kent

Size: 8 ¼ acres for sale

OS Landranger: OS No 189

Grid ref: TQ 963 363

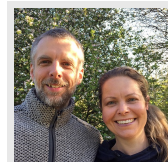
Nearest post code: TN26 3PP

Local manager

Ruth and James Feltham

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ruthandjames@woodlands.co.uk



Description

Wispy Wood is situated approx. 7 miles southwest of Ashford and about 1 mile from the village of Shadoxhurst. It 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](#).

Wispy Wood features oak, hornbeam and birch. 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, and it is a tranquil place, where you can sit and listen to the birds and insects. There is a lot of opportunity for improving the biodiversity of Wispy Wood for example through restoration of the two old ponds – see ‘Activities’ below for more information.

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

The southern compartment of Wispy Wood features a mixture of hornbeam coppice, birch and oak coppice with some willow and aspen in wetter parts. There is a small pond in south-west corner, overgrown and in need of restoration. The northwest of the wood includes older oak and a 2nd overgrown pond. Hornbeam and mixed broadleaves are found in the understory. The north and northeast of the wood includes a mixture of hornbeam coppice, birch and oak coppice with some willow and aspen in the wetter parts. Oak feature along western field edge, also old hornbeam pollards and stubs here and the occasional Douglas fir, hawthorn, field maple and holly.

The management plan notes that the site was owned by the Forestry Commission in the post-war years (when it was planted with conifers), before being sold into the private sector. The conifers were felled in the late 1980s, possibly following windblow as a result of the 1987 storms. It appears that following harvesting, the wood was allowed to regenerate naturally, resulting in the current rather even aged native broadleaved woodland.

The hornbeam and birch could be thinned; the coppiced oak stems could be singled to keep the best stems; and the standard oak trees should be retained where possible. It is worth noting that Woodlands.co.uk offer £300 towards [a course](#) for a new owner. Please note the £300 will be available for any course that relates in some way to managing or enjoying a woodland, for example, butterfly identification, chainsaw training (strongly recommended by us especially if you are likely to use a chainsaw in the woods) or coppice management.

Wispy 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 Wispy 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.
- Field views to the west, privately owned woods to the south, east and north.
- Two small seasonal ponds suitable for restoration.
- A small clearing and a rustic bench.
- Stunning bluebells and wood anemone in the spring.
- Quiet and tranquil.

Access, tracks and footpaths

Access to Wispy 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 Wispy Wood. Here owners are able to drive in and park a car within the wood itself. The byway is stoned 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

Wispy Wood offers a new owner the opportunity to restore the ponds - and enhance their conservational value by removing collapsed trees and reducing overshadowing. Coppicing around the edges of the ponds would allow more light to reach the water to further help restoration. Private camping and metal detecting are other activities that could be enjoyed in the wood. Or given the supply of hornbeam available in Wispy Wood, why not learn the art of charcoal making?

Local area and history

The nearest village of Shadoxhurst 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](#).

Wispy Wood has recently been named after a type of stained glass (*Cathedral glass containing white cloud-like streaks*) 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 Wispy Wood is a part) as shown by the red dot on the map. Coordinates to the gate leading to Wispy 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

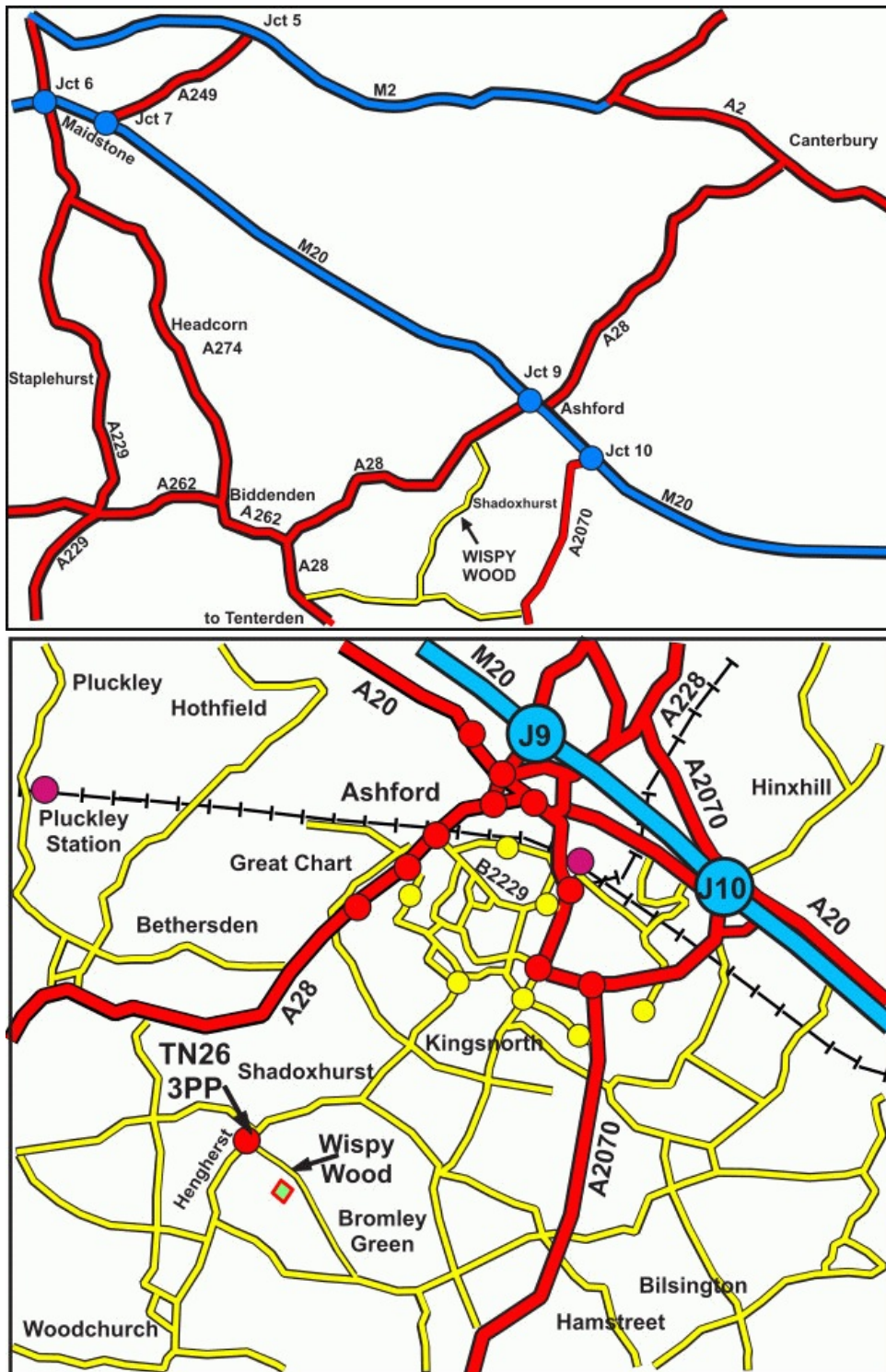
- Take the A259 north from Hastings, into Rye.
- Take the A268 out of Rye on Fishmarket Road, briefly onto Rye Road and then fork right on Military Road towards Appledore.
- At Appledore turn left onto The St / B2080 towards Woodchurch.
- Take the Woodchurch Road / Appledore Road to Woodchurch.
- In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

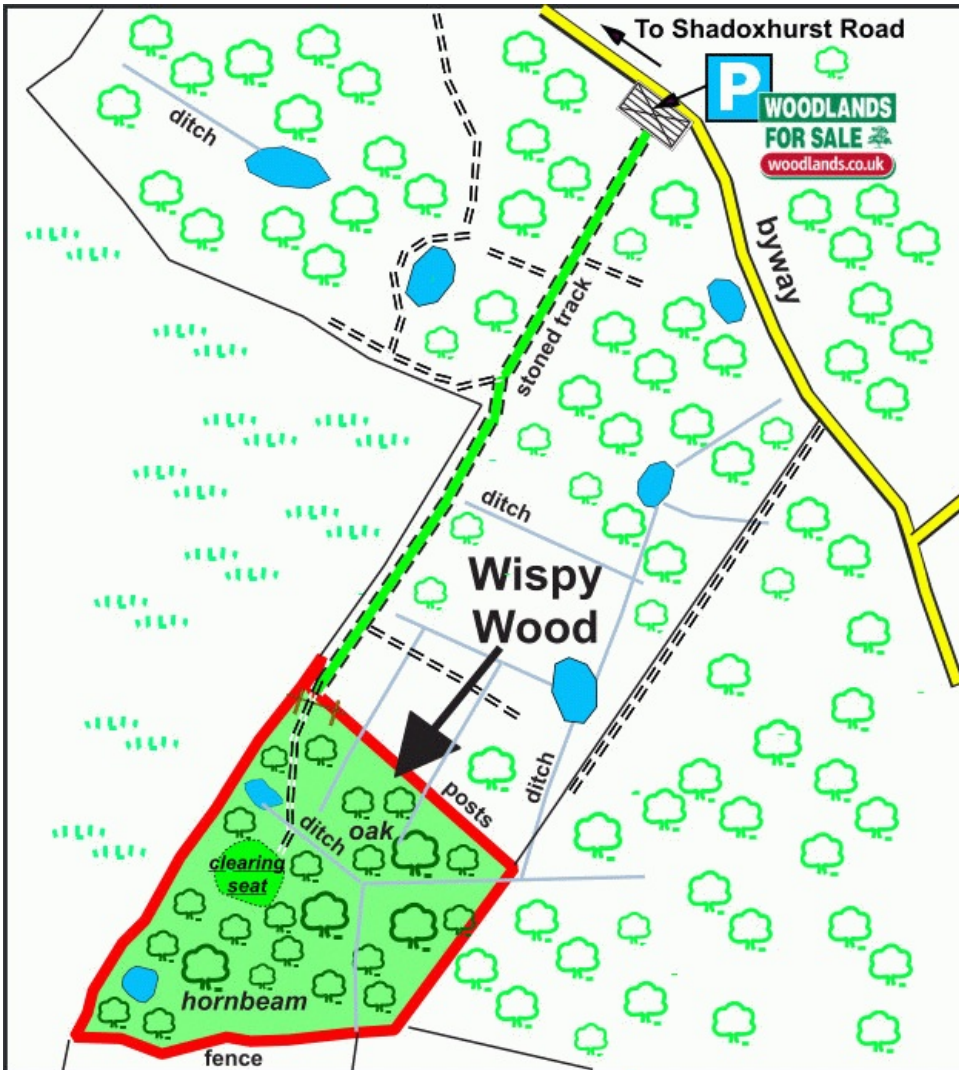
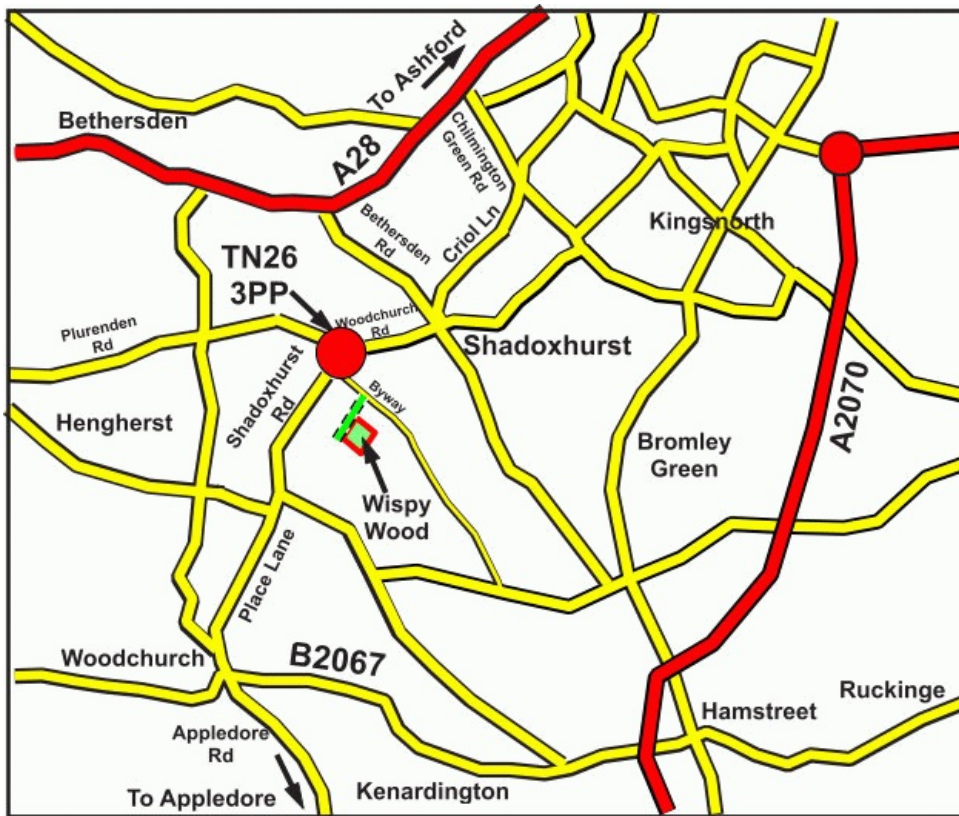
Once at the byway

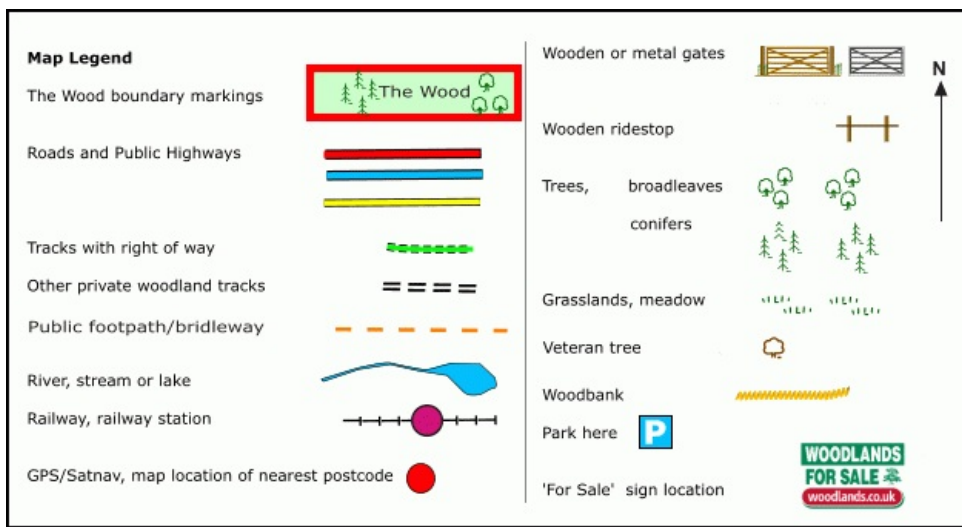
- Approx. ¾ mile along the byway you will reach a gate on the right-hand side with a 'Woodlands for Sale' sign on it. Park here if you have driven (being sure to leave enough room for vehicles to pass on the byway), and carefully climb over the gate. Walk approx. 420 meters and the entrance to Wispy Wood is straight ahead, with its boundaries marked in **RED**.

Boundaries:

The boundaries of the wood are indicated with **RED** 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.