



## Notch Wood Kent

Tall Scots pines, Douglas fir, young oak and established broadleaves all feature in this quiet private ancient woodland.

### Details

**Price:** £89,000 Freehold

**Location:** Biddenden, Kent

**Size:** About 4 ½ acres for sale

**OS Landranger:** OS No 188

**Grid ref:** TQ 837 357

**Nearest post code:** TN27 8DX

### Local manager

**Ruth and James Feltham**

07812 165081

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



## Description

Notch Wood is a good-sized wood for those new to woodland ownership and management. Situated within a larger woodland it is extremely diverse, with tall pines, conifer, a young oak plantation and an area of established broadleaves (see 'Trees' below). With an open meadow to the south and a wayleave to the west, the wood benefits from lots of sunlight, which provides a haven for butterflies and insects in the open grassy areas. A rustic bench rests in a secluded clearing, offering a tranquil spot to pause, reflect, and take in the beauty of the surrounding woodland. There is an old [woodbank](#) found within the wood (an ancient woodland indicator).

Notch Wood is situated approx. 3km south-west of Biddenden and 4km north-east of Benenden in the county of Kent. A private stoned track provides access to the wood. There is a place for 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.

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### Trees

Notch Wood has 3 very distinct 'compartments' - the northwest being a young oak plantation (circa 2015). Scots pine and birch is naturally regenerating in this area with heather on the forest floor. The northeast area of the wood features Douglas fir. The area immediately below the internal private track is mature Scots pine with birch and bracken understorey. Furthest to the south (beyond the old ditch / wood bank) is oak, chestnut, birch. Also seen in the woodland - mountain ash, holly, cherry and hazel.

Notch Wood is designated as [Plantation on Ancient Woodland Site \(PAWS\)](#) by [Natural England](#). It is noted in the draft management plan that there is a good potential for the gradual restoration of much of the woodland to predominantly broadleaved woodland. Ancient Woodland has been under constant tree cover since at least 1600AD. It is valued as a rich reserve of biodiversity. The draft Woodland Management Plan for Bressenden Wood (of which Notch Wood is a part) is available upon request.

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### Wildlife

Roe deer are present throughout the wider woodland, with sightings of Muntjac and Fallow also recorded nearby. Birdlife is rich and varied, with species such as spotted flycatcher, lesser redpoll, yellowhammer, marsh tit, grasshopper warbler, tree pipit, hawfinch, cuckoo, and nightjar noted in the surrounding area and potentially within the woodland itself.

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/>

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### Features

- A tranquil and secluded woodland retreat.
- Ideal size for first-time woodland owners.
- A rich mix of conifers and broadleaves in varying stages of growth.
- A rustic bench set within a private clearing.

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### Access, tracks and footpaths

Notch Wood is easily accessed from a quiet country lane (Benenden Road), through double locked metal gates (an owner will be provided a key for this locked gate). There is a stoned track providing access to the wood. There is a place for a new owner to park within the wood itself.

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### 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.

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### Activities

- Learning about woodland management.
- Building dens or hides for observing the wildlife.
- Private family camping in a yurt or a tree hammock.
- The young plantation would benefit from some maintenance, such as weeding around the planted oaks and removing some of

the self-seeded conifers. These tasks are small and manageable by hand.

- 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. We offer support for new woodland owners, including books, subscriptions, introductions to neighbours, advice on local suppliers and money towards relevant training. You can read more about this here:

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

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### Local area and history

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Bressenden Woods, of which Notch Wood is part, is situated approx. 3km south-west of Biddenden and 4km north-east of Benenden in the county of Kent. The nearby village of [Biddenden](#) was in the 1300's part of an important centre for Broadcloth manufacture, with much of the very attractive high street built during this period. [Biddenden Vineyard](#) is located nearby, which in addition to producing some fine wines, is also Kent's largest cider producer.

Ordnance Survey first edition maps indicate that the woodland boundaries have changed very little since the mid nineteenth century. Old maps indicate that the coniferization of the woodland probably occurred in the early 20th century and the woodland has been commercially managed for several decades.

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### How to find this woodland

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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.

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### Directions

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Please note, for satellite navigation, use the post code TN27 8DX. This will take you to the area as shown by the red dot on the map. Coordinates to the gate leading to Notch Wood (off Benenden Road) are: N51.092807, E0.632206. To find the wood follow the instructions below.

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

- From Ashford head south on the A28 for approx. 8 miles into Betherseden. 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 and the entrance to the wood opposite.

#### 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 and the entrance to the wood opposite.

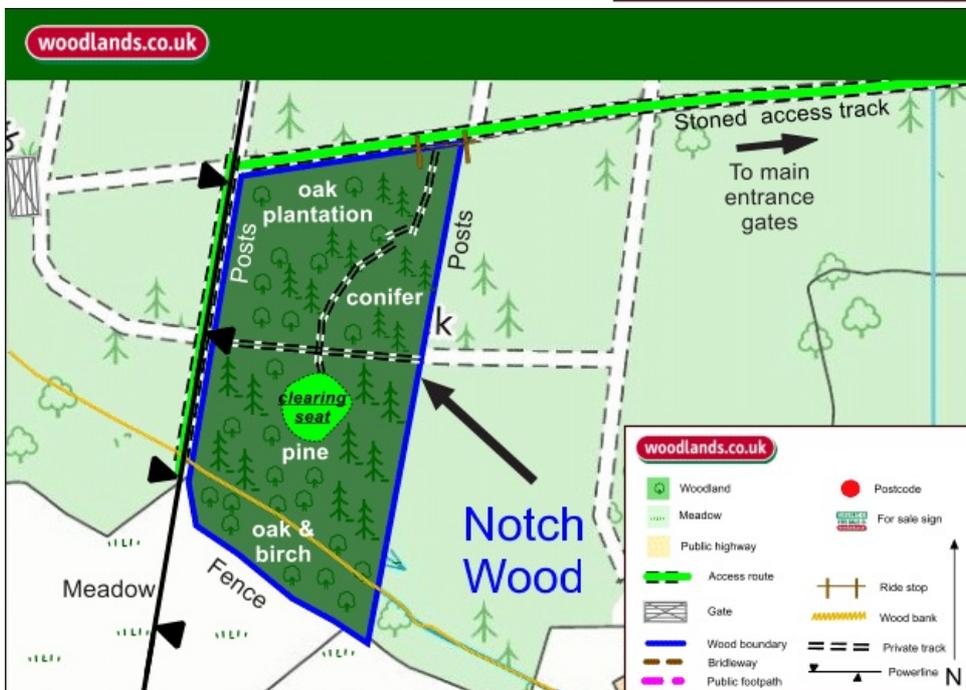
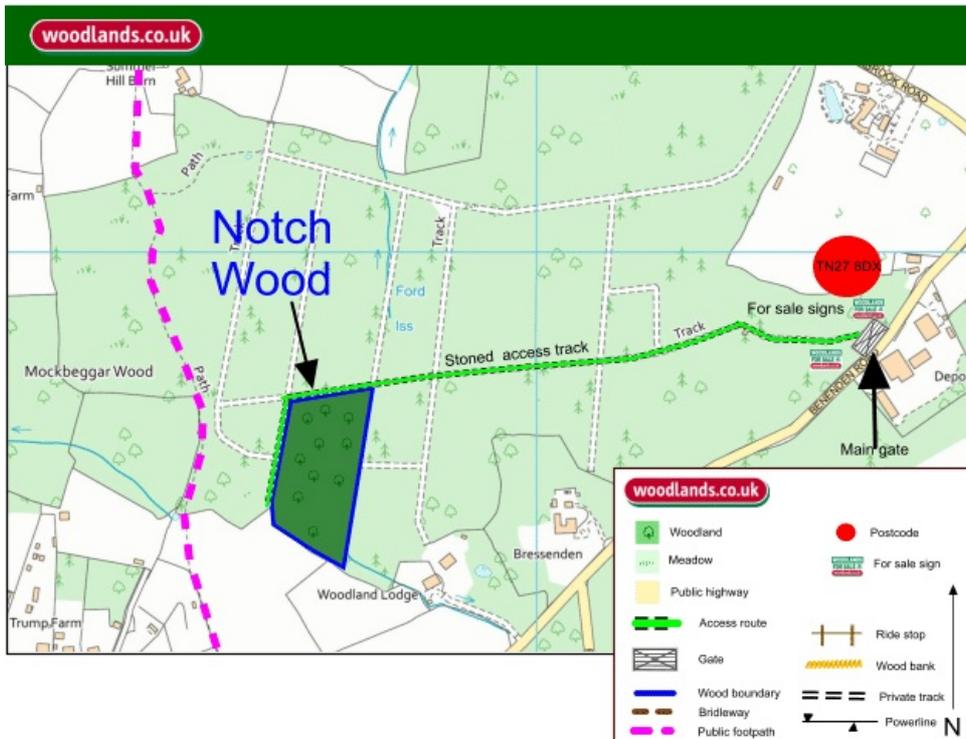
#### Once you arrive at the gate:

- Park opposite the road 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). Please take care crossing the road.
- Walk past the gate and up the track approx. 175 meters where you will see a small shed on the left. Follow the stoned track round to the left for approx. 470 meters and the ride stop entrance to Notch Wood is on the left-hand side with its boundaries marked in BLUE.
- Sat Nav note: The post code TN27 8DX is for the point shown on the location map by the red dot.

**Boundaries:**

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