



## Emelye Wood Kent

An attractive private SSSI woodland with secure access directly off a quiet country lane.

### Details

**Price:** £105,000 Freehold  
**Location:** Kilndown, near Tunbridge Wells, Kent  
**Size:** About 5 acres for sale  
**OS Landranger:** OS No 188  
**Grid ref:** TQ 709 346  
**Nearest post code:** TN17 2RG

### Local manager

**Ruth and James Feltham**  
07812 165081  
[ruthandjames@woodlands.co.uk](mailto:ruthandjames@woodlands.co.uk)



## Description

Emelye Wood lies to the south of a quiet country lane, Rogers Rough Road. It is less than a mile from the nearby village of Kilndown, just over 3 miles from Lamberhurst and approx. 11 miles from Tunbridge Wells. A recently installed locked metal gate directly off the country lane provides a private entrance to Emelye Wood. There is a secure place for a new owner to park within the wood itself and a rustic bench in a private clearing.

Emelye Wood is an attractive woodland situated within the [High Weald Natural Landscape](#) (also known as an Area of Outstanding Natural Beauty 'AONB'). It is part of a larger well-established woodland known as Combwell Wood. The majority of Emelye Wood (approx. the southern 2/3rds of the wood) is [Ancient Semi-natural Woodland \(ASNW\)](#) as designated by [Natural England](#). Ancient Woodland has been under constant tree cover since at least 1600AD. It is valued as a rich reserve of biodiversity. Bluebells, wood anemone, hard ferns (ancient woodland indicators) and violets feature on the forest floor.

There is a small pond in the south of Emelye Wood - this could make a fantastic pond restoration project for a new owner which would benefit biodiversity. Emelye Wood sits within a [Site of Special Scientific Interest \(SSSI\)](#) and the wider woodland area is known for uncommon 'Atlantic' bryophytes (mosses and liverworts) and beetles. Full details of the SSSI can be [downloaded from here](#).

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

Emelye Wood features a diverse range of broadleaf tree species - mature oak, sweet chestnut, birch, hazel, ash, hawthorn, alder and holly. The SSSI notes that Combwell Wood (of which Emelye Wood is a part) has a large number of plants that are typical of south-eastern ancient woodlands, these being particularly associated with the gills and the open rides. Full details of the SSSI can be [downloaded from here](#).

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### Wildlife

There is plenty of opportunity to enhance the habitat for wildlife here, from the simple provision of bird and bat boxes to the management of the tree cover and ground flora. 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

- Direct access of Rogers Rough Road.
- Situated within the High Weald Natural Landscape.
- Splendid mature oaks throughout the wood.
- A unique opportunity for a new owner to manage a SSSI woodland.
- A rustic seat in a small private clearing.

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### Access, tracks and footpaths

Emelye Wood is accessed directly from a quiet country lane, Rogers Rough Road. There is a newly installed locked metal gate at the entrance to Emelye Wood and a secure place for a new owner to park within the wood itself. There are no public footpaths in or adjoining the wood.

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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

Emelye Wood is a delightful family woodland, perfect for private camping and a variety of outdoor pursuits. It provides an excellent opportunity for a new owner to care for and manage a SSSI woodland.

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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There is evidence of an old Deer Park in Emelye Wood - an internal woodbank following the old field boundary.

**Bedgebury National Pinetum and Forest** is less than 1 mile away and offers a [world-leading collection of conifers](#) and contains over 12,000 specimen trees. Walking, running and cycling are all on offer here, as well as fantastic on-site café. For those who love water, **Bewl Water** is only 4 miles from Emelye Wood and offers various water sports, as well as cycling and fishing.

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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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**Google Maps** Pin for main entrance [here](#).

**What3Words** reference for main entrance [here](#). (///respond.nobody.vintages)

Closest **postcode**: TN17 2RG. This will take you to the area as shown by the red dot on the map.

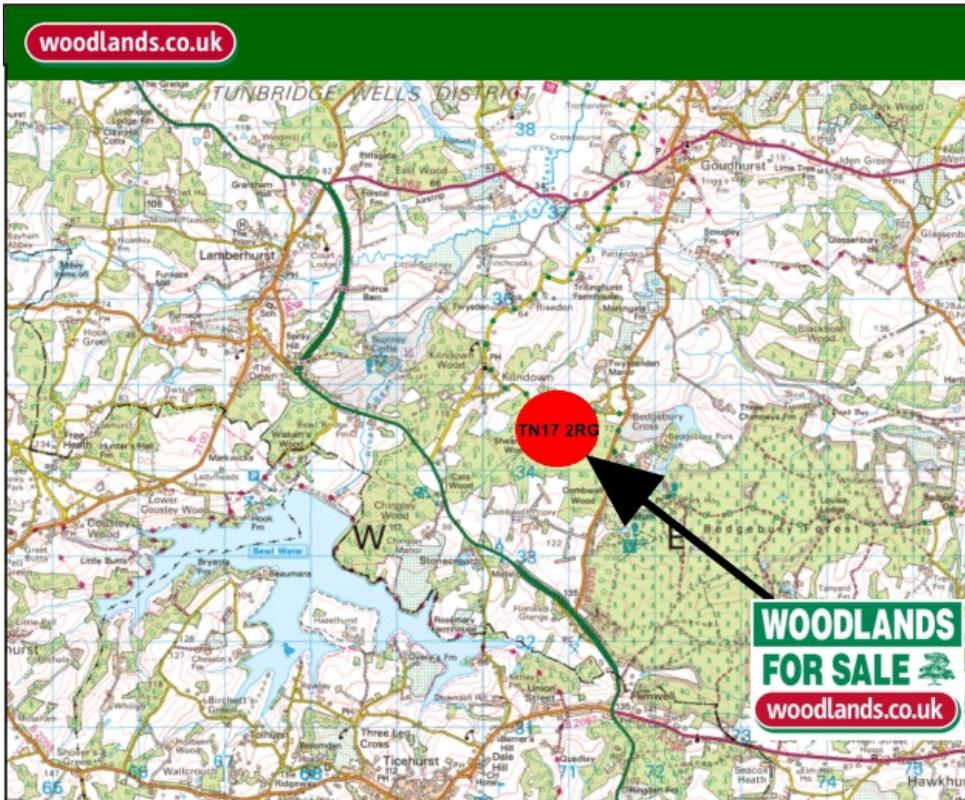
**Coordinates** for main gate leading to Emelye Wood (off Rogers Rough Road) are: 51.085942, 0.440754

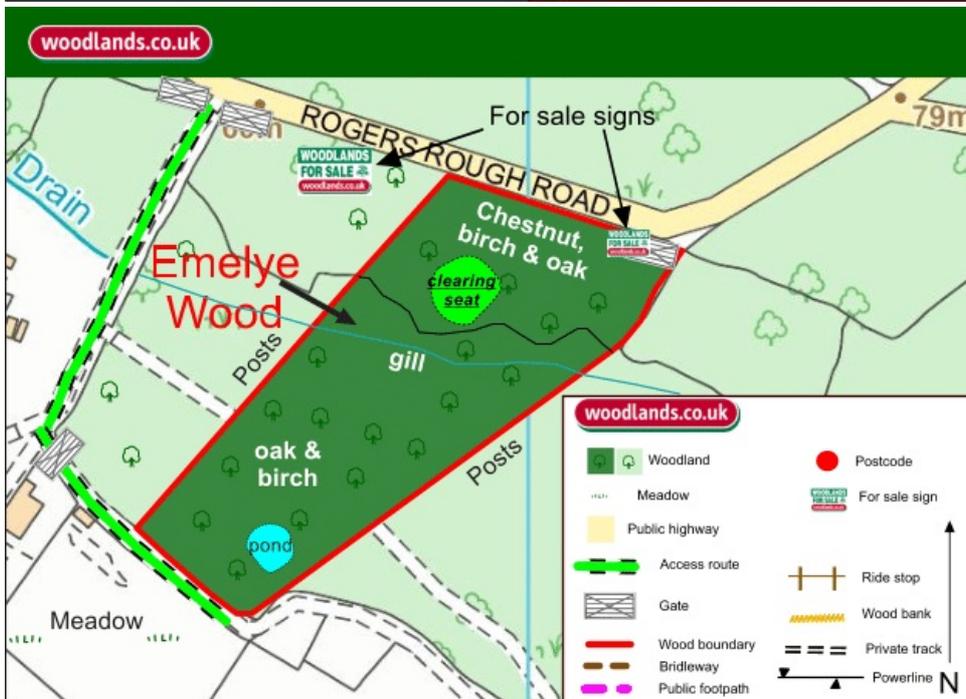
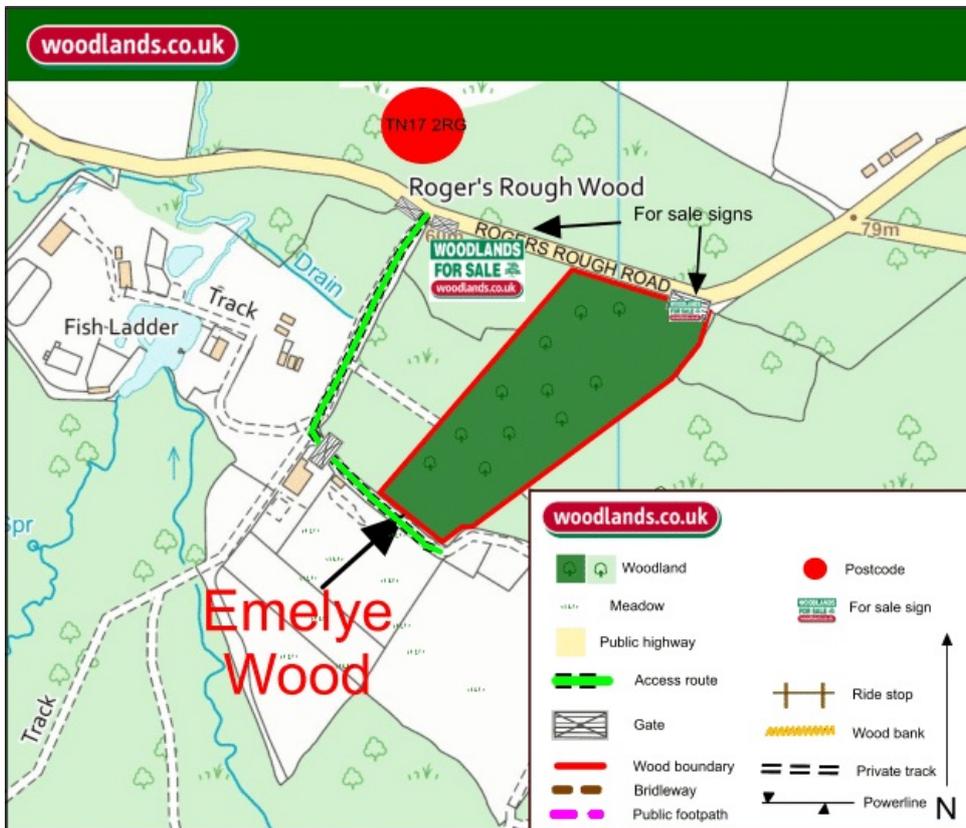
To find the wood follow the instructions below.

- From Lamberhurst travel south along the A21 over the Scotney Castle roundabout. Pass the road leading to Bewl Water on the right-hand side and continue up the hill.
- Just after the 'Welcome to Stonecrouch' signs, take a left run onto the Kilndown Road to Kilndown.
- Take the first right onto Chicks Lane just before Kilndown and the next right turn on the Rogers Rough Road. Just under half a mile down Rogers Rough Road there is a track entrance with wooden gates on the right-hand side. Continue past this entrance and the Woodlands For Sale signs. Just before the road turns to the left, the gate entrance to Emelye Wood is on the right-hand side with its boundaries marked in RED. There is a small Woodlands For Sale sign on the gate post.
- Sat Nav note: The post code TN17 2RG is for the point shown on the location map by the red dot.

**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.