

Broad Meadow Kent

An expansive parcel of land in the High Weald incorporating open land for planting, mature woodland and a meandering stream - ideally suited to woodland creation.

Details

Price: £205,000 Freehold

Location: Benenden, Kent

Size: Over 10 ½ acres for sale

OS Landranger: OS No 188

Grid ref: TQ 790 341

Nearest post code: TN17 4ET

Local manager

Anton Baskerville

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Description

Broad Meadow holds a certain allure - it is an enchanting parcel of land measuring over 10 1/2 acres nestled in the heart of Kent. Within its bounds you'll find open fields ready for planting, a belt of woodland and a meandering stream that gracefully winds through the length of the woods. This diverse landscape makes it an idyllic sanctuary for those with a passion for conservation, the environment, or simply seeking solace in nature's embrace.

While the expansive open land offers ample space for afforestation or rewilding endeavours, it's the well-established fringe of deciduous woodland that adds a valuable touch of diversity to the meadow. Besides being a delightful place to spend time, this established woodland, abundant with deciduous trees, serves as a precious seed reservoir, facilitating the natural regeneration of the open fields. Eventually merging with the larger Benenden Wood, the woodland shaw acts as a vital corridor for local wildlife, facilitating the movement of creatures such as badgers, rabbits, and deer. The area is also frequented by a variety of woodland and farmland birds, including pheasant and partridge. By introducing new woodland to the open expanse, one can further enhance the already thriving habitats that are in place.

The main section of the meadow is accessed via a private internal track which begins at the end of the shared access track, where a ride stop signals the entrance to the land. Snaking around to the west along the track brings you to a field gate which opens on to the heart of the meadow. It is predominantly flat, with only a subtle incline descending from the eastern boundary towards the west where the woodland fringe lies. In recent years, the land has been utilized for agriculture as part of Apple Pie Farm, while historical records and old ordnance survey maps reveal its previous life as a thriving orchard, until the apple trees were regrettably removed approximately four decades ago. The prospect of reintroducing trees to this once flourishing terrain under new stewardship brings a sense of delight and restoration.

The meadow's southern perimeter is demarcated by a staked boundary, which could be further improved with the addition of new hedgerows stretching along their length. On the western edge, the tranquil stream that meanders through the woodland serves as a natural border, while a stock-proof fence marks the northern and eastern boundaries. Boundary markers, except for the stream, are marked with red paint.

Broad Meadow is a remarkable opportunity to own a parcel of land nestled within the picturesque High Weald Area of Outstanding Natural Beauty. It provides an expansive canvas for conservation initiatives and serves as a cherished retreat from the fast-paced rhythms of everyday life. Situated in close proximity to extensive woodland, this plot is ideally suited for tree planting, creating a space where one can find stillness and revel in the beauty of this private haven.

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.

Features

- Extensive open land, ideally suited to tree planting
- Deciduous woodland shaw along its western edge
- Stream which runs throughout the length of the woodland
- Abundant wildlife
- A very private and quiet location

Access, tracks and footpaths

The land is accessed via a track along which a full right of way will be granted. The meadow comes with freehold title and there are no public rights of way across the land

Rights and covenants

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.

Local area and history

Benenden is one of the Wealden 'dens' that commemorate the Saxon practice of appending forest clearings in the sprawling Andredsweald (the Weald) to their coastal manors. These clearings, or dens, were where the manor pigs rooted for the acorns and other 'pannage' on which they were fattened and from which timber and brushwood was collected.

Following the Norman Conquest, the manor of Benenden was given by William the Conqueror to his half-brother, the Bishop of Bayeux. The village was mentioned in the Domesday Book of 1086 as one of only four villages in the Weald to have a Church. It is referred to as Benendine, its etymology originating from the Old English 'Bynna' meaning 'wooded pasture'.

From around the 14th century, Benenden became a place of industrial significance, most notably for the Wealden Ironmasters

who contributed to the prosperity of the village.

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.

Directions

Broad Meadow is accessed via a metalled road, and then track, which lead from from the B2086, Mounts Hill.

[Click here for Bing Maps directions](#), enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the field gate at the entrance to the site. Please follow the maps & directions below from this point.

Coordinates for satnav are: 51° 04' 31.2" N, 0° 33' 33.7" E for the field gate.

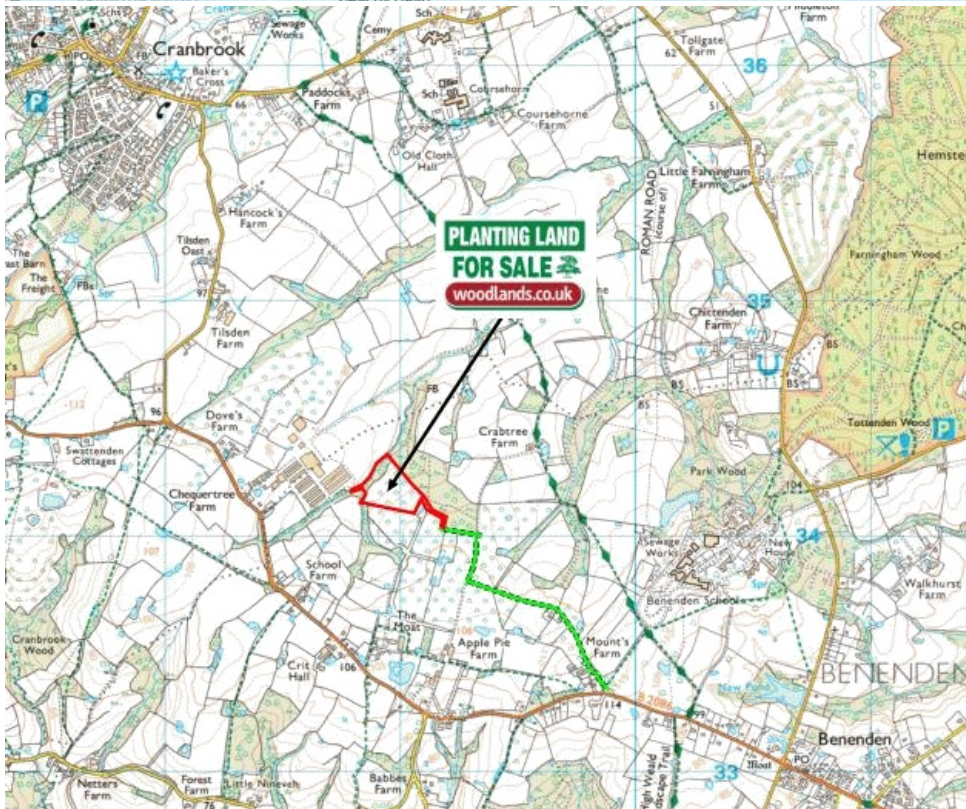
Satnav: the postcode **TN17 4ET** is the nearest to the meadow, but please note that this will take you to Mounts Hill, and not the specific entrance.

Directions:

In terms of finding the meadow, when heading along the Cranbrook Road and then Mounts Hill (both the B2086) from the Cranbrook / Swattenden direction towards Benenden, you need to look out for a turning on your left hand side signposted for Mounts Farm. There is also a small post-box in the hedge on the other side of the turning to the sign. This turning is the last turning to the left off the B2086 before you reach the signs for Benenden Village, where the speed limit is reduced to 40mph. Head all the way to the end of this metalled road, which is around 0.5km. At this point, the road turns into a wooded track, continue along here and pass through the field gate. Travel a further 50m and turn right at the T-junction by the large poplar trees. Follow the track down past the pond and take the next available left turn. Broad Meadow as it the end of this stretch of track on the right hand side.

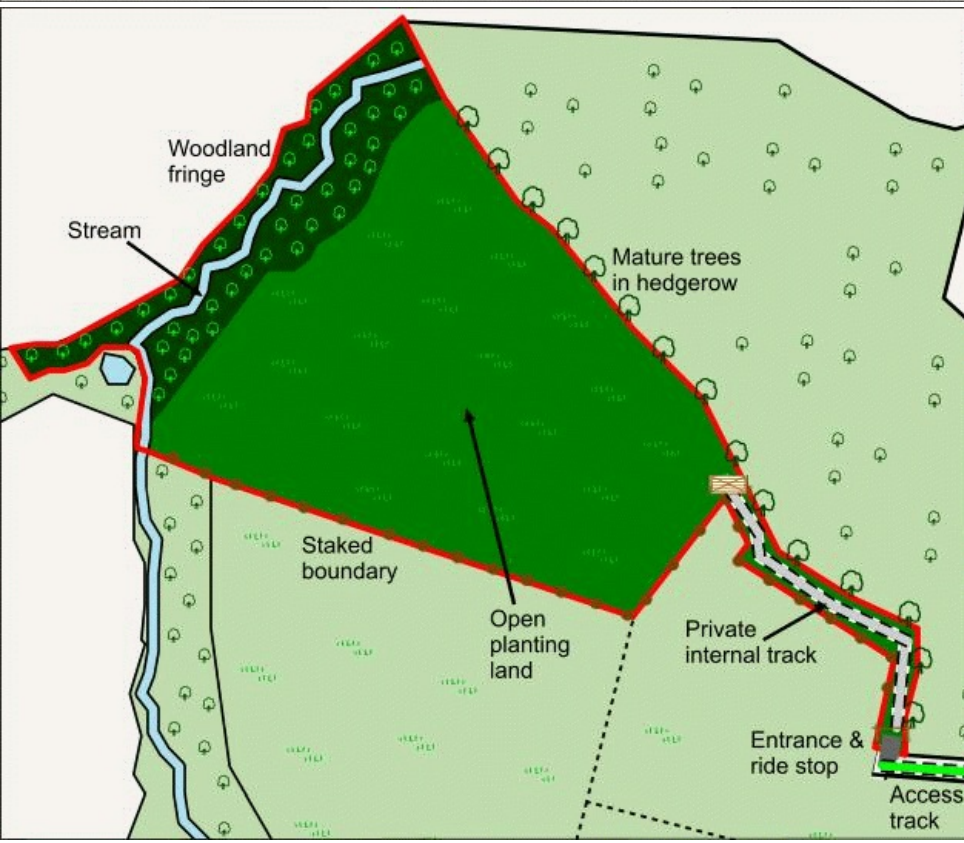
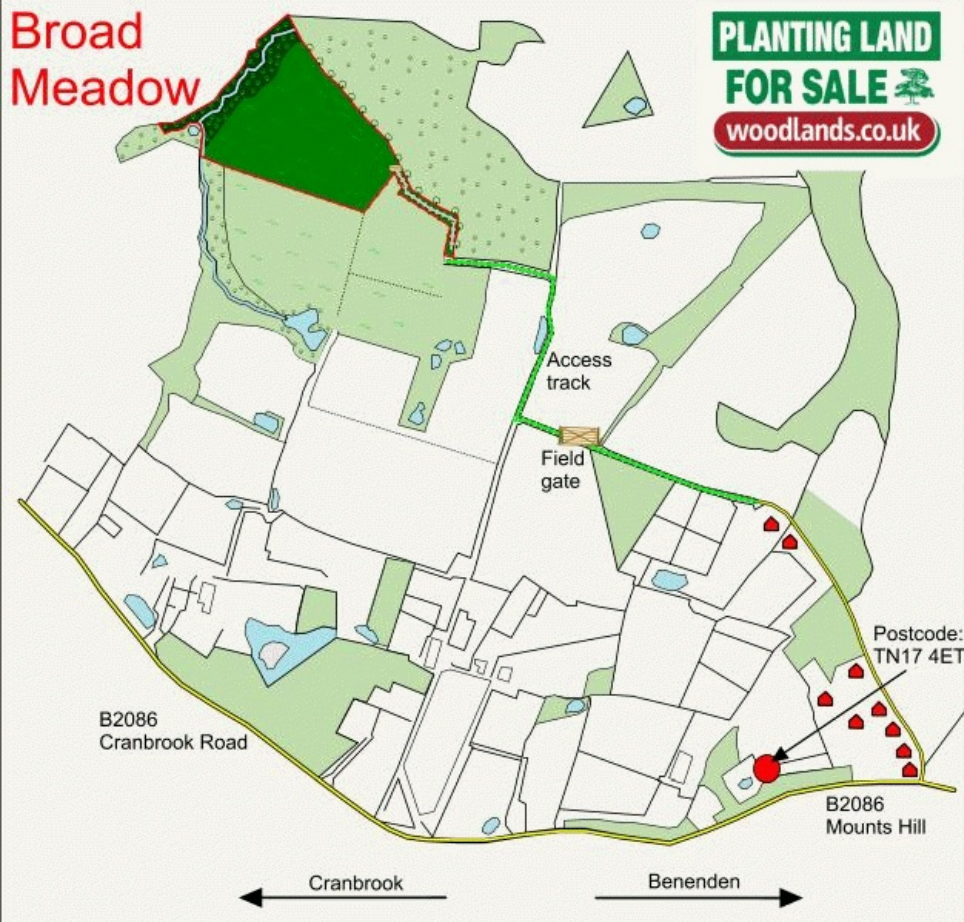
Boundaries:

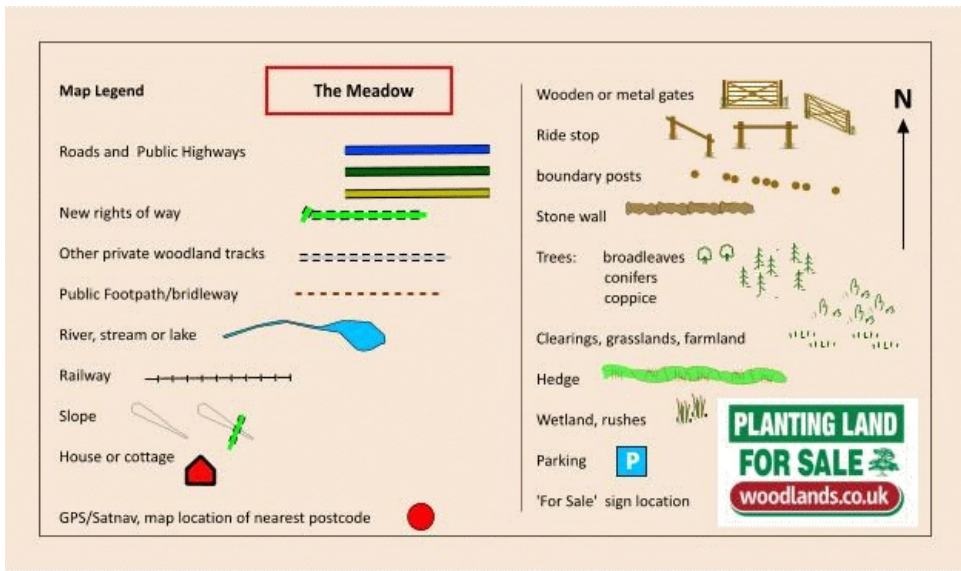
Boundary posts are marked with red paint.



Broad Meadow

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FOR SALE**
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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.