



Clenman Wood Kent

Springtime is a truly special experience in this mixed ancient woodland, where snowdrops, bluebells, early purple orchids, wood anemone, lords & ladies, dog's mercury and bugles are found.

Details

Price: £135,000 Freehold

Location: Cobham, near Rochester, Kent

Size: 8 ¼ acres for sale

OS Landranger: OS No 178

Grid ref: TQ 674 673

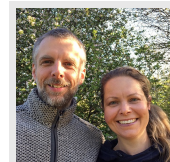
Nearest post code: DA13 0XE

Local manager

Ruth and James Feltham

07812 165081

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Description

Clenman Wood is a wonderful mixed broadleaf ancient woodland with mature oak and sunny clearings. A private clearing in the middle of the wood where snowdrops have been planted provides a tranquil spot to sit and immerse in nature. By this clearing is a small wooden shelter, a perfect place to store cut timber to allow it to season.

The wood is situated approx. 30 mins drive from southeast Greater London. It is within the Kent Downs Area of Outstanding Natural Beauty (AONB). In the spring snowdrops, bluebells, early purple orchids, wood anemone, lords & ladies, dog's mercury and bugles adorn the forest floor. See 'Trees' section below for information about the trees found in this woodland.

There may be adjacent woodland available here. If this is of interest, please contact the area managers for this region -

ruthandjames@woodlands.co.uk

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

Tree species include mature oak, ash, sycamore, hornbeam, field maple, sweet chestnut, hazel, wild cherry and elder. Whilst some of the ash is showing signs of die-back, naturally regenerating ash is found flourishing within the woodland. There is a good supply of timber for a wood burner or open fire - from using up dead wood already on the forest floor to getting a felling licence in place, there is potentially a lifetime supply of wood available to the new owner. Standing dead trees, such as old oak trees, provide wonderful habitats for nesting birds such as owls and woodpeckers, and it possible that bat species live in cracks and fissures.

Clenman 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.

Wildlife

Bumble bees, beetles and butterflies go about their business making the most of the varied woodland flowers and dead wood (an incredibly rich resource benefitting the health of a woodland). A new owner could install some bird and bat boxes and build a simple hide to observe which species are present.

Features

- An ancient mixed woodland within the Kent Downs Area of Outstanding Natural Beauty.
- A potential lifetime supply of firewood.
- Stunning Springtime early purple orchids and bluebells.
- Rustic bench in a small private clearing.
- A small shelter and shed.

Access, tracks and footpaths

Access to Clenman Wood is via a single locked wooden gate off Batts Road (an owner will be provided the combination number for this locked gate). A track leads to the ride stop entrance to Clenman Wood. Here owners are able to drive in and park a car within the wood itself. A convenient timber stacking area by the main gates will be shared with other woodland owners.

A public footpath abuts the south boundary of Clenman Wood as shown on the woodland map.

Rights and covenants

The wood is sold with the sporting rights.

The owner of Clenman Wood will be asked to enter a [covenant](#) to ensure the quiet and peaceful enjoyment of the wood.

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Activities

- Private family camping.
- Collecting wood for burning in a wood burning stove.

- Building dens and hides.

- Installing bird and bat boxes.

Local area and history

Clenman Wood is situated about 7 miles south-west of Rochester and 7 miles south of Gravesend. It is also south of the A2 [Watling Street](#), the Roman road from [Dover](#) to London. The nearest train station is at Sole Street, which is on the line to Bromley South and Victoria. This is approx. 2 miles (approx. 35 minutes' walk) from the wood.

The nearby village of Cobham has associations with Charles Dickens, who used to walk in the area. Dickens set part of [The Pickwick Papers](#) in [The Leather Bottle](#) pub. The wood has recently been renamed Clenman Wood in homage to Dickens.

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 DA13 0XE. This will take you to within approx. 0.5 miles of the main entrance gates to Cobhambury Wood (of which Clenman Wood is a part) as shown by the red dot on the map. Coordinates to the main gate leading to Clenman Wood (off Batts Road) are: N51.381468, E0.402737. To find the wood follow the instructions below.

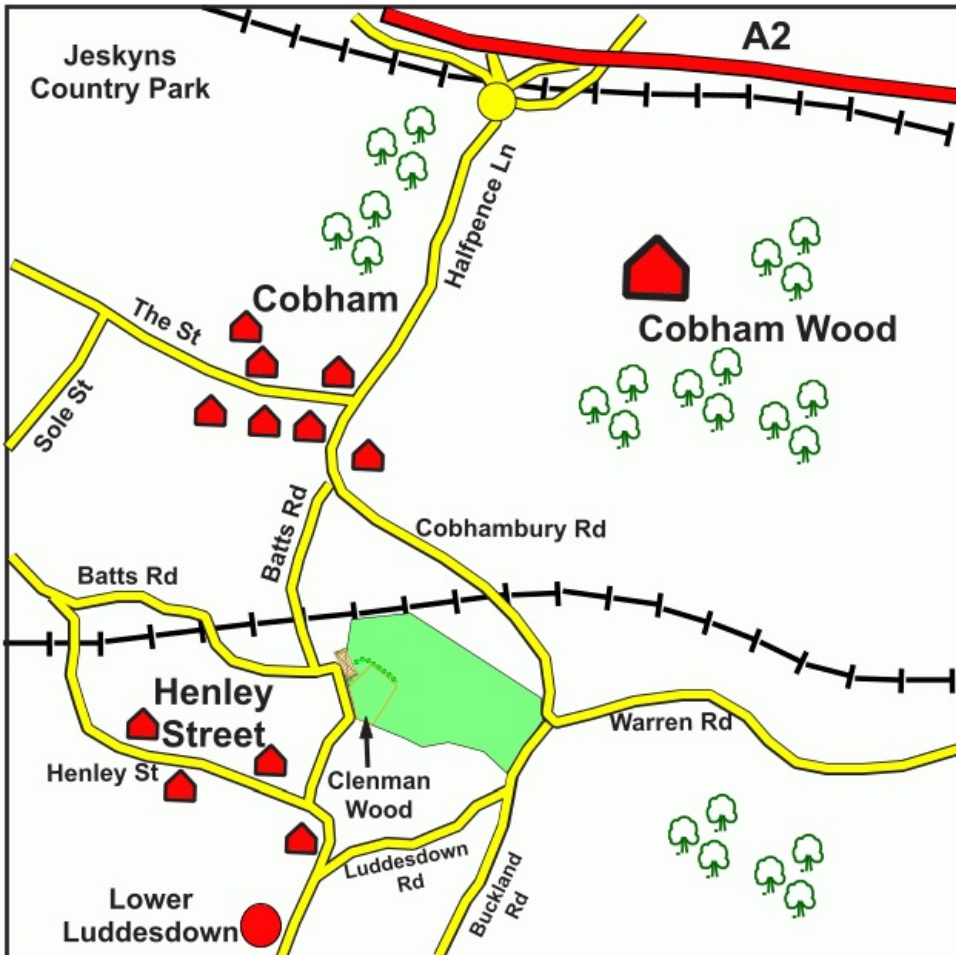
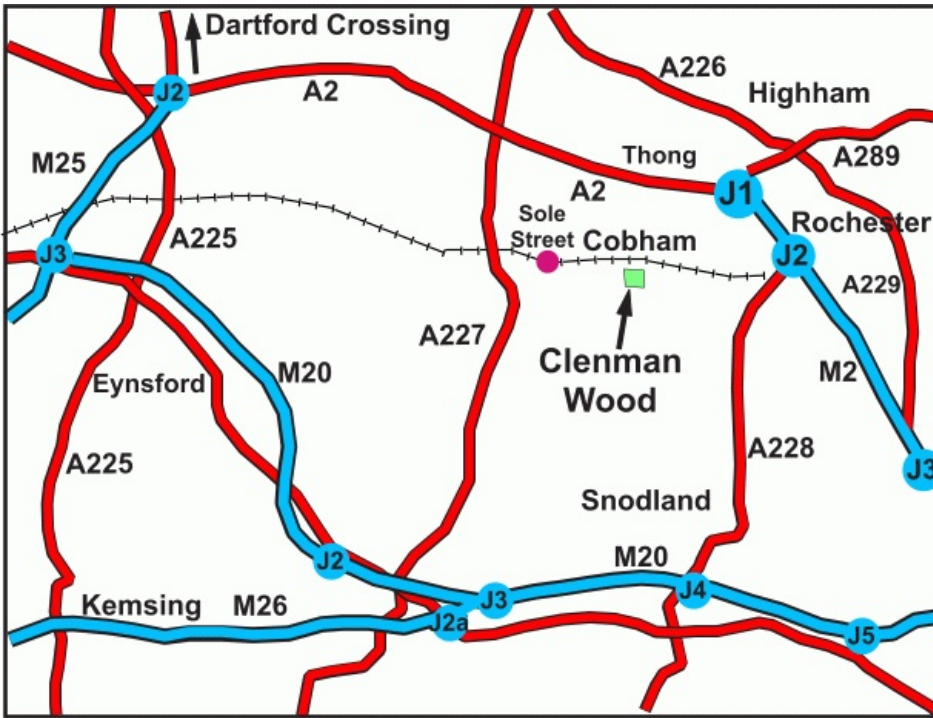
- From London take the A2 southeast towards Rochester.
- About 8 miles after the M25 intersection take the left turn to "Cobham Shorne Higham".
- Follow the signs to Cobham along Halfpence Lane and after less than 2 miles you will enter Cobham.
- Avoid turning right into the main street at the war memorial, but instead take the left fork, along Cobhambury Road. Once you leave Cobham take the right-hand fork onto Batts Road
- Continue on Batts Road over the railway line, and then left at the T-junction (parking is safest here at the T junction) and walk down the road approx. 75 meters to the "Woodlands for Sale" sign. **Please do not park in front of this gate as the Forest School use this entrance regularly.**

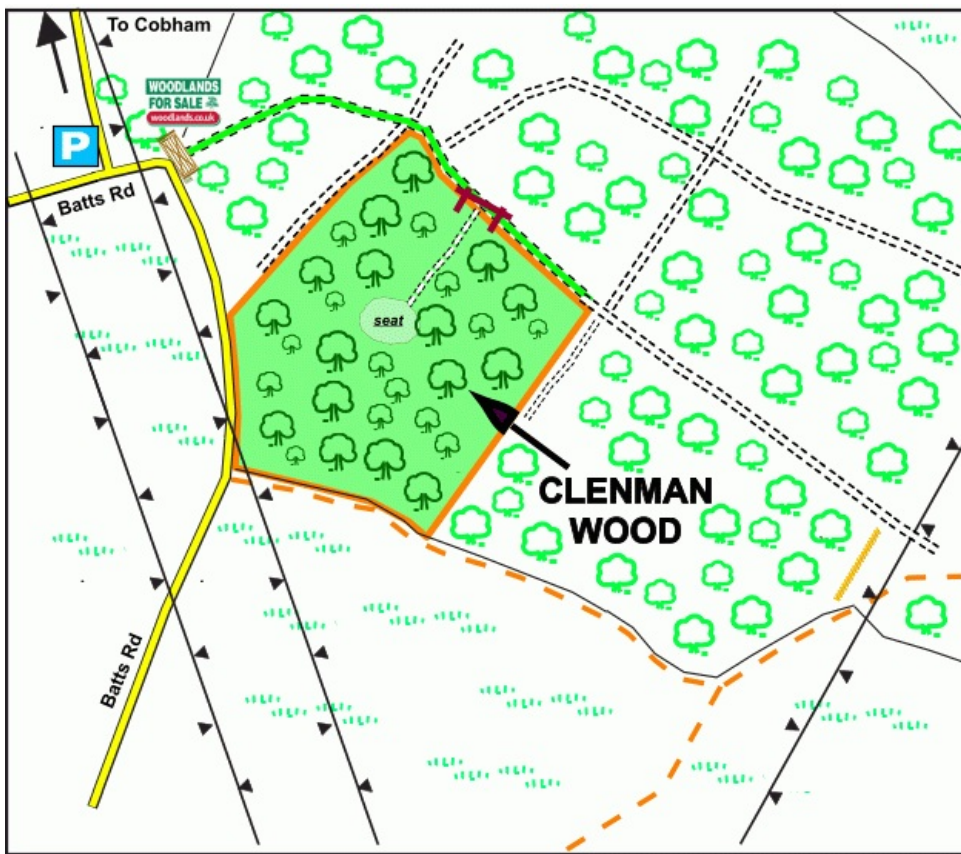
Once you arrive at the gates:

- Beyond the wooden gate, follow the track round to the right for approx. 200 meters.
- The ride stop entrance to Clenman Wood is on the right-hand side of the track with its boundaries marked in ORANGE.
- Sat Nav note: The post code DA13 0XE is for the point shown on the location map by the red dot.

Boundaries:

The boundaries of the wood are indicated with **ORANGE** markings.





Map Legend

The Wood boundary markings		Wooden or metal gates		N ↑	
Roads and Public Highways		Wooden ridestop			
Tracks with right of way		Trees, broadleaves		 	
Other private woodland tracks		conifers			
Public footpath/bridleway		Grasslands, meadow		Power lines	
River, stream or lake		Woodbank		Park here	
Railway / station		'For Sale' sign location			
GPS/Satnav, map location of nearest postcode					

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.