



Hartley Meadow Kent

A neatly contained private meadow in Benenden with excellent potential for tree planting and conservation.

Details

Price: £95,000 Freehold
Location: Benenden, Kent
Size: Over 4 ¾ acres for sale
OS Landranger: OS No 188
Grid ref: TQ 794 339
Nearest post code: TN17 4ET

Local manager

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Description

Hartley Meadow bursts with potential, providing a canvas upon which a new custodian could transform the landscape through tree planting and rewilding. It would be of interest to those individuals, families or organisations who are looking to undertake a woodland creation project, potentially for carbon offsetting purposes.

Starting with an almost blank canvas encourages real creativity when it comes to mapping out the landscape; woodland sections, open rides and glades or even corners of wildflower meadow can all be knitted together to create a dynamic scheme. There is support and help available for those who would like professional assistance in this regard, which Woodlands could assist with.

The parcel itself has been used for agricultural purposes in recent years, although before that was the site of an apple orchard. It is a flat parcel of open land but has the benefit of a well-established belt of trees which embraces the meadow along its eastern edge. These deciduous trees provides both cover and habitats for wildlife including birds and mammals and adds biodiversity to the open land. The trees will also enable a level of natural regeneration around the perimeter of the open land through seed dispersion, which can be harnessed alongside the active planting of trees to drive woodland creation.

In terms of layout, the entrance is located in the south-west corner, from which two rows of towering Poplar trees spread out in a northerly and easterly direction. These trees provide excellent shelter as well a grand backdrop to two sides of the meadow. From the entrance, the open land stretches out to the north and to the east in a square shape, bordered mostly by either thick hedgerows or trees aside from the northern boundary which is demarcated by a line of stakes.

Hartley Meadow would appeal to those with environmental and amenity interests who are looking for an opportunity to own a private parcel of land with excellent potential for woodland creation. The land occupies a wonderful location and could be enjoyed by those who have a desire to plant trees; be that to offset carbon, or simply for the joy of conserving and improving the natural landscape.

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

- Open land ideally suited to woodland creation
- Mature trees along the eastern fringe, providing a natural seed source
- Well established boundaries offering privacy and shelter
- Fantastic location and access

Rights and covenants

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.

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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

Hartley 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. After passing through this gate, the entrance to the meadow is around 100m down on your right hand side.

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

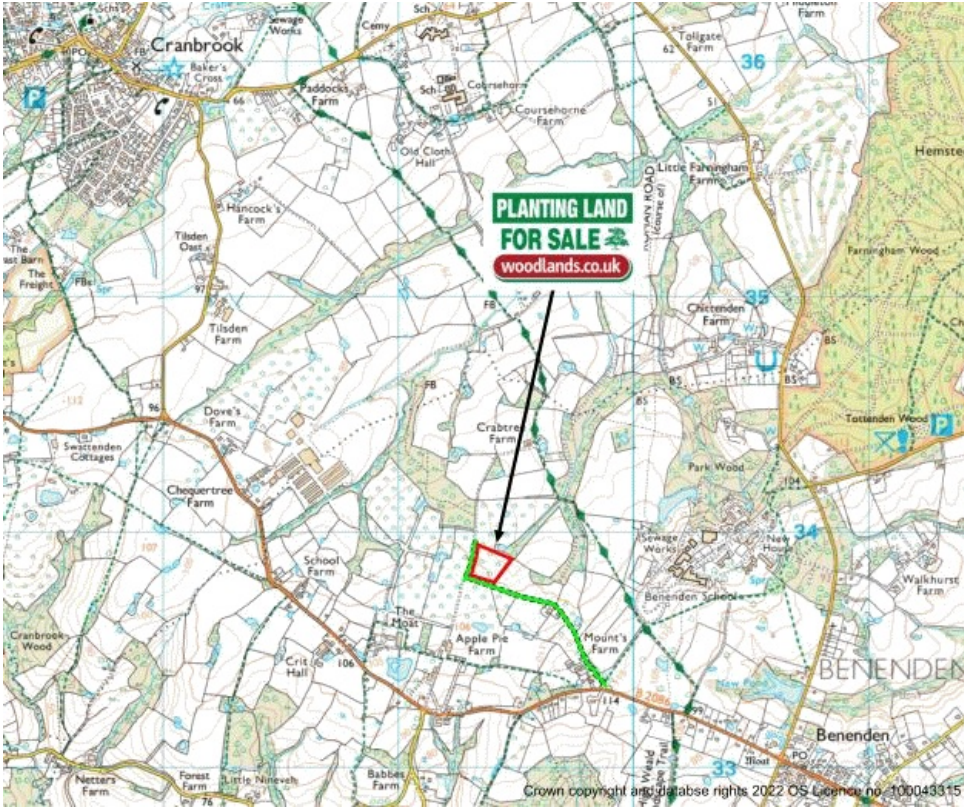
Satnav: the postcode **TN17 4ET** is the nearest to the meadow, but please note that this will take you to Mounts Hill, and not the specific entrance.

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. The entrance to Hartley meadow will be around 100m down on your right hand side.

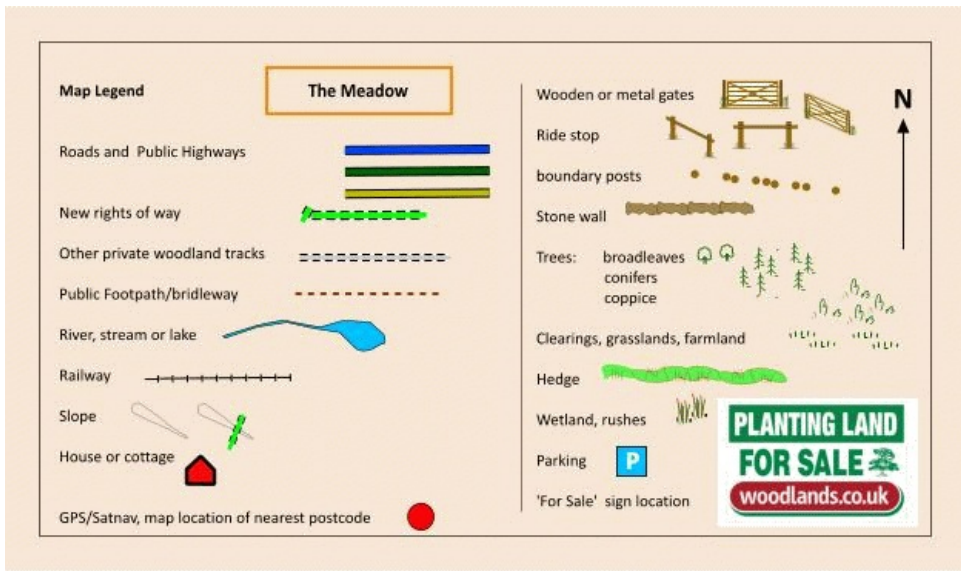
Boundaries:

Boundary features are marked with orange paint.



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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.