

Groove Wood

Kent

Mature oak and bluebells feature in this special ancient woodland (as well as many other species). It offers a welcoming natural environment. Close to Bewl Water near Lamberhurst, just off the A21.

Details

Price: £109,000 Freehold

Location: Lamberhurst, near Tunbridge Wells, Kent

Size: About 5 ½ acres for sale

OS Landranger: OS No 188

Grid ref: TQ 679 346

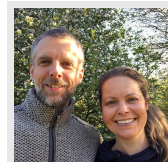
Nearest post code: TN3 8JH

Local manager

Ruth and James Feltham

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Description

Groove Wood is situated in a tranquil rural setting within the High Weald 'National Landscape' (previously known as an 'Area of Outstanding Natural Beauty') just north of Bewl Water near Lamberhurst in Kent. Just beyond the ride stop entrance, a hidden glade awaits within the wood - a peaceful haven where sunlight dances through the trees and adventure beckons you to explore.

It is a diverse wood featuring native broadleaves and conifers (see 'Trees' below). Throughout the year, the woodland floor shifts through a palette of colours - vivid bluebells in late April give way to lush summer greenery, then the crisp golds and russets of autumn leaves. The range of habitats, from dappled glades to dense thickets, supports a vibrant community of wildlife and ancient woodland plants.

There are 2 stoned tracks providing access to the wood (one to the east side and one to west side). There is an additional 3rd unsurfaced track providing access to the southeast side of the wood. (see 'Wood Maps'). 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.

Trees

A mainly broadleaved wood - with mature oak, single stemmed sweet chestnut seed trees, silver birch, ash, alder and wild cherry. In the northeast of the wood there is a small stand of conifer - larch and Douglas fir.

Groove 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. There is a draft Woodland Management Plan for Wiskett's Wood (of which Groove Wood is a part) - details of this are available upon request.

Wildlife

Brown Long-eared bats have been recorded in Wiskett's Wood, as well as reports of turtle dove, lapwing and skylark. Fallow and Roe deer can be found in the wider woodland.

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/>

Features

In addition to its natural beauty, Groove Wood offers a sense of seclusion and privacy, making it a tranquil haven for nature lovers or those seeking a peaceful retreat. Whether you're drawn by the tapestry of wildflowers in the spring or the golden canopy of autumn leaves, the wood offers year-round interest. The gentle chorus of birdsong and the rustling of leaves provide a soothing soundtrack, while the variety of habitats invites exploration, discovery, and quiet contemplation.

Access, tracks and footpaths

Groove Wood is easily accessed from a quiet country lane (Bewlbridge Lane), through a locked metal gate (an owner will be provided the combination number for this locked gate). There are 2 stoned tracks providing access to the wood (one to the east side and one to west side). There is an additional 3rd unsurfaced track providing access to the southeast side of the wood. (see 'Wood Maps'). There is a place for a new owner to park within the wood itself.

There are no public footpaths within the wood itself.

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.

Activities

For those interested in woodland stewardship, Groove Wood is both manageable and rewarding. Its established paths and open spaces invite personal touches—perhaps a simple picnic table amid the ferns, or quiet walks to observe birds and butterflies drawn to the sunny clearings.

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/>

Local area and history

There are many historical sites in the area. The English Heritage site of [Bayham Abbey](#) is approx. 4.5 miles away and features ruins dating back to the 13th century. [Scotney Castle](#) is just over 1 mile away – this impressive 14th century moated castle is well worth a visit. For those who love water, [Bewl Water](#) is less than half a mile down the road from the woods and offers various water sports, as well as cycling and fishing.

Historically, Wiskett's Wood was likely to have been coppiced on rotation to supply wood for charcoal making (to support the Wealden Iron Industry), and later, to provide surrounding farms with hop poles, firewood and fencing materials.

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 TN3 8JH. This will take you to the area as shown by the red dot on the map. Coordinates to the gate leading to Groove Wood (off Bewlbridge Lane) are: N51.083661, E0.397466. To find the wood follow the instructions below.

Heading south on the A21

- Heading south past the exits for Royal Tunbridge Wells and Pembury, continue heading south until you reach the roundabout at Kipping's Cross.
- Go straight over at Kipping's Cross and continue straight over at the next roundabout (this is the turning to the BP garage and Burger King).
- Continue 3 miles south on the A21 crossing over the next roundabout onto the dual carriageway and continue on the A21.
- At the next roundabout (after passing under one of the few '[Green Bridges](#)' in the UK) continue south on the A21.
- Passing two 'Woodlands for Sale signs' on the right-hand side, take the right turn signposted Bewl Water onto the Bewlbridge Lane.
- Continue on Bewlbridge Lane approx. 0.4 miles until you reach single green metal bar gate on the right-hand side with a 'Woodlands for Sale' sign alongside on the oak tree.

Heading north from Hastings on the A21

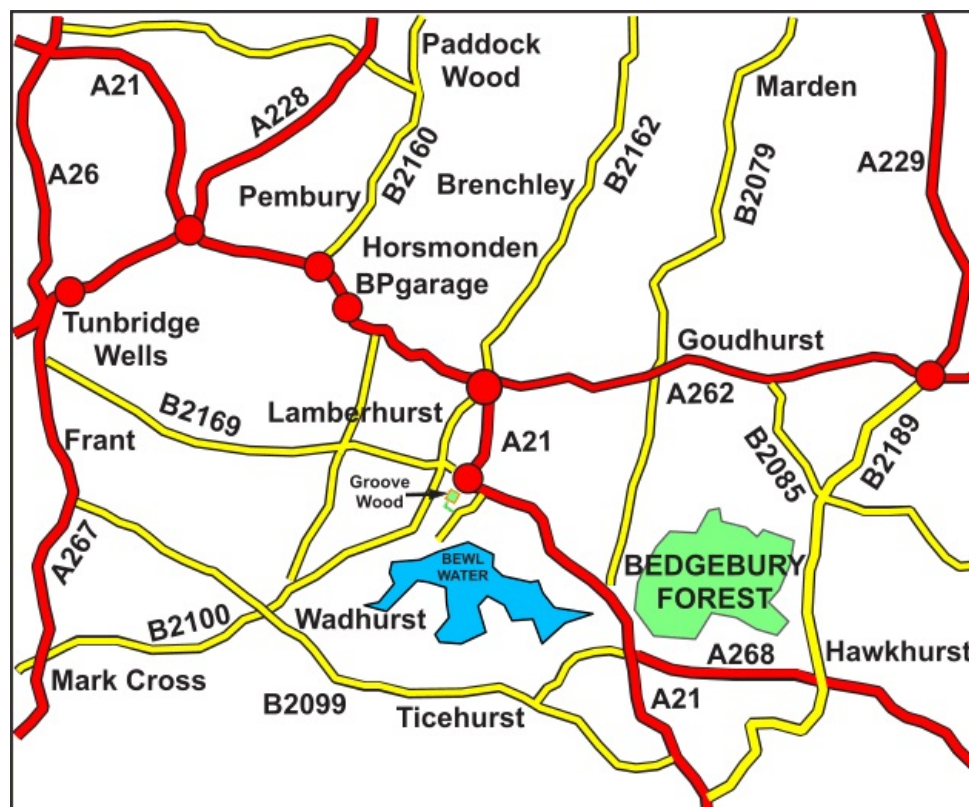
- Follow the A21 heading north out of Hastings.
- At Flimwell (about 16 miles from Hastings) stay on the A21 (crossing straight over the B2087) towards Lamberhurst.
- Continue north on the A21 for approx. 3.2 miles then take the left turn signposted Bewl Water onto the Bewlbridge Lane.
- Continue on Bewlbridge Lane for approx. 0.4 miles until you reach single green metal bar gate on the right-hand side with a 'Woodlands for Sale' sign alongside on the oak tree.

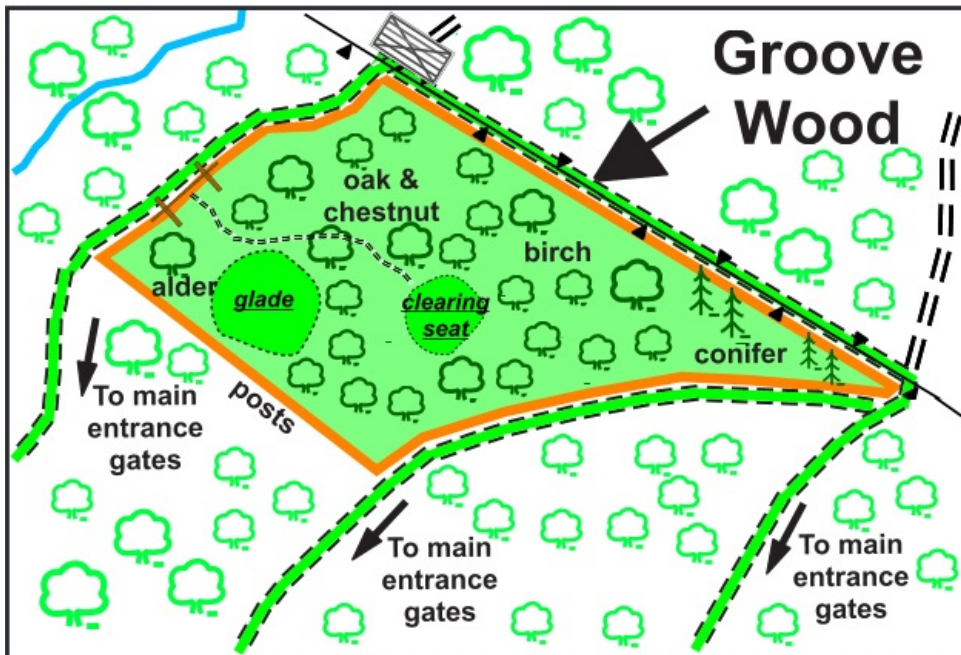
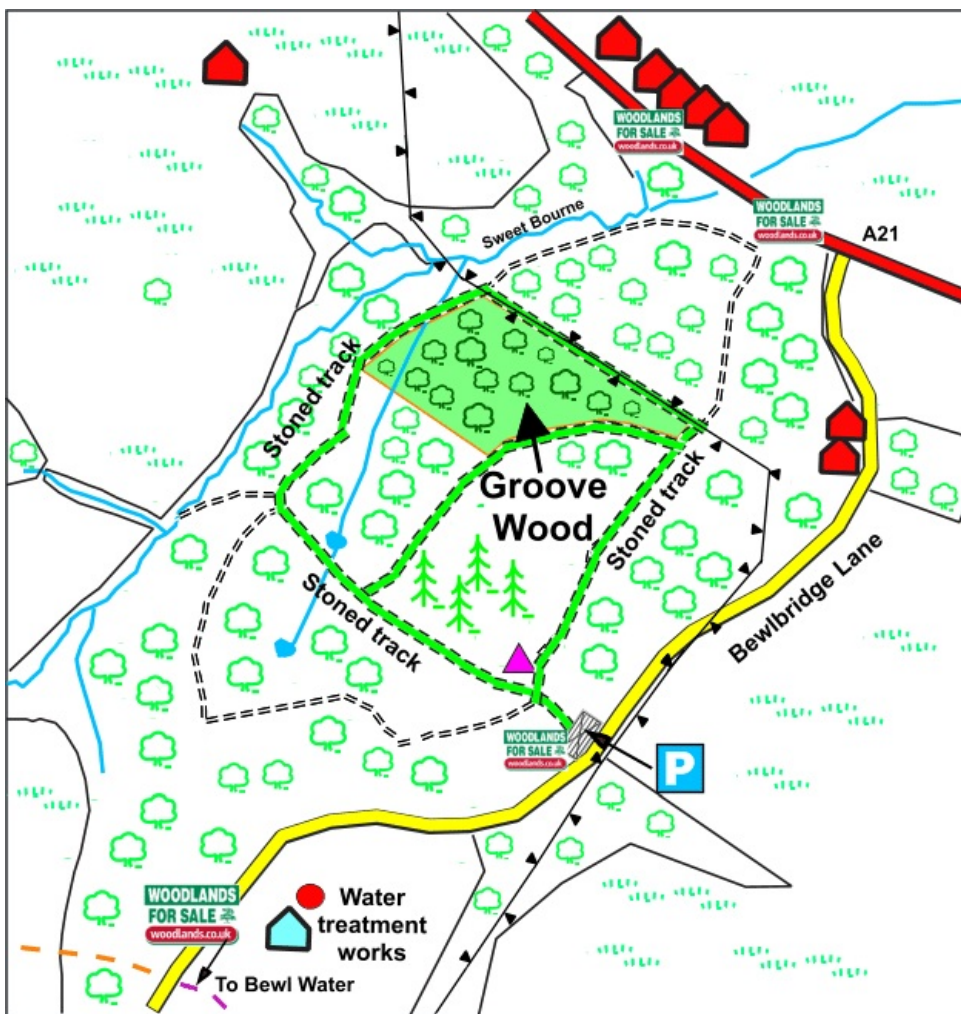
Once you arrive at the gate:

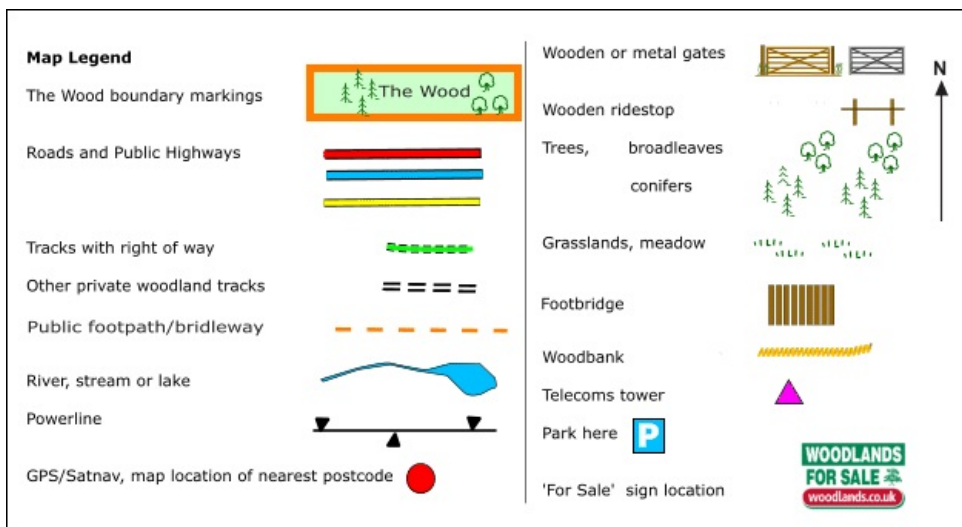
- Park in front of the single bar metal gate ensuring there is space for the gates to be accessed by vehicles.
- Walk under the gate and up the track past the telecom mast and down the stoned track approx. 400 meters. Take the turn to the right (following the stoned track) and continue approx. 215 meters. The ride stop entrance to Groove Wood is on the - right-hand side with its boundaries marked in ORANGE.
- Sat Nav note: The post code TN3 8JH is for the point shown on the location map by the red dot.

Boundaries:

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