

## Dering Lodge Wood - Kent

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Woodland and forestry agents



**Dering Lodge Wood** is an important example of ancient woodland and set within a Local Wildlife Site which makes up part of the much larger Dering Wood.

The site comprises large areas of hornbeam coppice with oak standards. Birch and poplar can be found, also some ash, holm oak and hawthorn. The woodland has some wonderful assets, including two large woodbanks lined with hornbeam coppice that lie to the south and east of the wood.

As with most ancient woodlands it is covered by a woodland tree preservation order (TPO). This does not prevent normal forest management when covered by a Forestry Commission approved woodland management plan. The woodland is also covered by an Article 4 which does remove some permitted development rights but a planning application can be made without charges.

There are numerous clearings and natural water sources throughout the woodland which encourages an abundance of wildlife. Deer are frequent visitors to the woodland and well used tracks are a common feature. Underfoot the ground is level and open in most areas, wood anemones and bluebells carpet the floor in season.

Dering Wood is a haven for nature lovers and wildlife enthusiasts. The full details of the conservation site can be provided on request which lists an impressive array of biodiversity.

The woodland also holds much history - Edward VII used to bring his mistress Mrs Keppel, to the Lodge. There was a special platform built (the site is still marked) bordering the woodland, where she disembarked from the London train and came through the wood. The Queen apparently enjoyed picnics at the Star, where five paths meet at the top right corner of this woodland, when she and the King were staying with Lord Dering.

The woodland is set in a very desirable location between the picturesque villages of Smarden and Pluckley with easy access to the M20. London to the north west and the coast to the south are both within reach.

Ward is Weald North and the County Council is Kent

### Details for this wood

**Guide price:** £310,000 - Freehold  
**Size:** About 21 acres

**Location:** Smarden, Ashford  
**OS Landranger:** OS No 189  
**Grid ref:** TQ 90510 43600  
**Nearest post code:** TN27 8RE

**Contact:** Ben Williamson  
**Phone:** 07958 213 914  
**Email:** ben@forests.co.uk

**Boundaries:** To the south east and east, the boundary is fenced bordering Pluckley Road and Dering lodge. South is fenced and follows the railway line. To the north and west, the boundary is open and marked with stakes and follows the footpath.

**Access:** Access to the woodland is currently on foot only via the fenced boundary on the Pluckley Road. Access is also possible from the public footpath, marked blue on the map, that crosses Woodland Trust land to the north west.

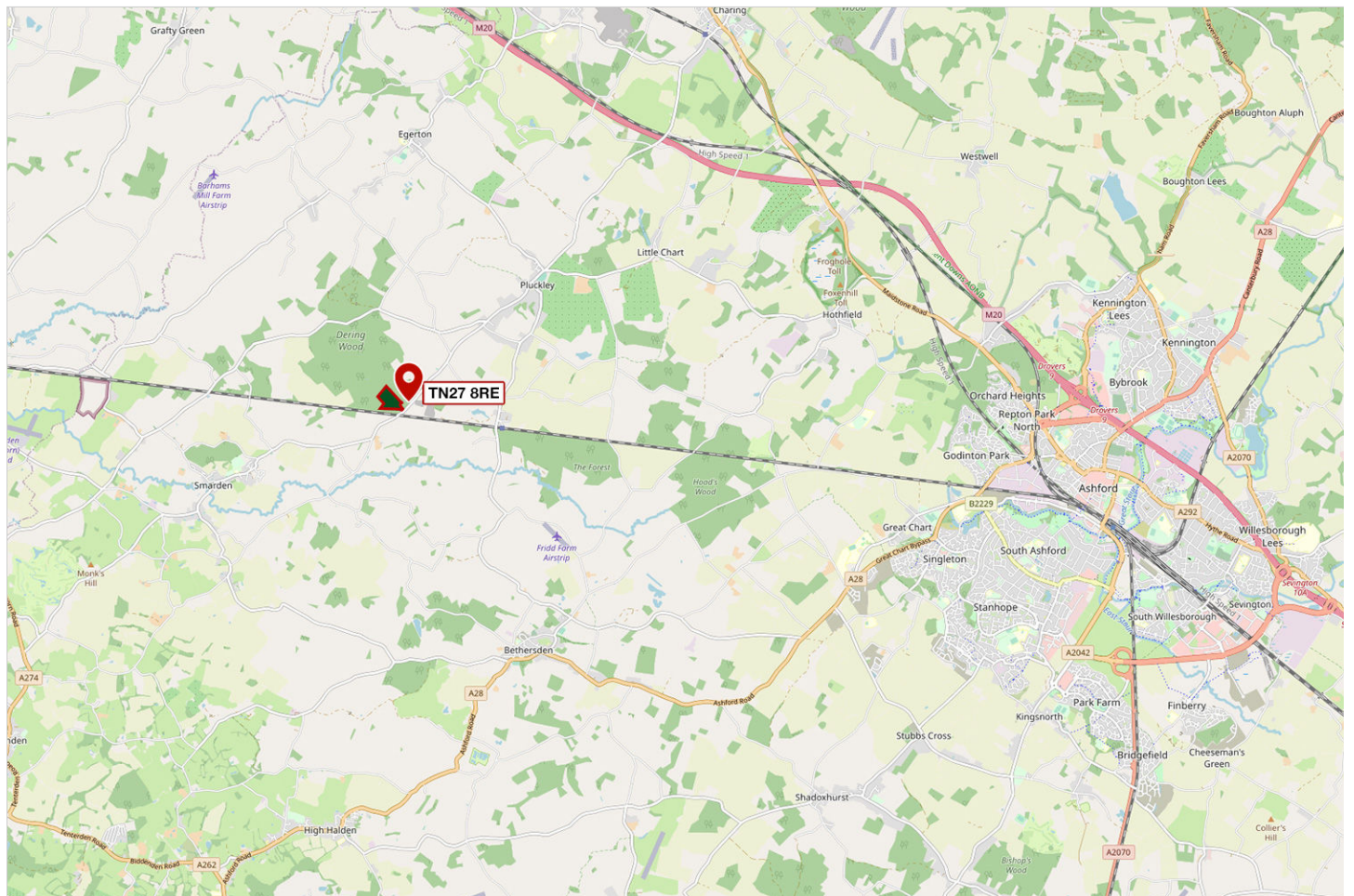
[Click HERE](#) to see free OS maps and scroll out for a wider view.

**Viewing:** You are welcome to visit this wood by yourself, but please [Click here](#) to download the details showing the location of the woodland and 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 or tablet. Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception.

Maps: OS OpenData © Crown copyright and database rights 2023 & [OpenStreetMap](#)



### Our Maps







## Directions

### Dering Lodge Wood, Smarden, Ashford

1. [Click here for Bing Maps Directions](#) enter your own postcode, and click on the "Directions" box.

- For viewing purposes, park on the verge near the bridge on Pluckley Road.
- Pass over the low fence opposite marked with the 'For Sale' sign to enter the wood.

2. **For Satnav:** the nearest postcode is **TN27 8RE** as shown by the marker on the maps. The main coordinates for access are: **51.158355, 0.725852. W3W: ///lightly.sweeper.forensic**

**Please note:** the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.