

# WOODS 4 SALE

Phone: 01248 364 362  
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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## Bowyer Wood

near Royal Tunbridge Wells, East Sussex. 8.1 acres of lofty conifer and broadleaves in the High Weald Area of Outstanding Natural Beauty, 15 miles from junction 5 of the M25. £119,000 (freehold)

A wonderful Scots pine and birch woodland with a smattering of mixed broadleaves with roadside frontage.

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## Bowyer Wood, Royal Tunbridge Wells, East Sussex



### Description

Located 3 miles southwest of Tunbridge Wells in rural East Sussex, Bowyer Wood forms part of a larger forested area and represents a delightful wooded environment. In addition, Broadwater Warren Nature Reserve lies 200 metres to the south as the crow flies.

The mature canopy is situated on mostly level loams with gentle slopes in areas and chiefly consists of majestic Scots pine to the southeast and northwest with stems of birch towards the middle. Scots pine grows well in southeast England producing a clear narrow-ringed timber, suitable for joinery work. Many stems in this woodland are of excellent form with good girth. You will also find a number of Norway spruce, sweet chestnut, beech and oak, all adding a further element of variety and charm to the wood. In the shrub layer below, you will find lush holly and rowan. A new owner could mill a pine or two on site for woodwork projects.

Through spring and summer, random patches of primrose, foxglove and bracken decorate the ground layer. As well as a network of internal paths, there are some earth bunds that offer a sense of privacy to the woodland which would be ideal for occasional camping.

Regular woodland mammals visiting the wood include deer (both fallow and roe) wood mouse, hare, badger and fox. The feathered population includes sparrowhawk, owl, redpoll, sedge warbler and a range of other tuneful songsters.

### If It Were Mine

Bowyer Wood offers plenty of recreational possibilities. Learning bushcraft skills to make dens, selecting some of the beech for the burner at home, putting up bird boxes and trail cameras to record the



woodland visitors along with camping and star gazing would keep me busy!

Please remember some management operations require approval and/or a licence.

### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Nearest Postcode

TN3 9NZ (This is for the local area, not specific to the woodland).

### What3Words

- Entrance (point **A**): [///spinners.connected.move](#)
- Entrance (point **C**): [///equality.riverbed.reporting](#)

### Ordnance Survey Grid References

- OS Landranger Series Sheet No: 188
- Roadside gate (point **A**): TQ 554 375
- Roadside gate (point **C**): TQ 551 376
- Centre of wood: TQ 553 375

### Directions & Access

- Leaving Royal Tunbridge Wells, travel south along the A26 towards Lewes passing Tunbridge Wells Garden Centre on the right, just before the railway bridge.
- After approximately 1 mile, turn right at the junction, (a staggered crossroads) onto Broadwater Forest Lane, signposted for Groombridge and High

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### Rocks.

- Continue along Broadwater Forest Lane through the wooded area.
- After 700 metres turn right at the fork junction onto Fairview Lane signposted for High Rocks and Crestala Fencing, opposite an entrance with some wooden gates set back from the road.
- Continue for 235 metres and turn left at another fork junction onto Lodge Lane, signposted for Langton Green and Crestala Fencing.
- After 425 metres you will arrive at a wooden single bar gate on the left, just after a large open space in the woodland, indicated by a painted orange **X** on a tree and our Woods4Sale sign (point **A** on the plan below).
- Please park in a safe place taking care to not obstruct any through traffic nor access.
- Walk round the gate (sorry we do not provide keys for viewings) and the woodland is on the right, indicated by a wooden name sign.

### Boundaries

- The northeastern boundary is the wire fence with council road beyond.
- The southeastern and southwestern boundaries are defined as 3 metres from the centre of the track.
- The short northwestern boundary is indicated by maroon paint on occasional wooden posts set back from the track.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

### Rights Of Way

- There is a right of way granted at all times and for all purposes over the route **ABC**.
- There are no public rights of way in this woodland.
- A maintenance clause covers all the shared rights of way with liability according to use.

### Fencing Liabilities

There are no known fencing obligations.

### Restrictive Covenants By The Transferees

1. The Transferee to the intent and so as to bind the Transferee and all persons in whom the Property or any part thereof shall for the time being be vested and to bind the same and every part therein into whosoever hands the same may come hereby covenants with the Transferor that the land or any part of it shall not be used in such a way as to create a nuisance to the neighbouring owners (including the Transferor) and specifically shall not:
  - (1) Do any rough or game shooting or pest control at times or in a manner constituting a nuisance or danger to any neighbour.
  - (2) Use the land for any sort of racing with motor bikes, cars or other vehicles.
  - (3) Use the land for a commercial campsite.
  - (4) Use the land for clay pigeon shooting.
  - (5) Conduct any business from the land other than that of forestry.
  - (6) Use the land in a way that causes or is likely to cause damage to access tracks other than fair wear and tear.
  - (7) Sell the land except as a whole specifically not in such a way that it could be registered in separate titles or in separate ownerships.
  - (8) Erect any signboard that is or may become visible from the public highway.
  - (9) Block or in anyway obstruct the tracks shown as **ABC** on the plan or in anyway prevent

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access being obtained to any neighbouring or adjoining land or property.

2. The Transferee covenants with the Transferor for himself and for his successor in title to observe and perform the covenants restrictions conditions and other provisions on the register that affect the Property hereby transferred and to indemnify the Transferor against any non-observance or non-performance of the same.

### How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

### Note

Plans, areas and particulars are for reference only.

We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

### Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

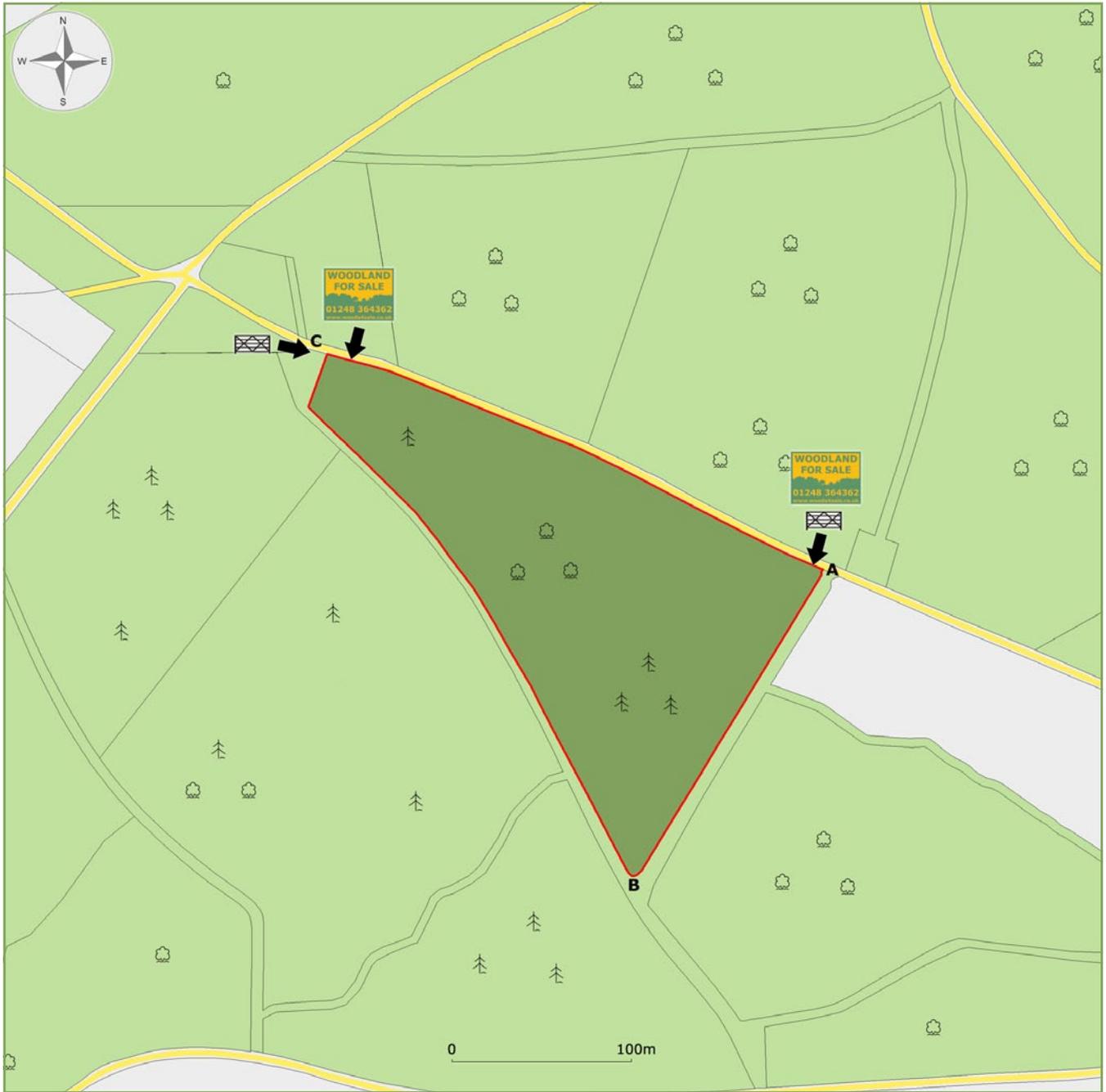


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### Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		