

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

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



Green Wood

10.52 acres of superb mature sweet chestnut and fine oak standards, a short drive from Royal Tunbridge Wells, Kent.
£170,000 (freehold)

A stunning mixed Ancient Woodland comprising of large sweet chestnut coppice, oak and silver birch with good vehicular access and swathes of bluebells in the spring. Under 3 miles from the picturesque Kentish village of Goudhurst.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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Green Wood, Royal Tunbridge Wells, Kent



Description

Set in the midst of a well-managed wider woodland, Green Wood is situated in south-west rural Kent, just outside the High Weald Area of Outstanding Natural Beauty.

The fertility of the loamy clay soils on this predominately level woodland has created a dense canopy of sweet chestnut coppice, outstanding oak standards and areas of silver birch. There are also some larch, hazel and holly trees. In the spring, the woodland is host to a wonderful display of native bluebells. The internal tracks make the woodland accessible for some light silvicultural management for a budding weekend woodsman.

Green Wood is host to fauna, insects and fungi including badger, weasel, lurid bolete and dark bush cricket. The soundtrack of the woodland is that of the resident songbirds and can be heard thanks to the peace and tranquillity of the area. Tawny owls, buzzards, tree creepers, blackbirds and blue tits have all been seen in Green Wood, as well as roe deer and several species of butterflies. The seasonal stream on the eastern boundary provides habitat for frogs and other wildlife. In the autumn, there is a variety of fungi, including birch bracket fungi and fly agaric.

This exceptional woodland has been meticulously cared for and enjoyed and is testament to its former titleholders. The lot is approached via a good hard track that would be suitable for a 2WD vehicle. The current owners voluntarily contribute £50 per year as a collective for the upkeep of the entrance gates and main tracks.

The vendors have cut and split sweet chestnut and silver birch for firewood which is on site in two moveable, covered wood stores, dried and ready for immediate use. There are also several stacks of un-split logs for use as firewood or for craft projects.

Green Wood is part of the wider Park Wood, a traditional chestnut coppice, now divided into similar sized plots owned by like-minded people.

If It Were Mine

I would continue the light thinning started by the current owners to produce a further amount of firewood whilst making space for the larger trees. In particular I would look at the chestnut coppice and start coppicing that to make some temporary open space encouraging the wild flowers. I would also take full advantage of the plentiful secluded camping locations, perhaps making small campfires during the summer.

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

TN17 2LR (This is for the local area, not specific to the woodland).

What3Words

Entrance: [///badminton.commuted.stones](https://www.what3words.com////badminton.commuted.stones)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 188

- Roadside gate: TQ 756 383

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- Centre of wood: TQ 751 385

Directions & Access

- From the village of Wilsley Pound continue southwest on the A229, passing the Shell garage on the left.
- At the roundabout, turn right onto the A262 towards Goudhurst and continue west, passing a red brick gatehouse and a pond on the left.
- After roughly 2 miles, turn right at the crossroads and old hop kiln buildings towards Blantyre House and Colliers Green.
- Continue north on Colliers Green Road for roughly half a mile and arrive at the woodland entrance indicated by the Woods4sale sign on the gate (point **A** on the plan below).
- Please park in a suitable safe place off the road and climb the gate. Sorry we do not provide keys for viewings.
- From the gate (point **A**), continue along the track west for roughly 420 metres to point **B** on the plan below, indicated by the Woods4Sale sign. This is the start of the woodland.

Boundaries

- The eastern boundary is indicated by the inside bank of the ditch.
- The northern boundary is indicated by trees painted pink and wooden posts painted pink and green.
- The western boundary is indicated by the inside edge of the track.
- The southern boundary is indicated by trees painted orange and wooden posts painted orange and green.

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 at all times and for all purposes over the routes **ABCDE** and **FD**.
- There are no public rights of way in this woodland.
- A shared maintenance clause covers all the rights of way with liability according to use,

Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants By The Transferees

1. The Transferees covenants with the Transferor for himself and for his successors in title so as to bind the property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breaches of any restrictive covenants arising after the Transferee has parted with all interest in the property covenants with the Transferor for the benefit of the Transferor's retained land and each and every part of it in the terms hereinafter set out:
 - (a) the land shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferor and specifically the Transferee shall not:
 - (i) use the land for clay pigeon shooting but the Transferee shall be entitled to shoot privately for sport and be entitled to control pests
 - (ii) use the land for any sort of racing whether with motor bikes cars or other vehicles
 - (iii) use the land for a commercial campsite
 - (iv) conduct any business from the land apart from forestry
 - (v) use the land in a way which will damage the access tracks
 - (b) the Transferee and his successors in title shall

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not sell the land except as a whole specifically not in such a way that could be registered in separate titles or in separate ownerships. It is hereby agreed and declared the Transferee and his successors in title shall not obtain any rights of any kind in or over the adjoining or neighbouring land of the Transferor other than those set out herein.

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.
- Please confirm how you will be funding the purchase and that you have cleared funds available.
- 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.

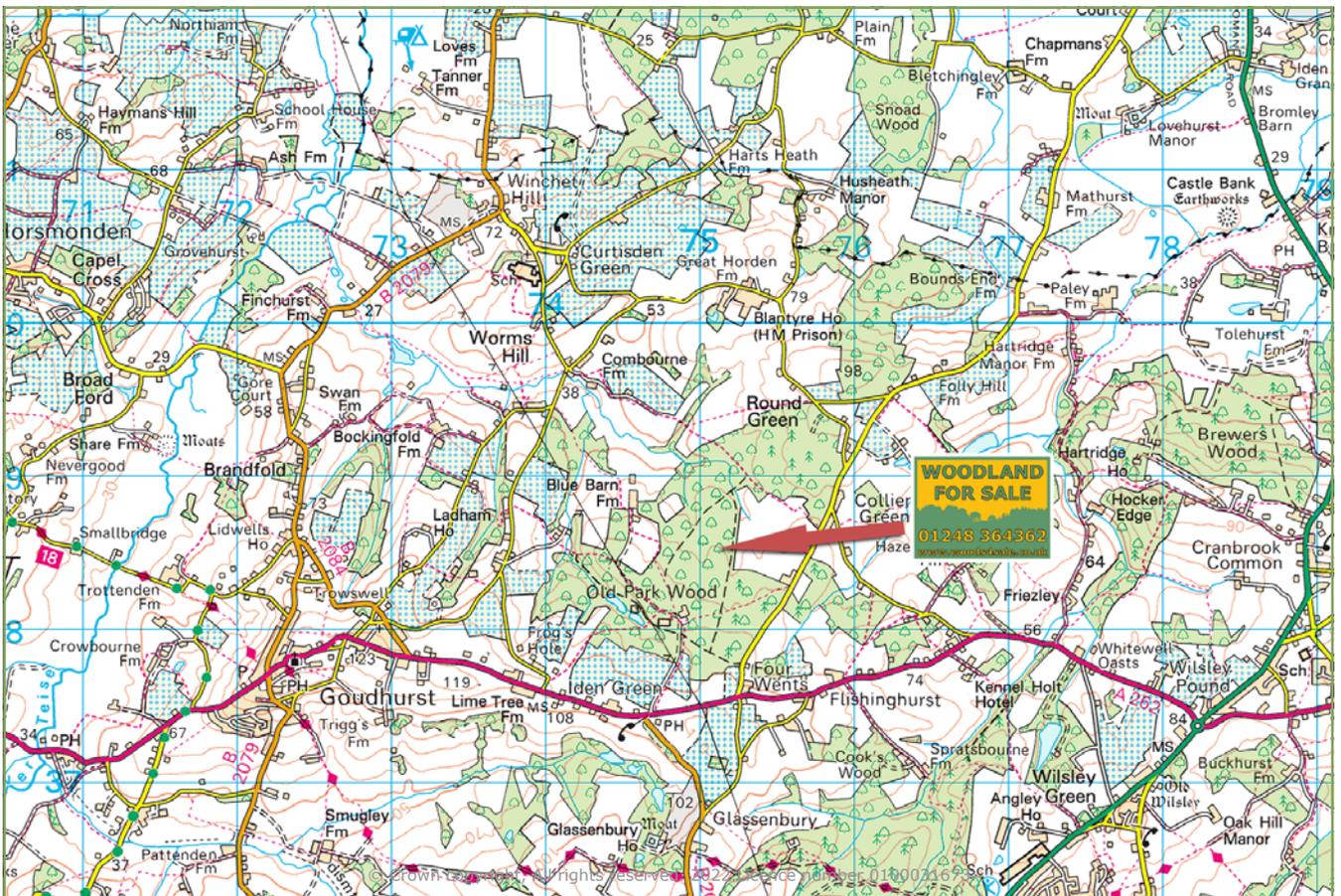
Note

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.

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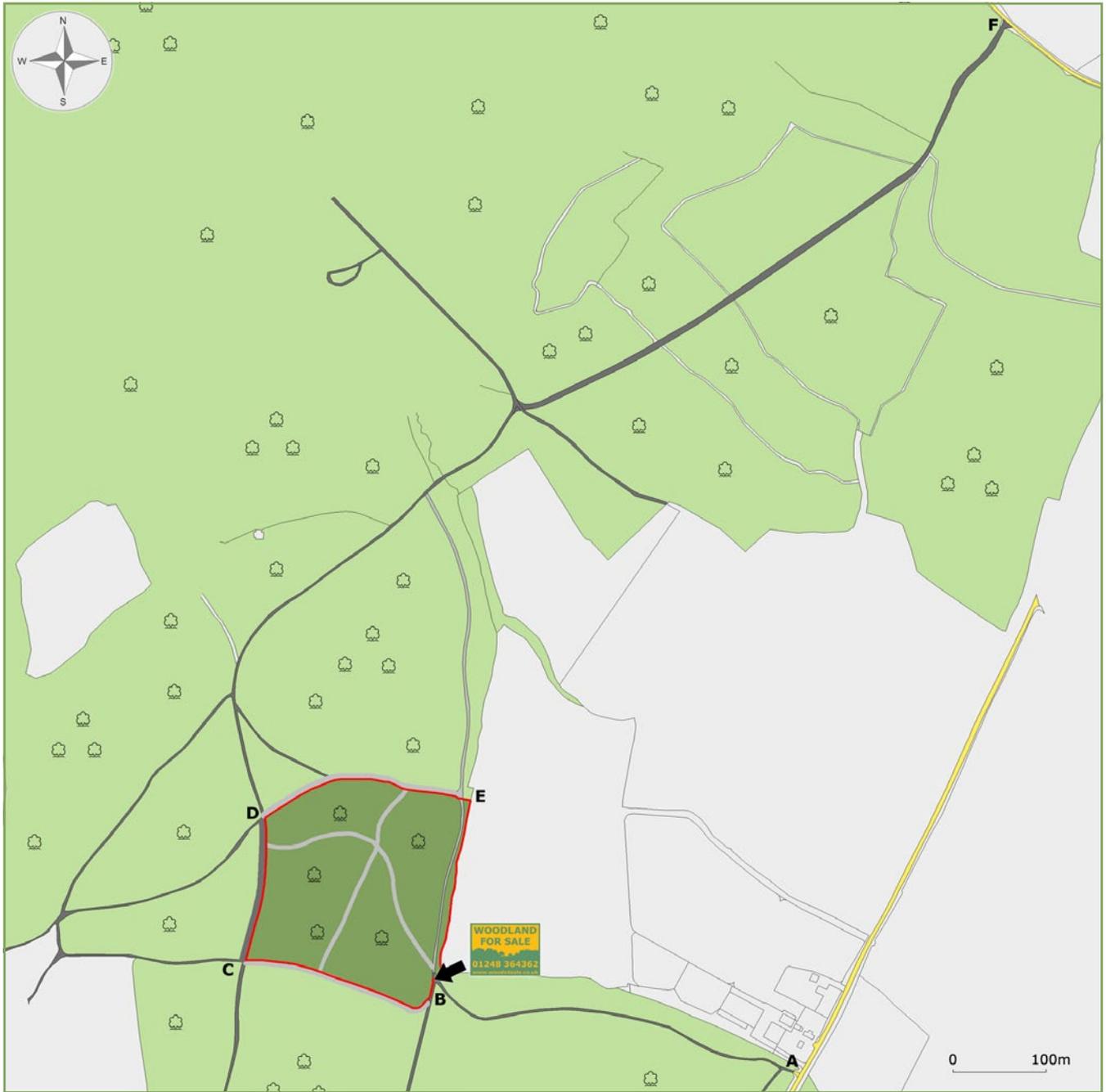
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Legend

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		