

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.



Little Snoring

near Tunbridge Wells, Kent. 4.82 acres of beautiful broadleaf woodland with countryside views, 40 miles from London £62,000 (freehold)

Serene mature oak and ash woodland in a rural location with vehicular access and many recreational woodland opportunities on the Kent/East Sussex border.

Little Snoring, Tunbridge Wells, Kent



Description

Situated at the end of a private track within a wider Ancient Woodland, Little Snoring is on the fringes of the attractive village of Lamberhurst on the frontier of Kent and East Sussex.

Located predominantly on level loamy clay soils that gently undulate to the south, the mature canopy comprises majestic oak standards, sweet chestnut coppice, ash, poplar, birch and Scots pine. Underneath, there is a lush shrub layer of hazel coppice (a great and plentiful material for bushcraft), holly, hornbeam, and sycamore. Mosaics of bluebell, primrose, fern, bracken and blackberry decorate the ground layer, producing a quintessential woodland scene during spring and summer.

A seasonal stream meanders towards the southeast, creating a good habitat for wildlife. A few attractive hollows here also make for naturally secluded camping spots. In addition, far reaching views are enjoyed from most of the eastern boundary.

A variety of feathered visitors such as greenfinch, long eared owl, treecreeper, woodpecker and countless acoustic songsters revel in the serenity of this wood. Woodland mammals include deer (muntjac, roe and fallow), yellow-necked mouse, badger, hare and fox.

Benefiting from vehicular access, Little Snoring is navigable along an unsurfaced track suitable for light 4WD vehicle all year round and a 2WD car in drier months.

If It Were Mine

A secluded low-key space to camp occasionally would be cleared towards the southern side of this woodland; lovely on a warm summer's eve! I would consider some ash and sweet chestnut logs to season for the hearth. A trail camera or two would be a great

idea. Perhaps a light prune in areas wouldn't go amiss to encourage suppressed trees.

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 8HN (This is for the local area, not specific to the woodland. See below for full directions).

W3W

Roadside gate: ///quack.drips.districts

Ordnance Survey Grid References

OS Landranger Series Sheet No: 188

- Roadside gate: TQ 671 348
- Centre of wood: TQ 673 348

Directions & Access

- From the centre of Lamberhurst village, continue south through the high street passing the Chequers Inn pub, Premier shop then up the hill passing the village green towards Wadhurst, along the B2100.
- After 0.9 miles you will reach the outer edge of the village passing the entrance to Lamberhurst Furniture and J. Cannella Plant and Tool Hire on the right.
- Continue for 160 metres beyond this entrance

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through the last of the traffic calming measures arriving at a wooden five bar gate immediately on the left with a Red Rock Forestry sign attached (point **A** on the plan below).

- Please park in a safe place not obstructing any traffic nor the gate.
- Climb over the gate (sorry we do not provide keys for viewings), following the straight track southeast.
- After 160 metres turn left at the crossroads (point **B**).
- Continue along the track and after 155 metres you will arrive at the woodland on the right (point **C**), indicated by red, blue and green paint on a wooden post.

Boundaries

- The northern boundary **CD** is the inside edge of the track indicated by red paint on occasional wooden posts and trees which may be offset by a short distance. **DE** is indicated by red paint on occasional wooden posts and trees.
- The east boundary **EF** is the fence with farmland beyond, **FG** is the edge of the woodland, indicated by blue paint on trees with occasional fencing and farmland beyond.
- The southwest boundary **GC** is indicated by green paint on occasional trees.

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 for all times and all purposes over the route **ABCD**.

- There are no public rights of way within 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.

Tree Preservation Order

The woodland is designated as an Ancient Woodland and is subject to a Tree Preservation Order (TPO). This does not prevent appropriate tree felling. However, the agreement of the local Tree Officer must be obtained in advance.

Third Party Rights

- Mid Kent Water Company have the right to enter the land to maintain the pipe between point **XY** on the plan and to make good any damage caused as a result.
- Any relics or antiques discovered within the woodland are owned by a third party.

Restrictive Covenants By The Transferees

1. The Transferees 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 breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:
 - (a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:
 - (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
 - (ii) use the Property as a commercial campsite;

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or

- (iii) unreasonably damage the said tracks
- (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

2. Not to erect any structure nor plant any tree or shrub within 2.5 metres of the pipe referred to in Third Party Rights, not to alter the level of the land and not to do anything which may interfere with the free flow of water through the pipe.

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 property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

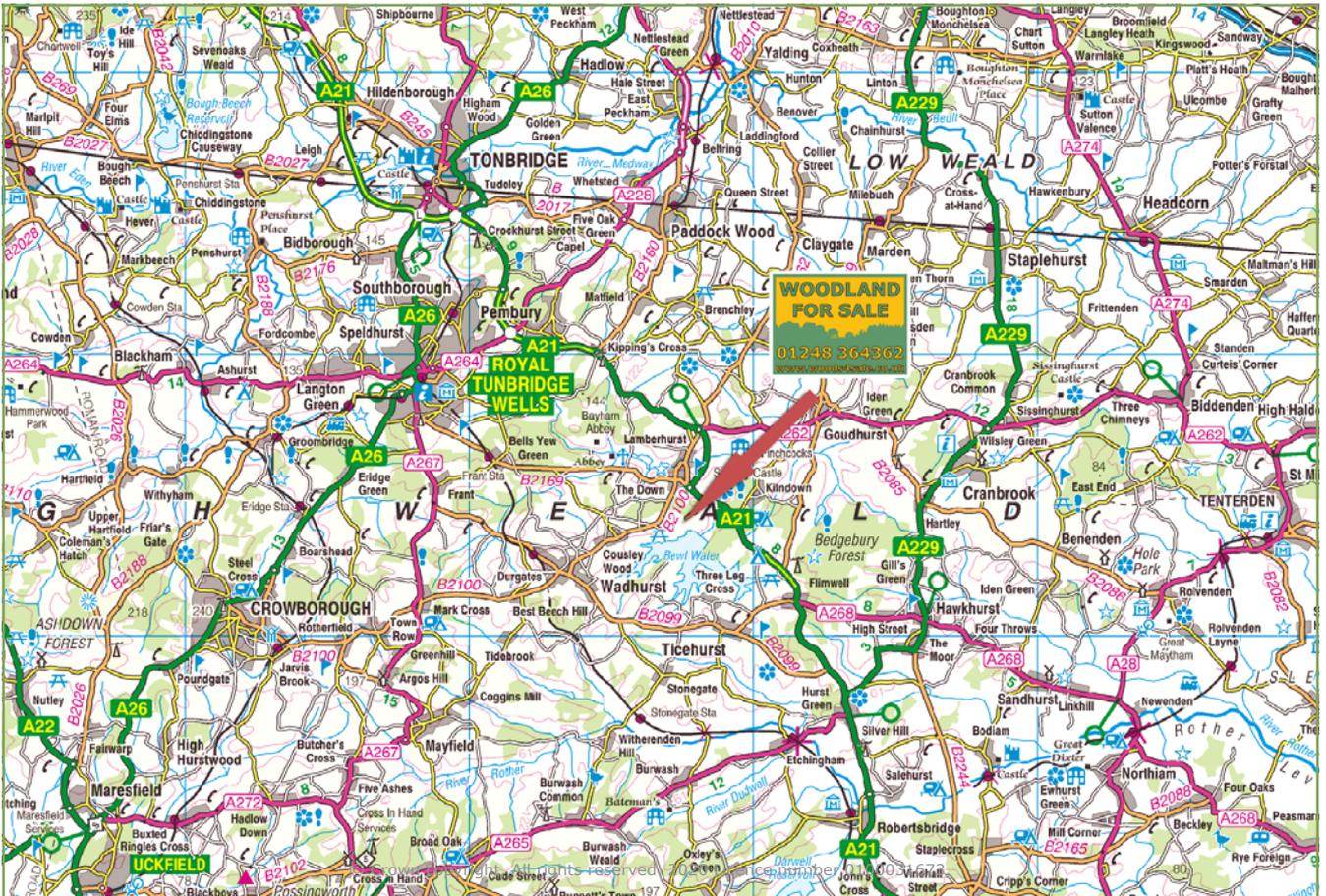
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

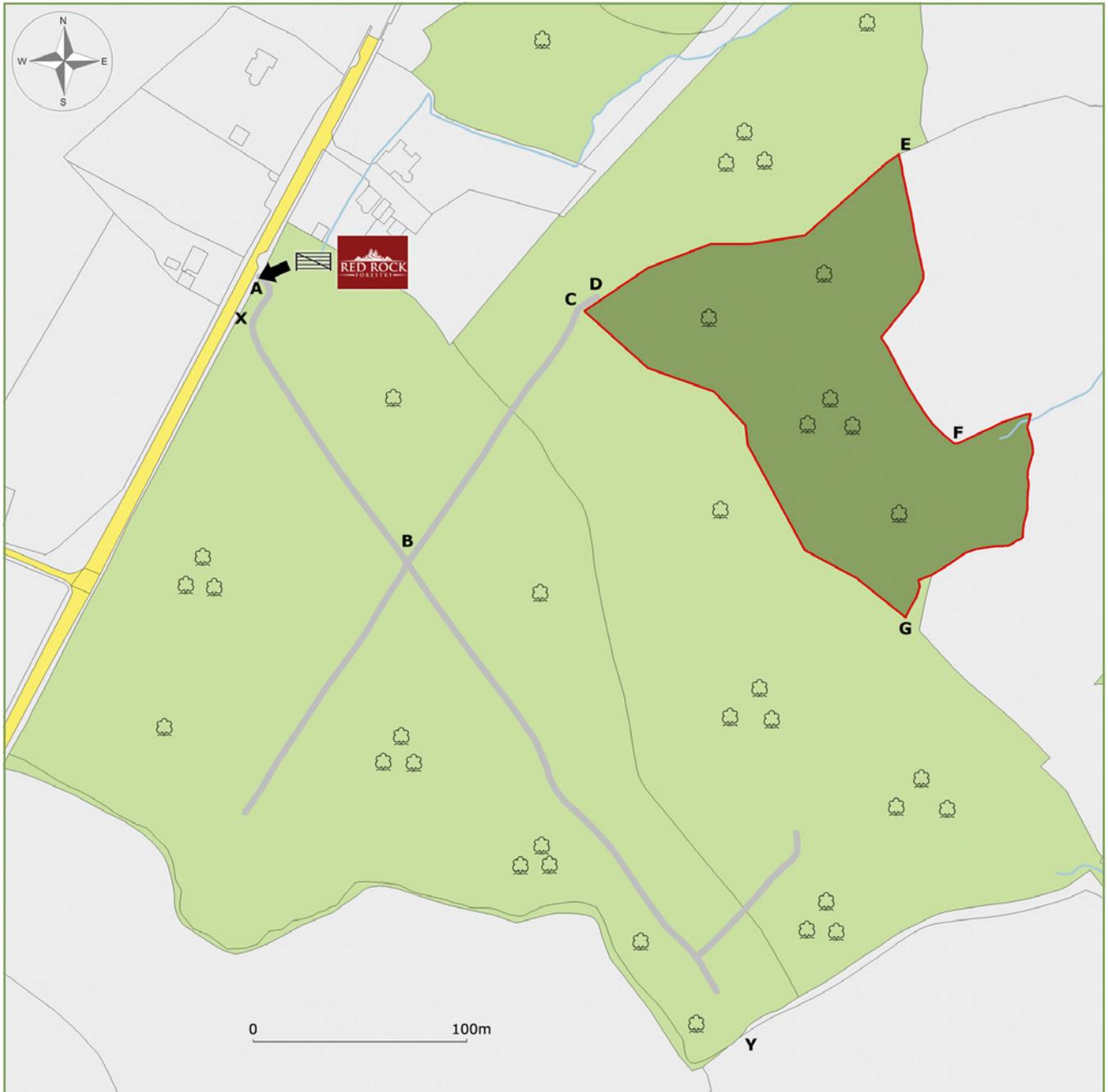
Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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Legend

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