

# 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.



## Nutkins

near Tunbridge Wells, Kent. 3.76 acres of marvellous broadleaf woodland with vehicular access, 40 miles from London £52,000 (freehold)

A long-established coppice woodland with standards of oak and sweet chestnut within a larger wood, with recreational opportunities, on the Kent/East Sussex border

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## Nutkins, Tunbridge Wells, Kent



### Description

Accessible in roughly an hour and a half from London, Nutkins is an exceptional place to get away from it all and enjoy woodland adventures with friends and family. Situated amongst a wider peaceful Ancient Woodland, the wood lies 7 miles east of Royal Tunbridge Wells in rural Kent.

Located largely on level fertile loamy clay soils with occasional undulations, the canopy mainly comprises majestic oak standards (some of these stems are of an excellent quality), Scots pine, sweet chestnut coppice, poplar and ash. The shrub layer below encompasses hazel coppice, birch, hornbeam, sycamore and holly. A number of the sweet chestnut stems could be selected as a good source of fuel or even post and rail fencing using the Forestry Commission thinning licence currently in place. Areas of bluebell, primrose, fern, bracken and blackberry decorate the ground layer, a particularly pleasant scene during the warmer months!

Towards the northeast, far reaching rural views can be enjoyed; this would make a nice secluded location for occasional camping. In addition, there are several open areas ideal for bushcraft activities.

Woodland creatures including muntjac, roe and fallow deer, yellow-necked mouse, badger and fox have all been sighted. A range of feathered visitors such as treecreeper, greenfinch, woodpecker, long eared owl and many harmonious songsters enjoy the tranquillity of this area.

Nutkins embodies an ideal haven for an enthusiastic woodsman keen on bushcraft and woodland life. It enjoys vehicular access along an unsurfaced track suitable for a light 4WD vehicle year-round and a 2WD car in drier months.

### If It Were Mine

Friends and family would definitely be invited for occasional BBQs and camping. Bushcraft is also high on the agenda; hazel coppice from the shrub layer is a very handy material to work with. I would consider raking a nice foot path to the northeastern end of the wood. Some of the blown chestnut would make ample fire logs once seasoned!

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.**

### Locators

OS Landranger Series Sheet No: 188  
Ordnance Survey Grid References:  
- Roadside gate: TQ 671 348  
- Centre of wood: TQ 673 346  
Nearest postcode: TN3 8HN

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### What3Words

Roadside gate: ///quack.drips.districts

### Directions & Access

- From the centre of Lamberhurst village, continue

## Nutkins, Tunbridge Wells, Kent



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 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 track and continue straight on at the crossroads (point **B**).
- After 285 metres you will arrive at the woodland on the left (point **C**), indicated by green, white and orange paint on a wooden post.

### Boundaries

- The southwest boundary **CD** is the outside edge of the track, indicated by green paint on occasional wooden posts that may be offset by a short distance.
- The southeast boundary **DE** is indicated by blue paint on occasional wooden posts and trees.
- The northeast boundary **EF** is the centre of the ditch, **FG** is indicated by green paint on occasional wooden posts and trees.
- The northwest boundary **GC** is indicated by orange paint on occasional wooden posts and 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 **ABC**.
- A right of way is reserved along **CD** for the benefit of woodland beyond.
- 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

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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; 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

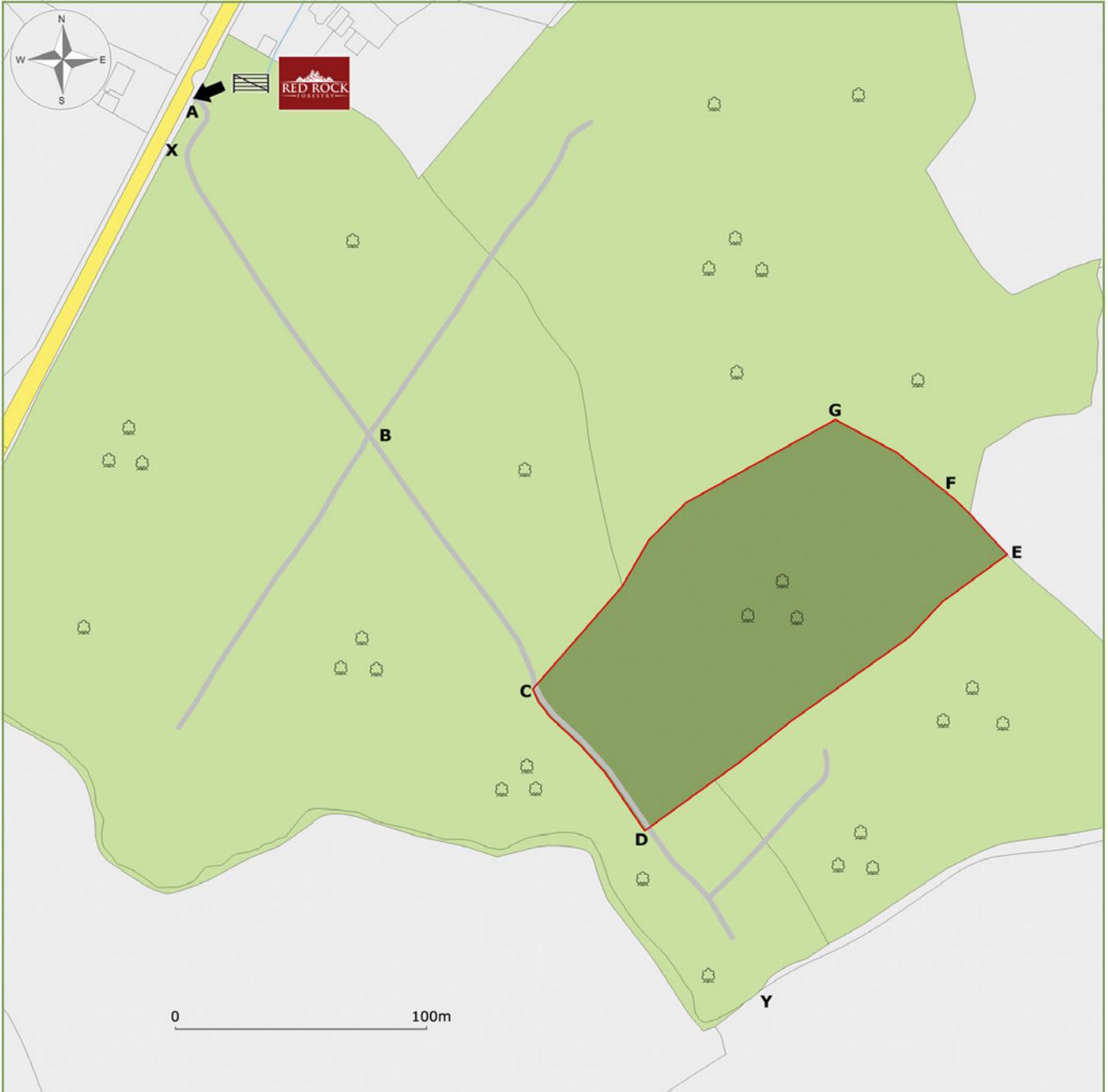
Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).



# Nutkins, Tunbridge Wells, Kent



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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             |                   |                |