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.

Point Wood

near Tunbridge Wells, Kent. 1.87 acres of mature mixed broadleaf woodland with roadside access, 40 miles from London £29,000 (freehold)

SOLD

A lovely oak woodland with sweet chestnut, ash and vehicular access, offering recreational prospects on the frontier of Kent and East Sussex.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK
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Point Wood, Tunbridge Wells, Kent

Description

Point Wood is situated within a larger Ancient Woodland located on the fringes of Lamberhurst village on the borders of Kent and Sussex.

Encompassed by level loam over clay soil, the mature canopy includes majestic oak standards (many of an excellent quality), sweet chestnut coppice, birch, ash, hornbeam and sporadic cherry. A blend of lush hazel, hawthorn, sycamore and holly occupy the shrub layer below. The new owner could select a few stems for firewood, using the valid Forestry Commission thinning licence. Come the warmer months, the ground layer is awash with ribbons of bluebell, foxglove, wood anemone and primrose, flooding the ground layer with colour.

Between the stems are several areas that if cleared would make nice spaces to camp from time to time, or perhaps a BBQ during summer. A hammock could also be hung from a sturdy pair of trees.

Feathered creatures include greenfinch, long eared owl, treecreeper, woodpecker and an assortment of harmonious songsters. Woodland mammals regularly visit; badger, wood mouse, hare, fox, muntjac and roe deer have all been spotted.

Point Wood can be navigated along an unsurfaced track traversable with a light 4WD all year round and a 2WD car in drier months.

If It Were Mine

I would think about a location to practice some bushcraft; there is ample material to hand such as hazel, often used for thumb sticks for walking. Gently swinging in a hammock during summer is a delightful way to observe woodland life with a book. Some winter fuel is also a must.

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).

What3Words

Roadside gate: ///quack.drips.districts

Ordnance Survey Grid References

OS Landranger Series Sheet No: 188

- Roadside gate: TQ 671 348
- Centre of wood: TQ 671 347

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 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) and you will arrive within the woodland.

Boundaries

- The southwest boundary is the outside edge of the track indicated by green paint on wooden posts that may be offset by a short distance.
- The southeast boundary is the outside edge of the track indicated by yellow paint on occasional wooden posts that may be offset by a short distance.
- The northern boundary **AD** is the fence, **DC** is indicated by white paint on occasional wooden posts and trees.
- The short northwest boundary is the edge of the public highway.

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

- A right of way is reserved over the route **AB** and **BC** 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 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.

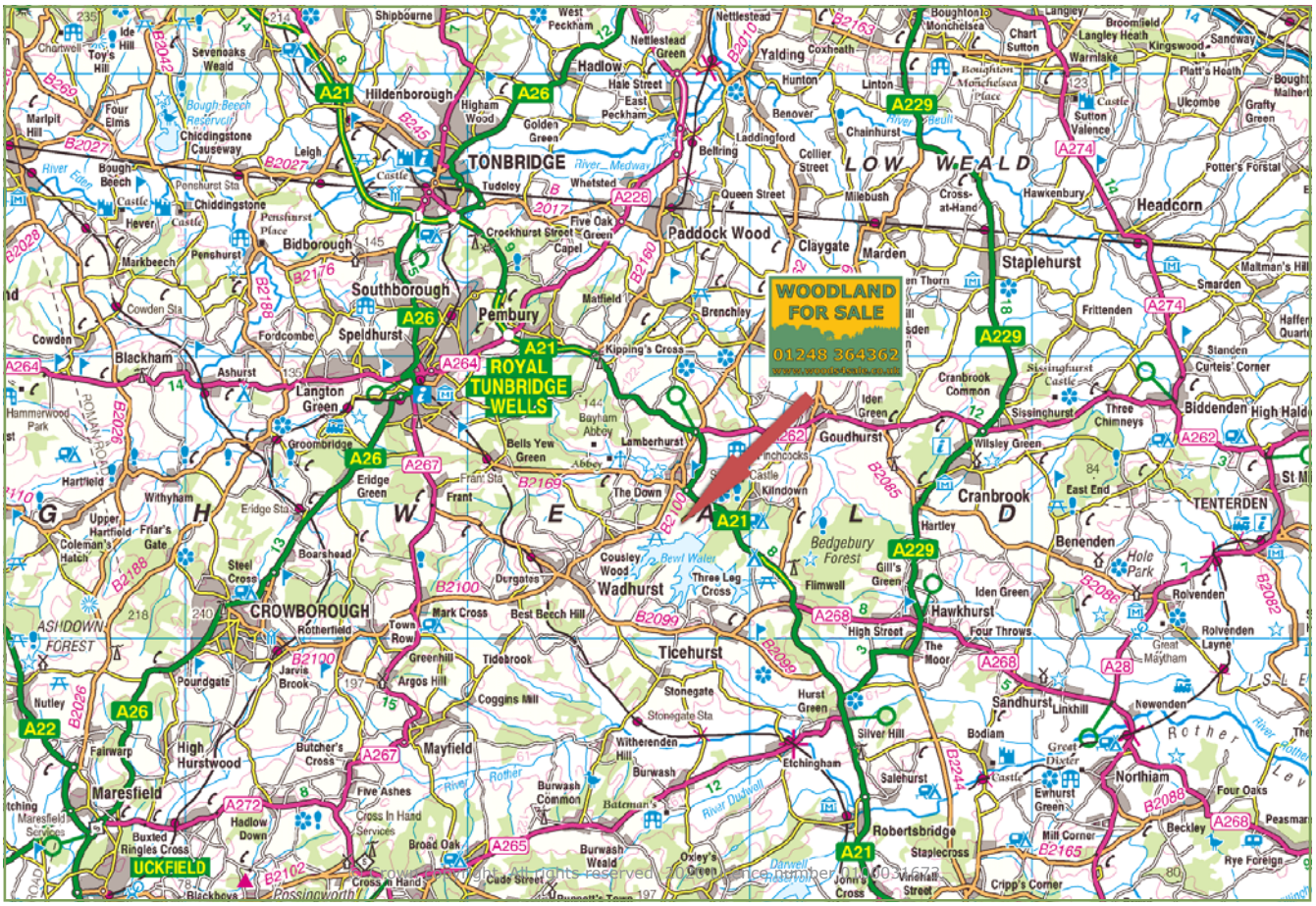
Woods4Sale Interest

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

Contact

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

Point Wood, Tunbridge Wells, Kent



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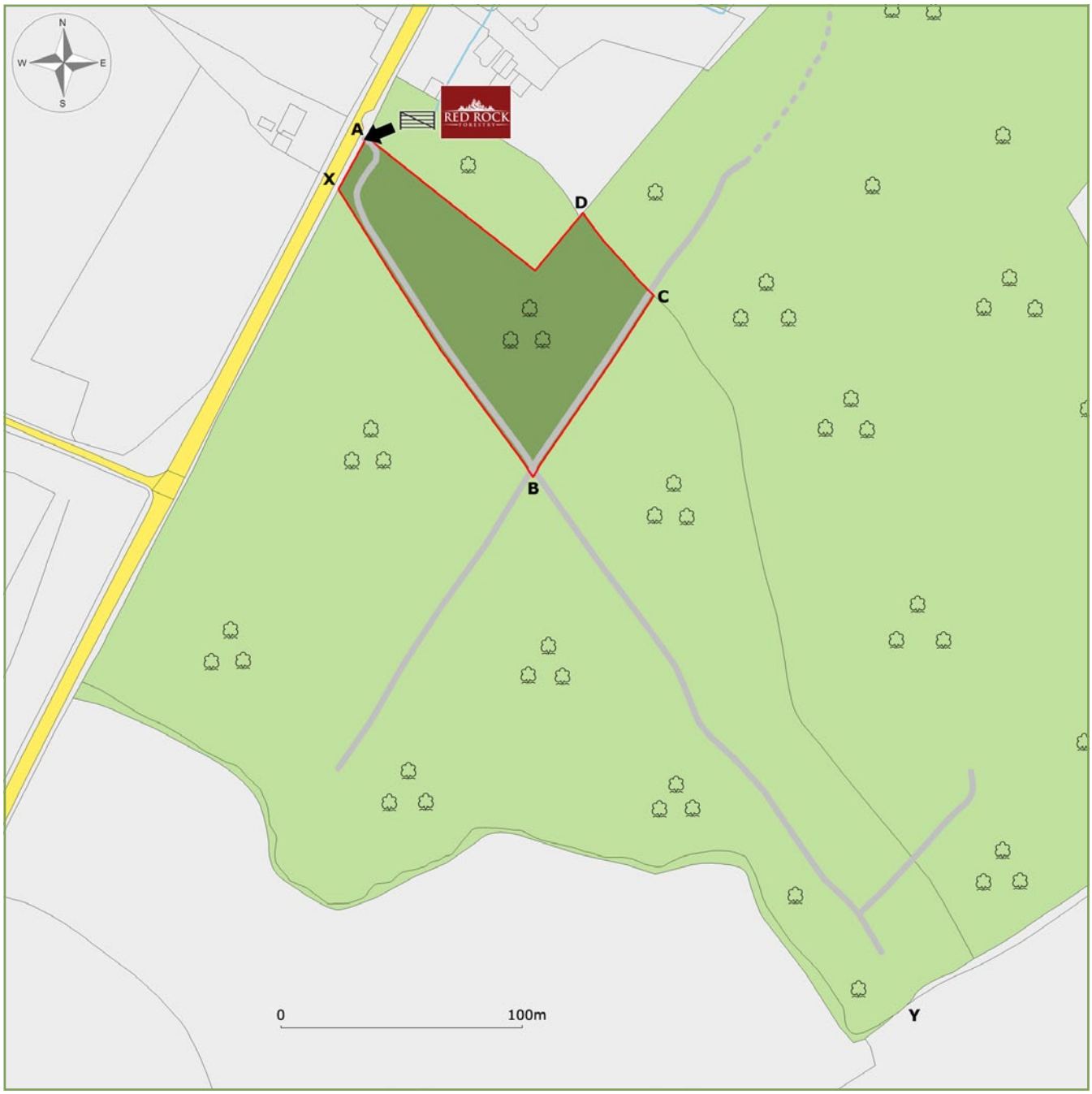

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Legend

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

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