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.

Queens Wood

near Tunbridge Wells, Kent. 4.56 acres of mature broadleaf woodland with grassy open areas, 40 miles from London

£56,000 (freehold)

SOLD

Tranquil oak and hazel woodland in a rural location with vehicular access and numerous recreational opportunities on the Kent/East Sussex border.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Queens Wood, Tunbridge Wells, Kent

Description

Queens Wood lies at the end of a private track within a wider Ancient Woodland on the fringes of the attractive village of Lamberhurst in rural Kent.

Located predominantly on level loamy clay soils, the mature canopy consists of outstanding oak standards, majestic sweet chestnut coppice, birch and ash. Below, a shrub layer comprises hazel coppice (great for whittling walking thumb sticks), holly, hornbeam, and sycamore. Swathes of bluebell, primrose, foxglove, fern, bracken and blackberry embellish the ground layer, making a lovely woodland scene during spring, and a resource for our essential pollinators.

A large open grassy ride towards the northwest provides an excellent open area that could be used for numerous woodland activities such as bush craft or occasional milling of timber. A new owner could spend a few nights star gazing and camping here too. In addition, a seasonal stream runs through part of the northwest corner, creating a lush habitat for wildlife. Far reaching views are also enjoyed from the eastern boundary.

Woodland mammals include muntjac, roe and fallow deer, yellow-necked mouse, badger, hare and fox. A range of feathered guests such as long eared owl, treecreeper, greenfinch, woodpecker and many harmonious songsters revel in the peacefulness of this wood.

Queens Wood is accessed along an unsurfaced track navigable with a light 4WD vehicle all year round and a 2WD car in drier months. This woodland would be a perfect place for a keen woodsman or equally a family wanting to enjoy nature at is finest.

If It Were Mine

I would firstly mow the grassy ride during the summer months for a lovely overnight location to experience with friends and family. A hammock or two would be a nice addition from which to enjoy my surroundings. Sweet chestnut makes an excellent fuel for the hearth; I would consider selecting one to yield some logs.

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 673 349
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

Centre of wood: ///cucumber.weeks.caressing

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.

Queens Wood, Tunbridge Wells, Kent

- 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 straight track southeast.
- After 160 metres turn left at the crossroads (point **B**).
- Continue along the track and after 150 metres you will arrive at the woodland ahead and to the left (point **C**), indicated by red and blue paint on a wooden post.

Boundaries

- The southeast boundary **CDE** is indicated by red paint on occasional wooden posts and trees.
- The east boundary **EF** is the fence with fields beyond, **FG** is indicated by green paint on occasional wooden posts and trees.
- The northwest boundary **GH** is the tall deer fence, **HJ** is the fence with residential properties beyond.
- The southwest boundary **JC** is indicated by blue 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 **ABC**.
- A right of way is reserved over the route **CD** for the benefit of woodland to the south.
- 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.

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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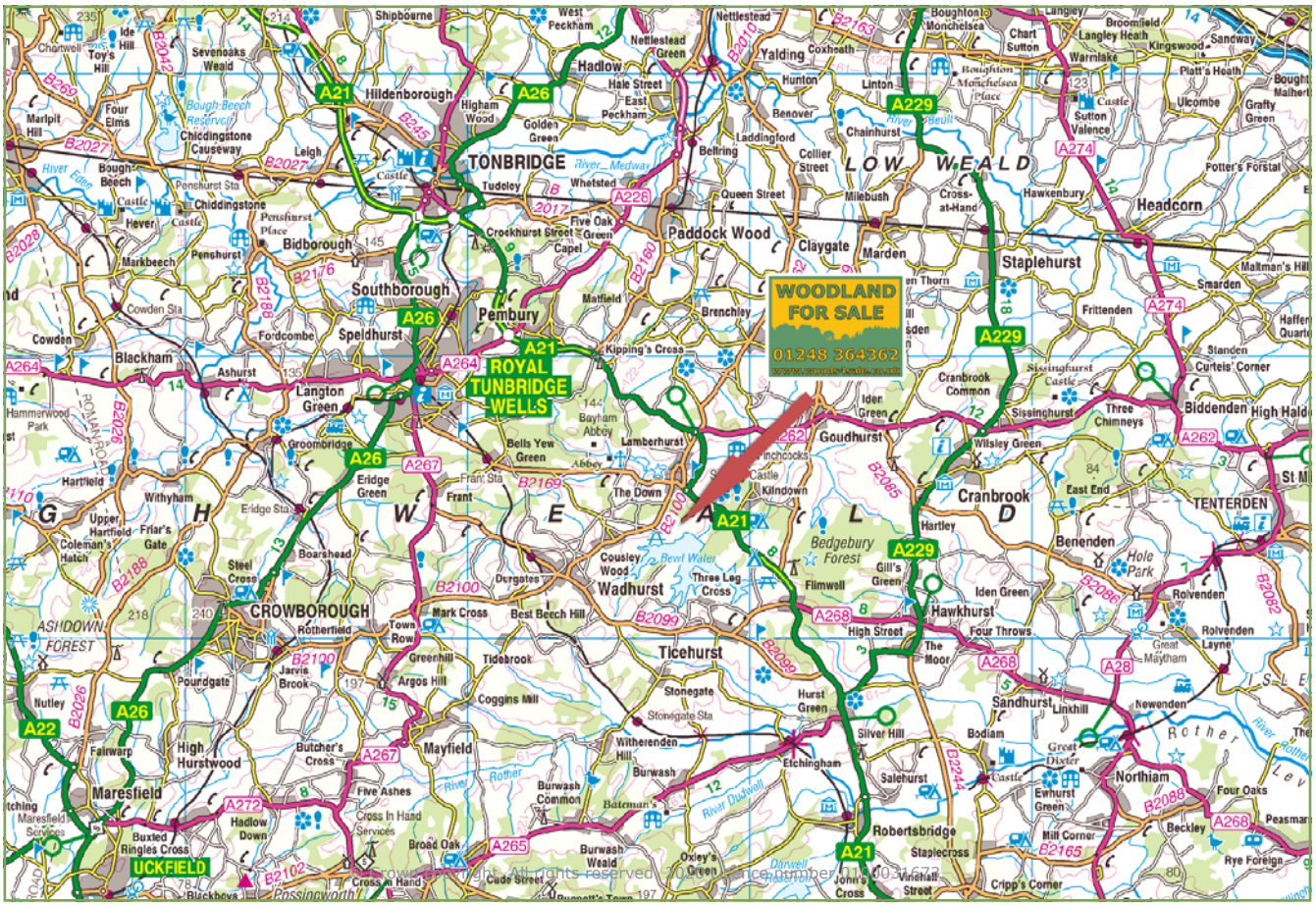

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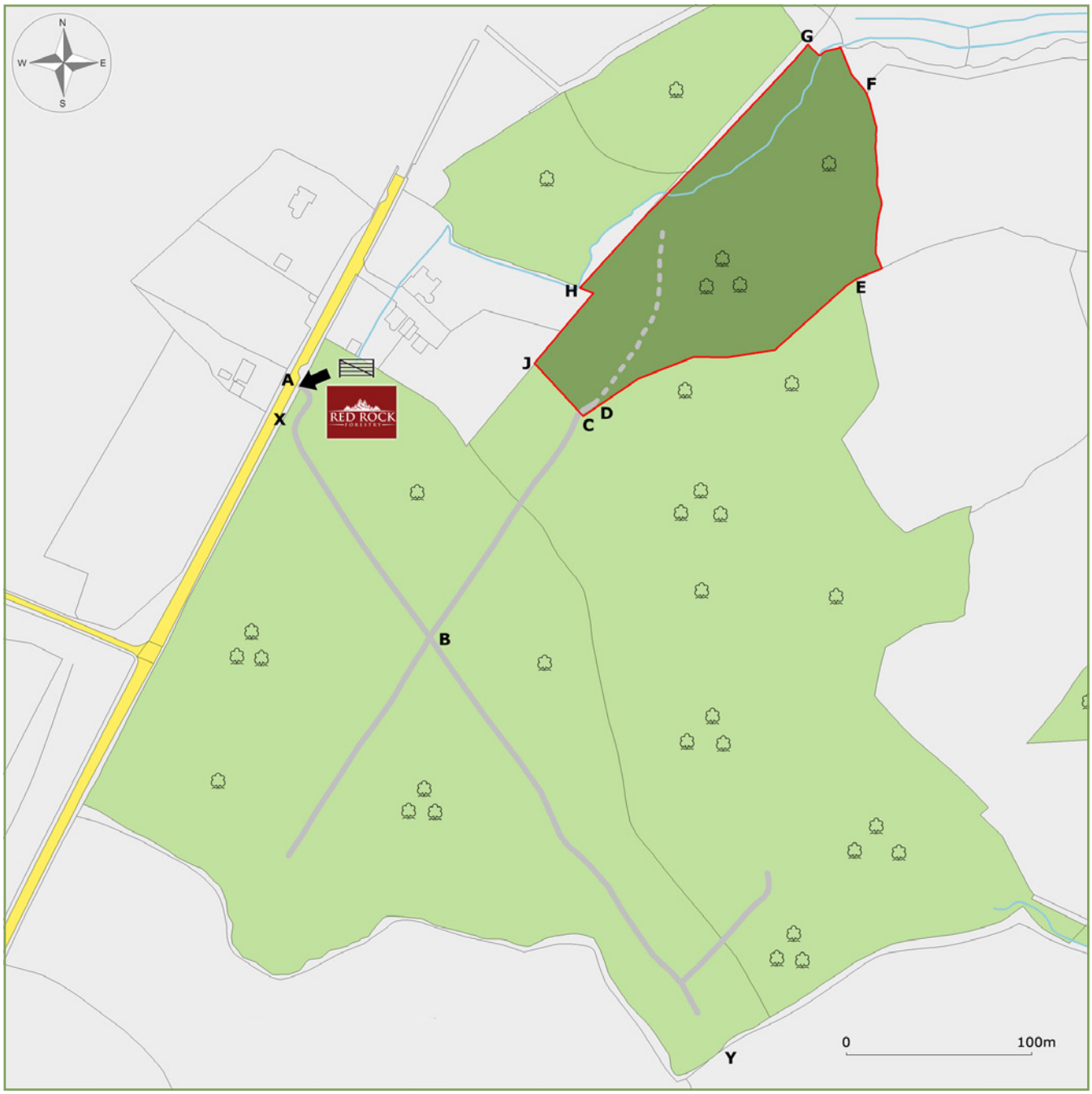

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Legend

- 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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