

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.



Thumpers

near Tunbridge Wells, Kent. 2.58 acres of mature broadleaf woodland in a rural location, 40 miles from London
£35,000 (freehold)

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

Thumpers, Tunbridge Wells, Kent



Description

Situated on the edge of Lamberhurst village, Thumpers is encompassed by a wider Ancient Woodland on the Kent and Sussex borders.

Located on level loamy clays, its mature canopy comprises majestic oak standards (some of which are of superb quality), sweet chestnut coppice, ash, birch, hornbeam and occasional cherry. In the shrub layer below is a mix of lush hazel, hawthorn, sycamore and holly. A new owner could certainly consider a stem or two of chestnut for logs, making use of the current Forestry Commission thinning licence. During warmer months a patchwork of woodland flora including bluebell, wood anemone, foxglove and primrose embellish the ground layer, all enjoyed by our essential pollinators.

Amongst the stems are a number of areas that if cleared would make good spots to camp occasionally, or perhaps even a BBQ from time to time during summer. A swing could be hung from a sturdy oak limb.

Woodland mammals frequently visit including badger, wood mouse, hare, fox, muntjac and roe deer. Feathered creatures include greenfinch, long eared owl, tree creeper, woodpecker and a variety of acoustic songsters.

Thumpers can be accessed along an unsurfaced track navigable with a light 4WD all year round and a 2WD car in drier months.

If It Were Mine

This is a lovely place to unwind and sit quietly observing the natural environment. I would learn some bushcraft skills; there is ample material to hand such as hazel, a versatile and flexible wood for this fun activity. Firewood would certainly be yielded.

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](https://www.what3words.com////quack.drips.districts)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 188

- Roadside gate: TQ 671 348
- Centre of wood: TQ 672 347

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.

Thumpers, Tunbridge Wells, Kent



- Climb over the gate (sorry we do not provide keys for viewings), following the straight track southeast.
- After 160 metres you will arrive at a crossroads (point **B**) and the woodland is just beyond to the left, indicated by yellow paint on wooden posts and continues along to point **C**.

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 indicated by orange paint on occasional wooden post and trees.
- The northeast boundary is indicated by white paint on occasional wooden posts and trees, partly following an earth bund.
- The northwest boundary is the inside edge of the track indicated by yellow paint on occasional wooden posts that may be offset by a short distance.

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 at all times and all purposes over the route **ABC**.
- A right of way is reserved over the route **BD** 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

Thumpers, Tunbridge Wells, Kent



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.

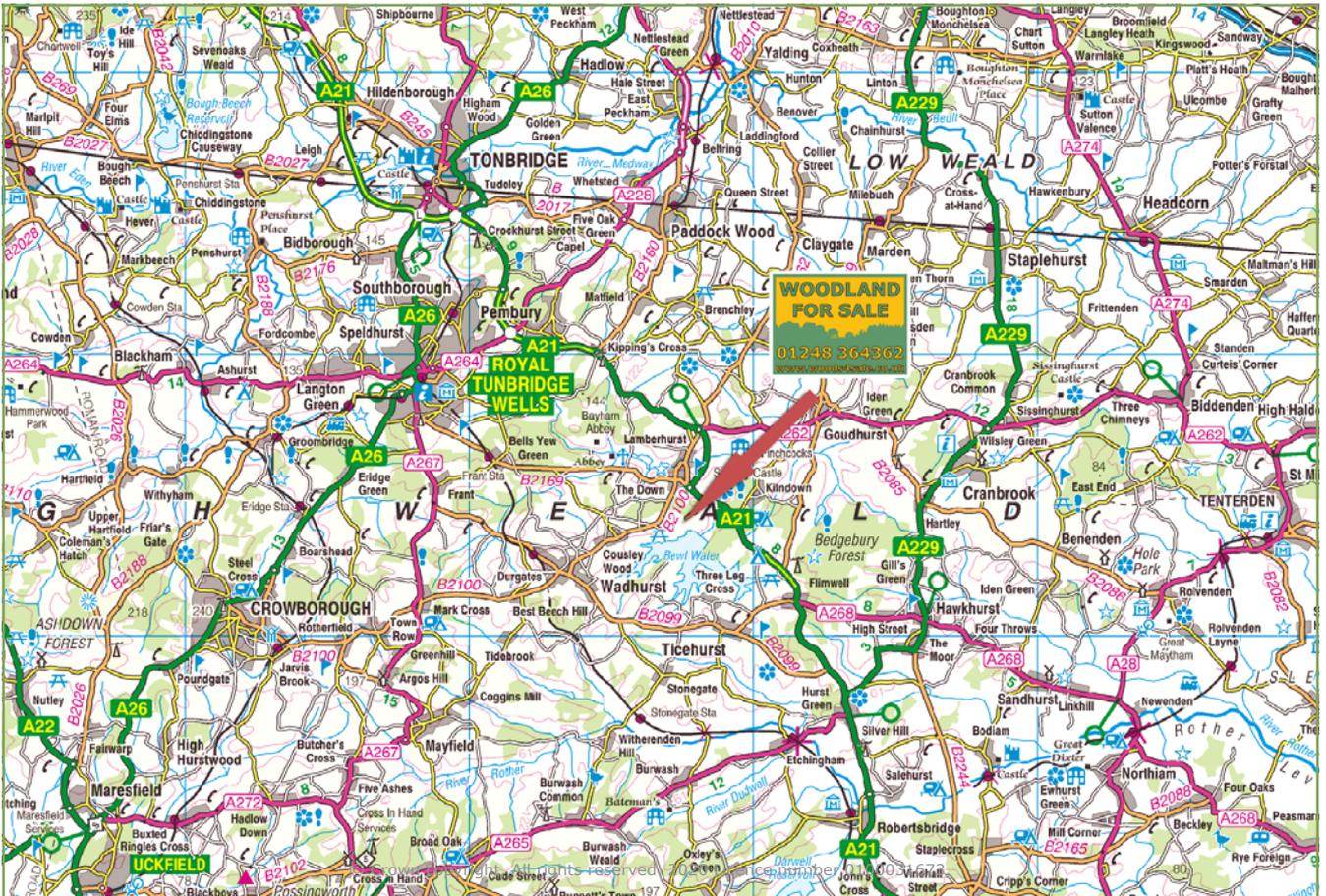
Woods4Sale Interest

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

Contact

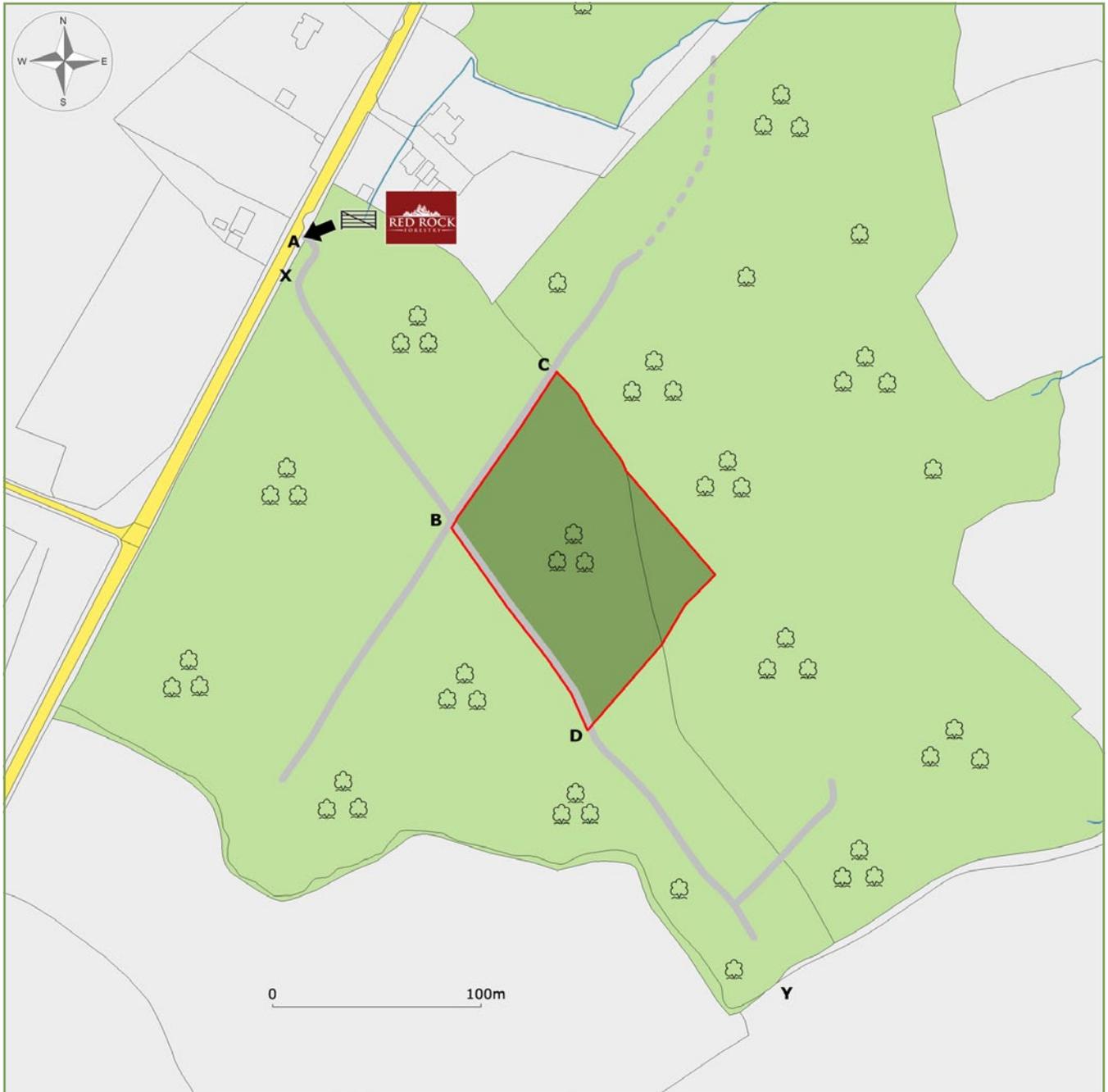
For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

Thumpers, 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		