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.

Wrigglers

near Tunbridge Wells, Kent. 2.82 acres of spectacular broadleaf woodland with rural views, 40 miles from London £38,500 (freehold)

SOLD

Mature coppice woodland comprising oak standards and sweet chestnut, with vehicular access on the Kent/East Sussex border.

Wrigglers, Tunbridge Wells, Kent

Description

Among a wider Ancient Woodland, Wrigglers lies 7 miles east of Royal Tunbridge Wells just outside the quaint village of Lamberhurst on the rural Kent/East Sussex frontier.

Located on mostly level loamy clay soils, the mature canopy consists of majestic oak standards (with some stems of excellent quality), sweet chestnut coppice, hornbeam and ash. Within its shrub layer there is a lush mix of hazel coppice, younger sweet chestnut and holly. Making use of the Forestry Commission thinning licence, some of the larger holly would make superb logs for the hearth; holly is a dense wood that can burn for hours! Swathes of bluebell, primrose, fern, bracken and blackberry embellish the ground layer during spring, creating a lovely woodland display in warmer months.

Pleasant rural views are enjoyed along the southwest edge of the wood - a new owner could certainly put up a hammock here for occasional overnight camping with a small fire.

Woodland creatures including muntjac, roe and fallow deer, wood mouse, badger and fox have been spotted weaving through the trees. An array of feathered visitors such as woodpecker, greenfinch, treecreeper, long eared owl and numerous tuneful songbirds enjoy the tranquillity of the location.

Wrigglers is accessed along an unsurfaced track suitable for a light 4WD vehicle year-round and a 2WD in drier months. This wood represents a sanctuary for an enthusiastic woodsman keen to exercise their woodcraft skills with family.

If It Were Mine

Hanging a swing from a sturdy tree limb would be a nice idea to look out from one of the many viewpoints. I would certainly yield some fuel from both the chestnut and holly. BBQs with the family would be fun, perhaps followed by a night's camping, and regular enjoyment of the Japanese tradition of Shinrin-Yoku (forest bathing).

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 670 346

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.
- After 160 metres turn right at the crossroads (point **B**).
- Continue along the track and after 100 metres you will arrive at the woodland on the right (point **C**), indicated by green, orange and yellow paint on a wooden post.

Boundaries

- The southeast boundary **CD** is the outside edge of the track, indicated by green paint on occasional wooden posts that maybe offset by a short distance, **DE** is indicated by green paint on occasional wooden posts and trees.
- The southwest boundary is the partly dilapidated agricultural fence with farmland beyond.
- The northwest boundary is set back a short distance off the public highway.
- The northeast boundary is indicated by yellow paint on occasional wooden post 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 over the route **CD** for the benefit of woodland to the southeast.
- 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.

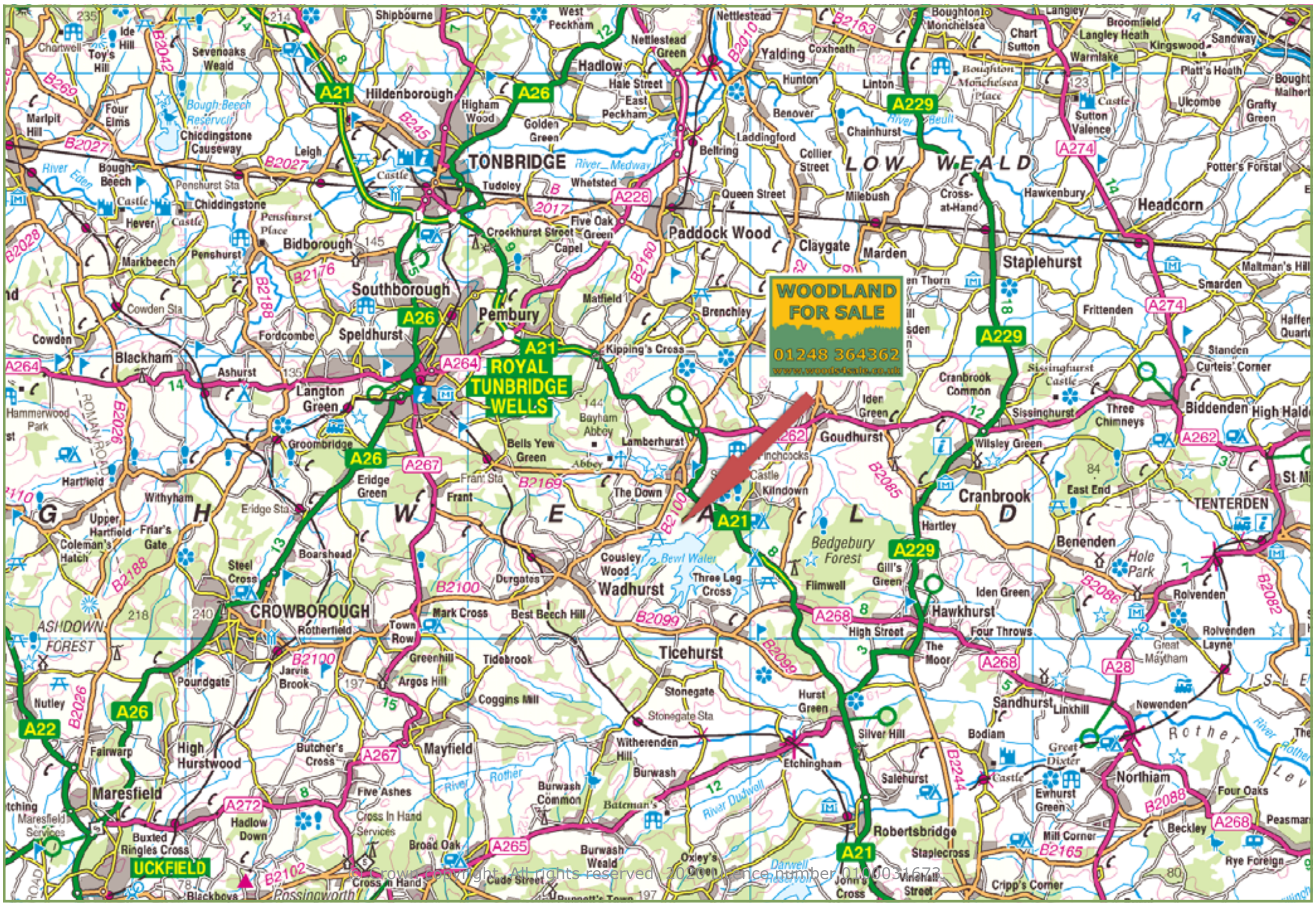
Woods4Sale Interest

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.

Wrigglers, Tunbridge Wells, Kent



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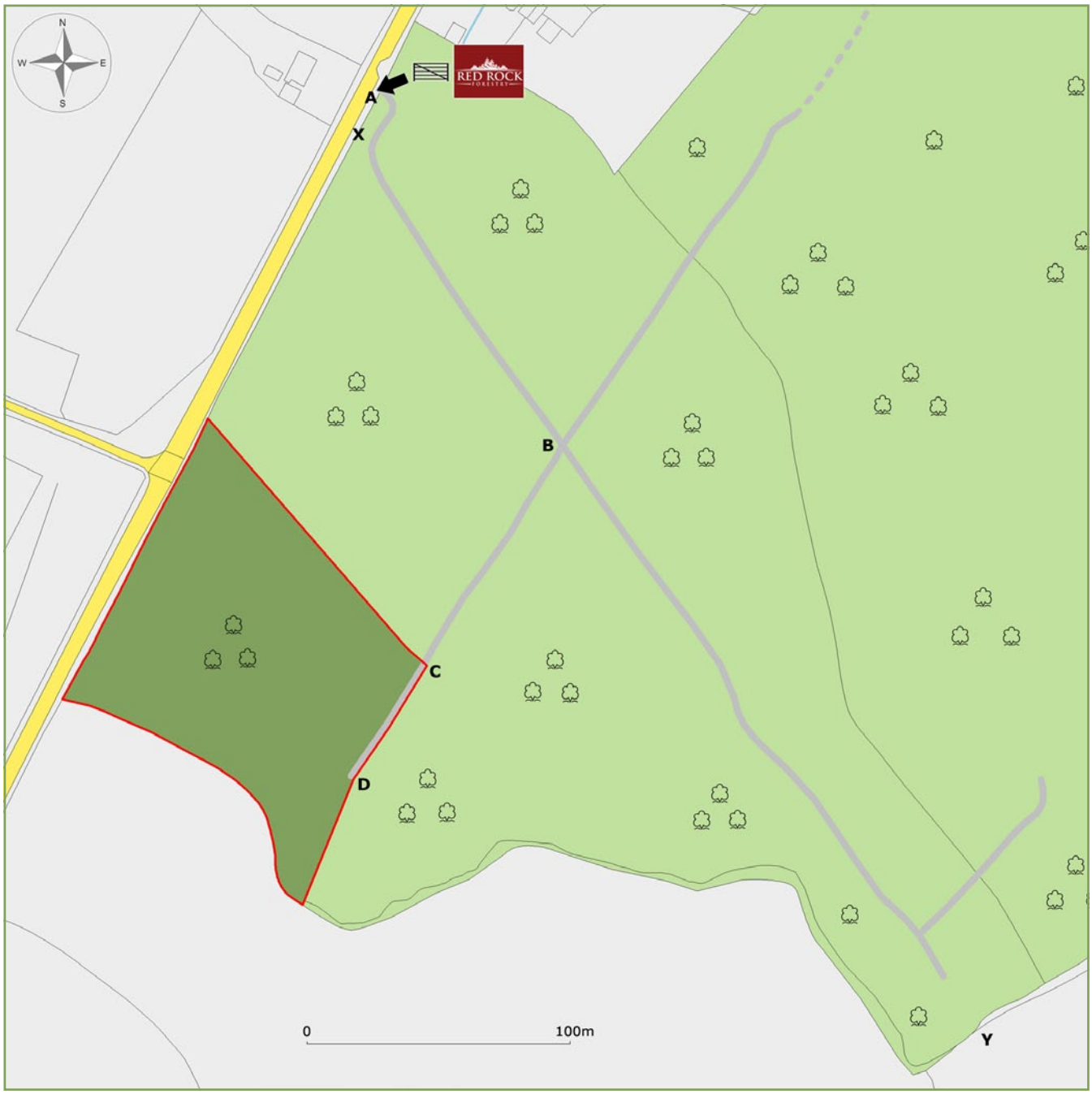
Wrigglers, Tunbridge Wells, Kent



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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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