



Stacklands Wood, West Kingsdown, Sevenoaks, Kent

30.69 acres , Offers in the Region of £310,000 (freehold)



Nearest postcode: TN15 6AW **OS Map No:** 188 **What3Words:** Entrance Gate ///retain.crisis.years

Woods4Sale



An excellent mixture of mature broadleaf and conifer with both amenity and commercial potential, well placed within reach of major road networks, in the Kent Downs National Landscape.

Stacklands Wood is situated just south of the village of West Kingsdown in semi-rural Kent, yet is only 25 miles east of central London. Kent is known as 'The Garden of England' due to its lush green landscapes of which Stacklands is a fine example. Access is through a pair of timber gates with plenty of parking space just inside.

Located largely over loamy, clay, and flinty soils that are level in the north with slopes further west and south, the canopy to the northeast comprises large oak, beech, ash, cherry, and hornbeam with a scattering of Scots pine. These are accompanied by smaller stemmed birch, ash, rowan, sycamore, holly and hazel below.

Moving towards the middle of the northern section of the woodland is an area of impressively large sweet chestnut coppice - a new custodian could find a number of uses for this, perhaps for post and rail fencing, firewood and maybe even the odd sawlog. Sweet chestnut can make a good alternative to oak, as

it is fairly easily worked. The subsequent stools following any felling operation could be brought back into a planned rotation crop for other markets in the future - bean poles and hurdle fencing perhaps. The chestnut is accompanied by hornbeam, oak, hazel coppice and yew.

Midway along the western side of the woodland is a stand of lofty western red cedar and a smattering of Scots pine, adding a pleasant contrast to the overall species composition. The year-round tree cover makes this a good spot to set up a workbench to improve one's bushcraft skills, perhaps felling one or two stems to create some additional space in order to do so. Further south and east, hawthorn, ash, oak and cherry make up the southern section of this horseshoe shaped woodland.

The north of Stacklands is designated as an Ancient Woodland, with ground dwelling Indicators of this classification including pollinators such as bluebells, primrose, yellow archangel, dog's mercury and wood anemone. These create a colourful tableau in the warmer months and an interesting contrast to the rest of the woodland.

Several existing rides and paths to the north could be fairly easily linked up with the entrance gates, creating easy access for ongoing management. These would certainly be useful for tractors with forwarder trailers to winch logs from a selective felling. Access to the south could be improved with a little clearance, or alternatively left as it is for amenity adventures like wild camping - patches of laurel throughout the woodland make a natural privacy screen.

The mammal population includes deer (sika, muntjac and fallow are all known to be present), badger, hare, wood mouse and fox. Looking to the treetops and skies beyond, owl, buzzard, skylark, green woodpecker, lesser redpoll and many fine songbirds have also been identified on our forester's visits.

The sale of this magnificent woodland as a whole presents a wealth of opportunities for someone looking for a larger offering to manage, benefitting from a Forestry Commission Felling Licence, a Management Plan, and broad rides throughout which enable good internal access. It would equally make a sound investment for someone seeking a standalone sanctuary for family adventures. Of course, Stacklands is big enough for a bit of both!



Our Forester's Thoughts

Sam says...

"This is a woodland with lots of possibilities for both recreational and management activities – plenty to keep a new owner occupied for many years to come.

I would certainly enjoy the amenity value of Stacklands with my family and friends, whilst getting to know the woodland throughout the seasons. Overnight stays in the warmer weather, BBQs, den building all come to mind.

In terms of bringing the woodland back into active management, I would give some serious consideration to clearing a wide ride from the gate to link to the existing network, with the next objective to fairly heavily thin the mature sweet chestnut coppice to reintroduce a useful rotation crop. A range of extraction methods to transfer to the gate could be considered – low impact horse logging, nimble all-terrain vehicles (ATVs) or mini forwarders could be an option."

Please remember some management operations require approval and/or a licence.



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Directions

West Kingsdown is on the A20 London Road, which can be reached via the M25, M20 and M26 motorways

- From The Portobello Inn in West Kingsdown, head south along School Lane, passing The Old School on the left.
- After half a mile, you will see a turning on the right with a low wooden fence and a smart brick sign for Hailwood Place (point **X** on the plan).
- Turn right and you will see a pair of new wooden gates a few metres beyond on the right, with our Woods4Sale sign attached (point **A**).
- Please park in front of the woodland gates, taking care not to obstruct the tarmac road in any way.
- Walk around the side of the gate hanging post, and you are now in Stacklands Wood.

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

How To Buy

This woodland is being sold via 'Offers in the Region of' the advertised price. We require the following information in writing before we forward your offer to our client (please ensure you have funds in place before doing this):

- *The name of the woodland and the offer you wish to submit*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors.



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.

Fencing Liabilities

The woodland owner is to maintain the boundary between **F** and **G**.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Tree Preservation Order

The woodland 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.

Note

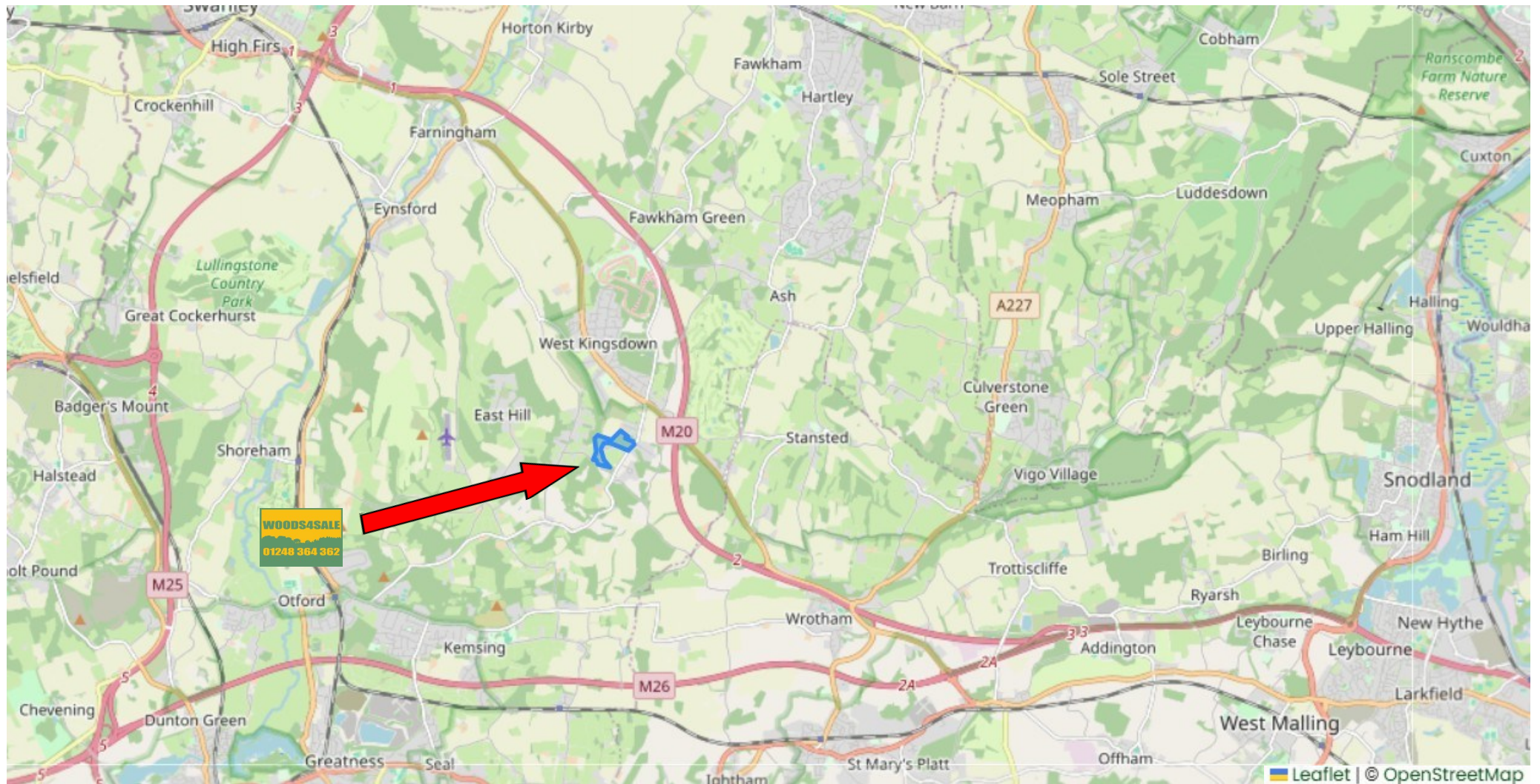
Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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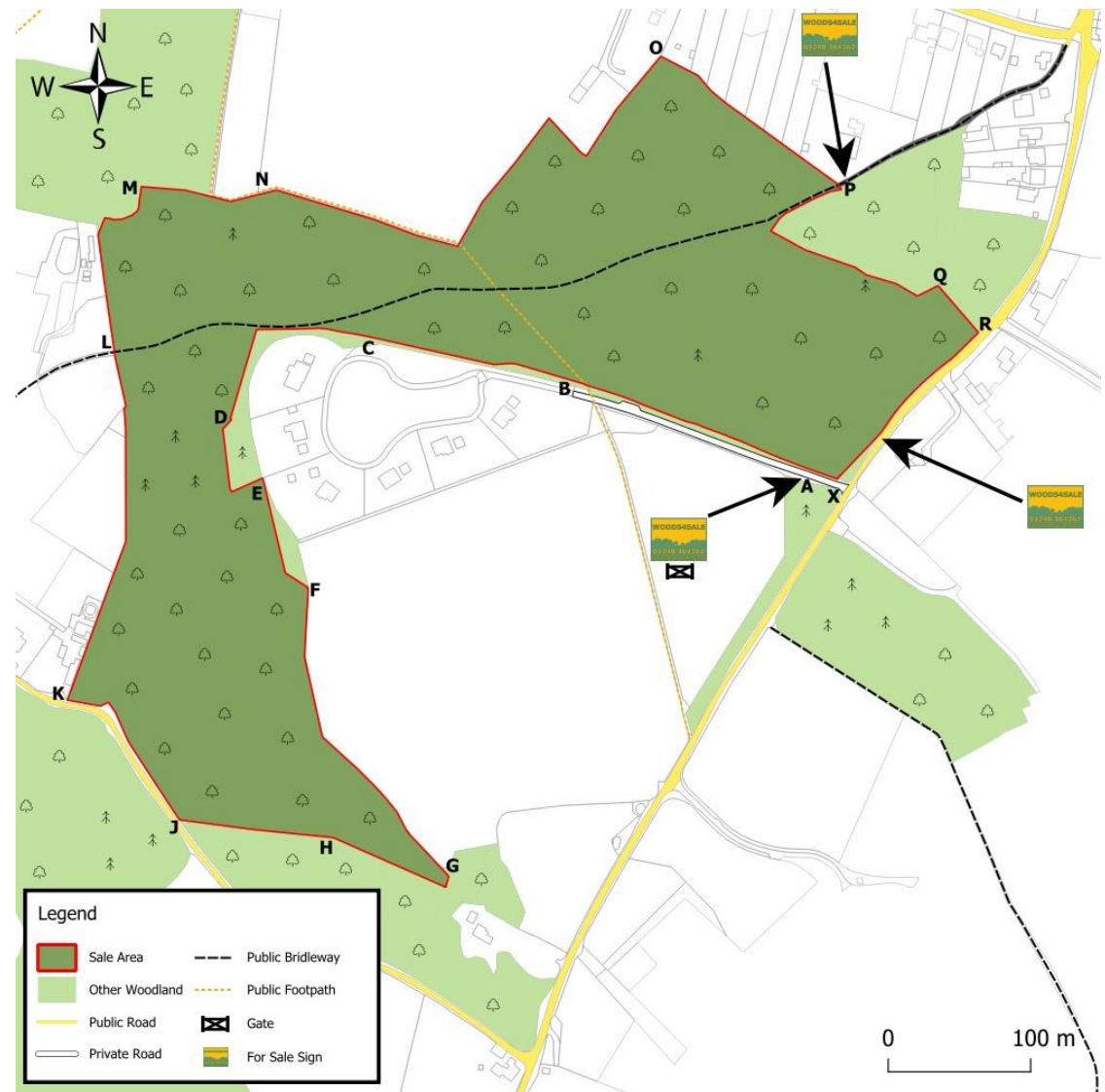
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Boundaries

- **XAB** is for the most part indicated by a chestnut post and rail fence.
- **BC** is in part indicated by chain link fencing and residential wooden panel fencing.
- **CD** is indicated by occasional large wooden posts with blue paint.
- **DE** is indicated by a deer fence.
- **EF** is indicated by red paint on occasional wooden posts,
- **FG** is for the most part indicated by a dilapidated fence with paddocks beyond.
- **GH** is unmarked
- **HJ** is indicated by red paint on occasional trees that follow a very low earth bund undulation.
- **JK** is the edge of the woodland adjacent to the council road.
- **KL** is for the most part indicated by green paint on occasional trees with a fence beyond.
- **LM** is for the most part indicated by a dilapidated fence with black panel fence beyond, along with a length of curved stock fence.
- **MN** is indicated by green paint on occasional trees that follow a low earth bund.
- **NO** is indicated by a fence with fields beyond.
- **OP** is for the most part indicated by a mix of residential fences – wooden, chain link or unfenced – along with the outside edge of a stone track.
- **PQ** is in part the southeast edge of a ride along with the southwestern edge of a narrow path, all indicated by orange paint on occasional wooden posts and trees.
- **QR** is indicated by short angle iron posts with occasional green and red paint .
- **RX** is indicated by the edge of the woodland with the council road beyond.



Rights of Way

- *There is a right of way granted for all times and for all purposes over the route **XAB**.*
- *There are a public footpath and a bridleway in the northern area of the*

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