

## Green Foot Wood, near Royal Tunbridge Wells, East Sussex



**11.09 acres, £154,000 (freehold)**

Nearest postcode: TN3 9HG OS Map No: 188 TQ 589 361 what3words: Roadside Entrance ///soda.cloud.bumpy



**A delightful blend of oak, sweet chestnut, Scots pine and larch in a rural location, accessed over a forest track.**

Part of a larger replanted Ancient Woodland known as Chase Wood, located under a mile south of Royal Tunbridge Wells, Green Foot Wood lies at the southern end of this wider wood. Access is over a track via a locked gate.

Situated over gentle northerly slopes among fertile loam and clay soils, the species-rich canopy consists of oak, ash, sweet chestnut (this being very large coppice in areas), cherry, alder, willow, birch and beech. The conifers are Scots pine, Norway spruce, larch and a handful of yew. Within its shrub layer beneath, there is a blend of hazel coppice, rhododendron, hawthorn, rowan and holly. Ground dwellers include bluebell, wood anemone, foxglove, primrose, hart's tongue fern, lady fern and bracken.

To the northwest of the woodland is a large deep hollow that looks like it may well retain water in parts during wetter months of the year, perhaps giving

scope to create a pond or two. There are a few large poplars within this area. This woodland could most certainly offer a new custodian a fair amount of firewood if carefully managed; existing access along the northern ride would help timber extraction, perhaps using a tractor and winch. Camping and recreation are also great options here.

This serene location is regularly frequented by a wealth of wildlife including the common dormouse, deer (fallow, muntjac and roe), fox, badger, owl, woodpecker, hawk, buzzard and many harmonious songsters.

**Our Forester's Thoughts**

**Sam says...**

*"I think a carefully prepared management plan for this woodland, with a focus on fuel as one objective, is a good idea. A fair number of the sweet chestnut coppice would certainly serve as a fuel stock if thinned out. Camping possibilities are a certainty with enough level spots to accommodate this. With all the material to hand, bushcraft skills could undoubtedly be honed here with groups of like-minded friends "*

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

## Directions

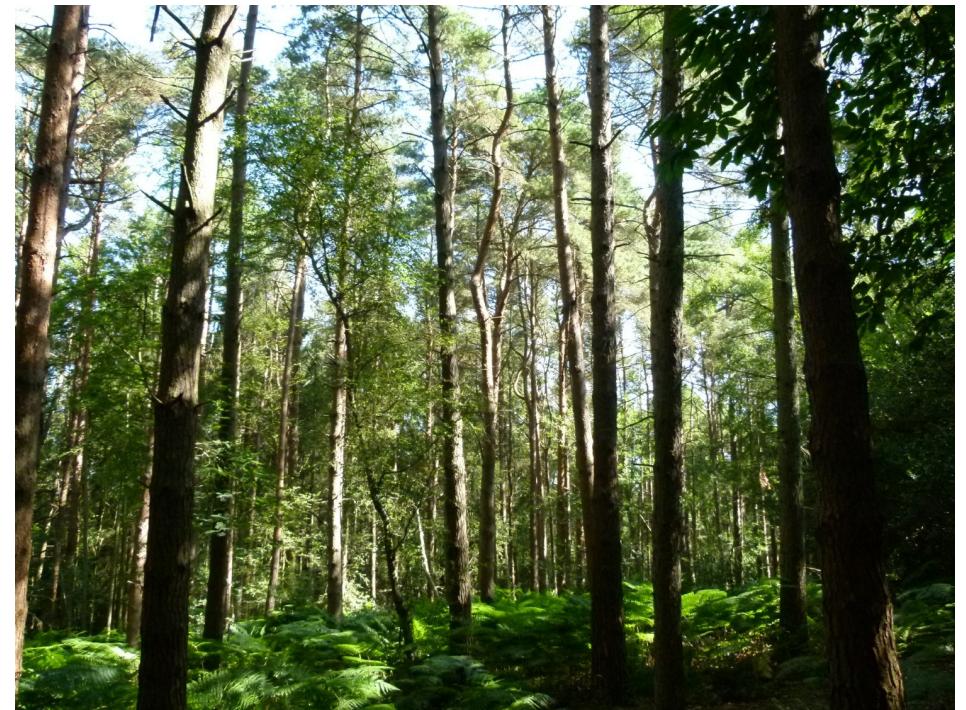
- From Royal Tunbridge Wells, head south along the A267 passing the Tunbridge Wells Rugby Football Club on the left.
- After 1 mile you will see a sign for Tate Fencing on your left (point **A** on the plan below).
- Please park in a suitable safe place neither obstructing the access gate nor through traffic.
- Continue on foot through the first barrier gate and then keep to the right of the fencing sales yard, passing through a second barrier gate.
- At the end of the car park, you will arrive at a wooden five-bar gate. Walk around the gate and continue along the track for 110 metres, then turn right (point **B**).
- Continue down the track for 280 metres and you will arrive at the woodland (point **C**), indicated by our Woods4Sale sign and a wooden post with blue and yellow paint.

## 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 routes **CD** for the adjacent woodland.*
- 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.*

**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.**



## Boundaries

- The northern boundary is the northern edge of the open ride, indicated by blue paint on occasional trees and wooden posts that may be offset by a short distance.
- The southeastern and short eastern boundary is the inside edge of the path, indicated by blue paint on occasional trees and wooden posts.
- The southern boundary is an old agricultural fence with fields beyond.
- The western boundary is the western edge of the ride, indicated by yellow paint on occasional trees and a wooden post.

### **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**

There are no known fencing obligations.

### **Residential Planning Permission**

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

### **Third Party Rights**

A Deed from 1986 stipulates that a water pipe in the southwestern corner of the woodland can be maintained by the water company with proper notice and to make good any damage caused, and for the owner of Green Foot Wood not to plant trees where the pipe is located.

### **Restrictive Covenants**

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

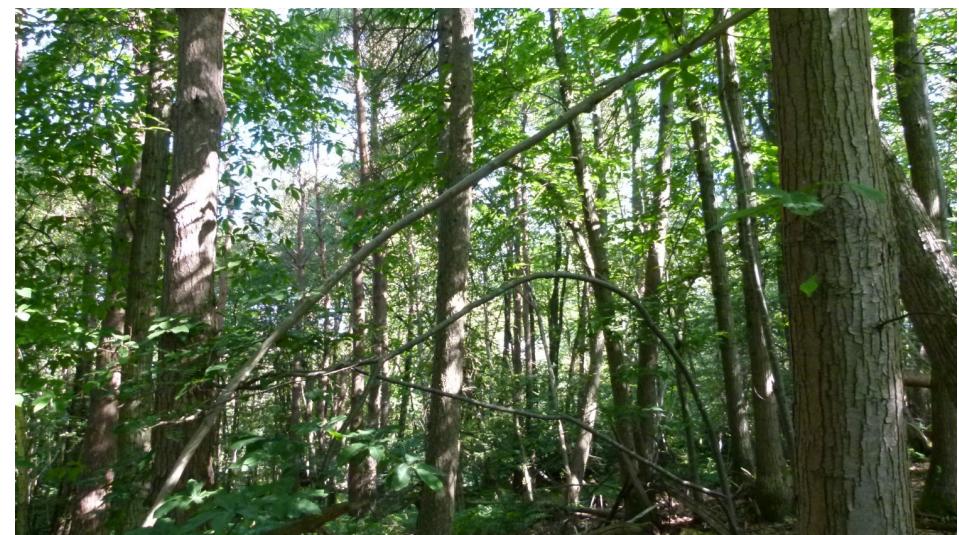
- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- iii. unreasonably damage the tracks
- iv. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

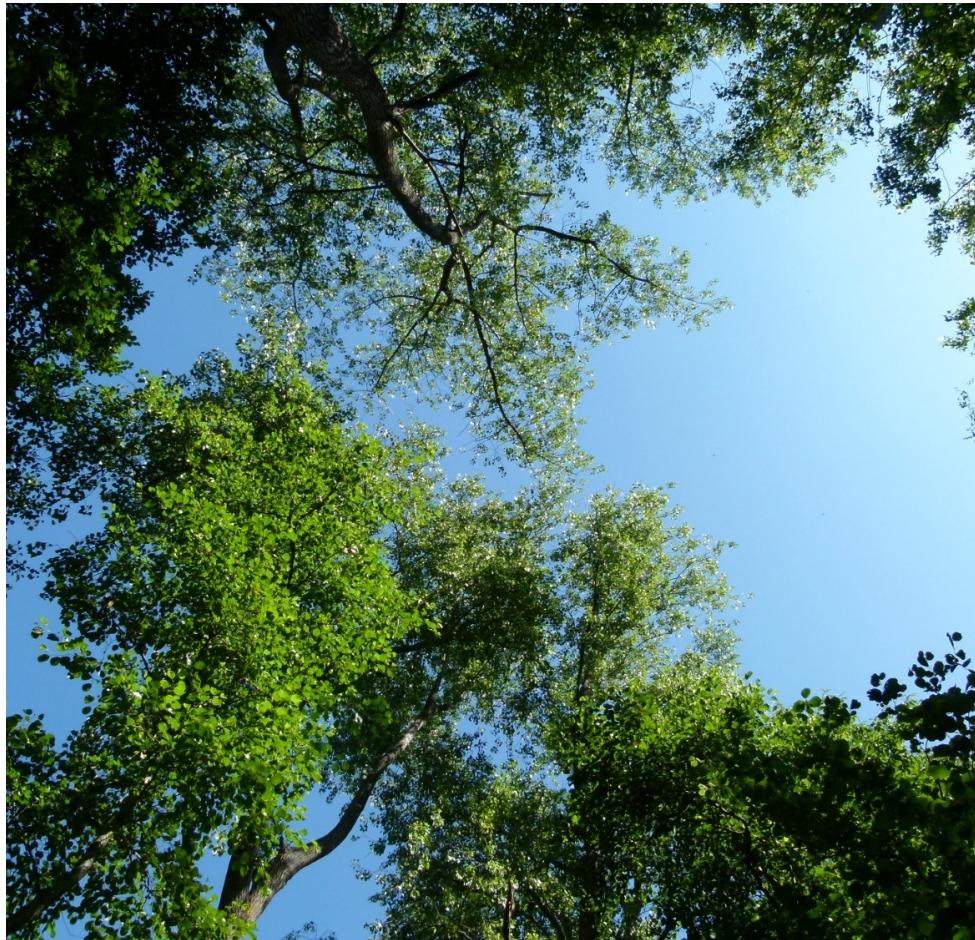
### **How To Buy**

*This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):*

- *The name and price of the woodland*
- *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

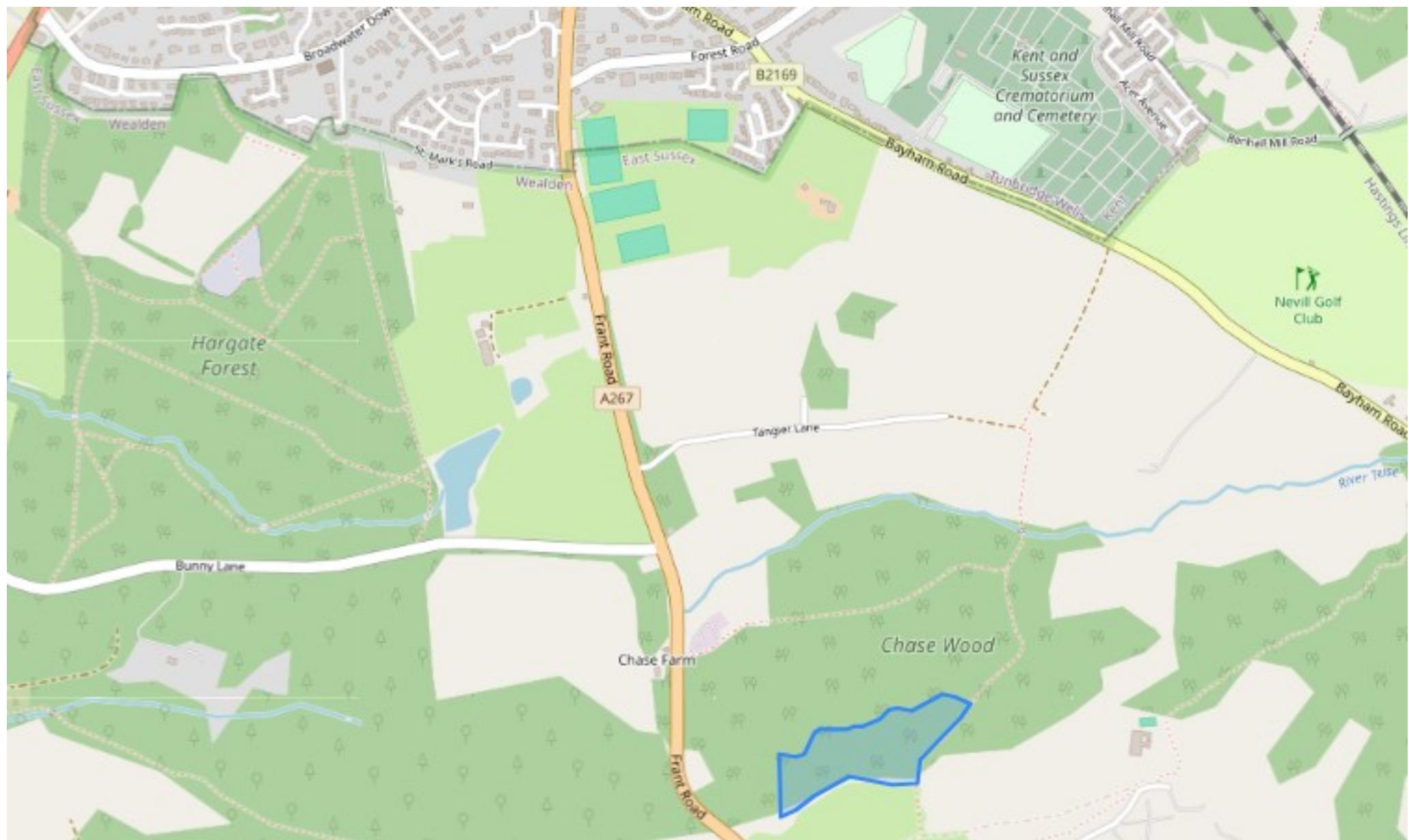




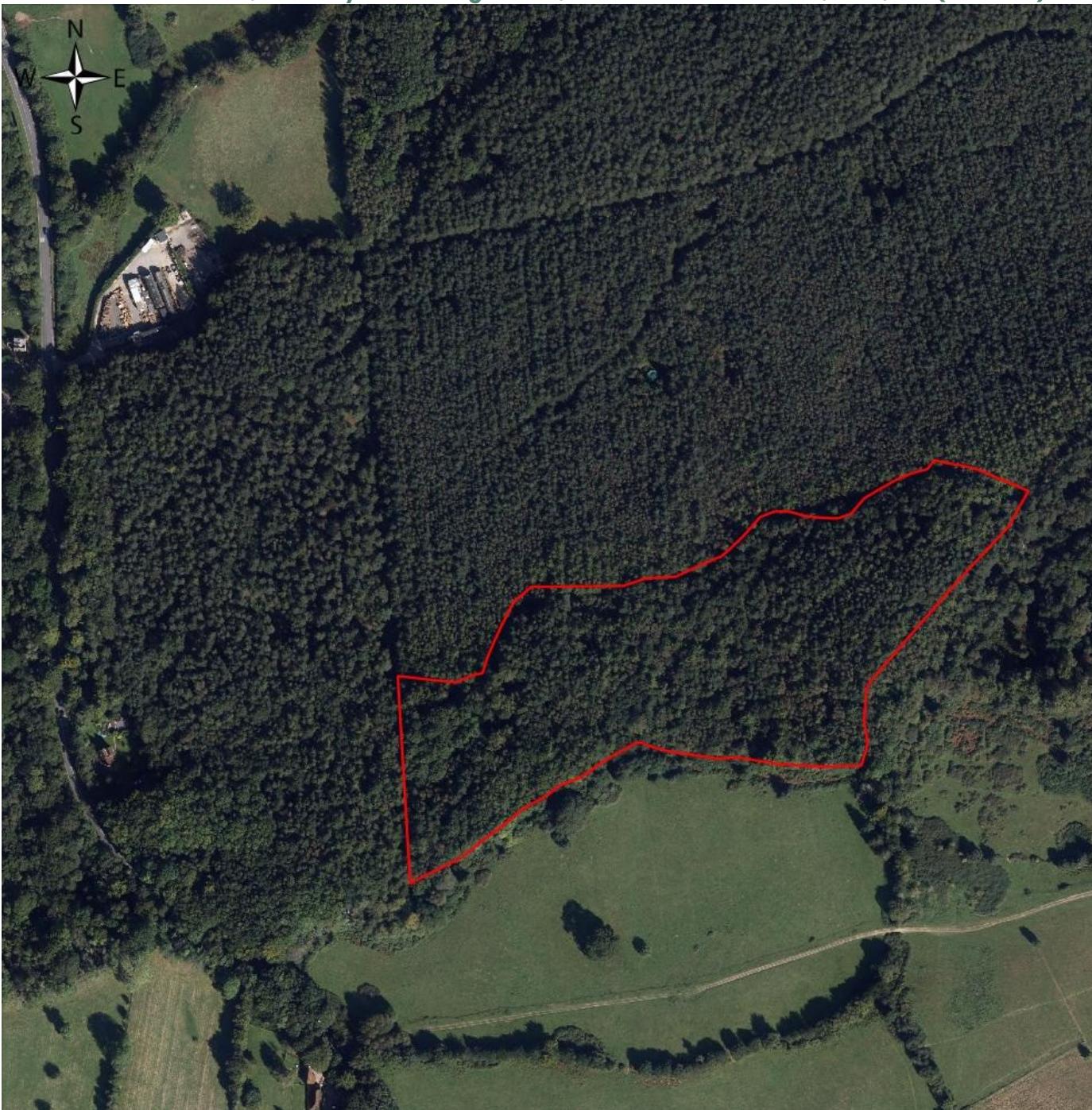
#### Disclaimer

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

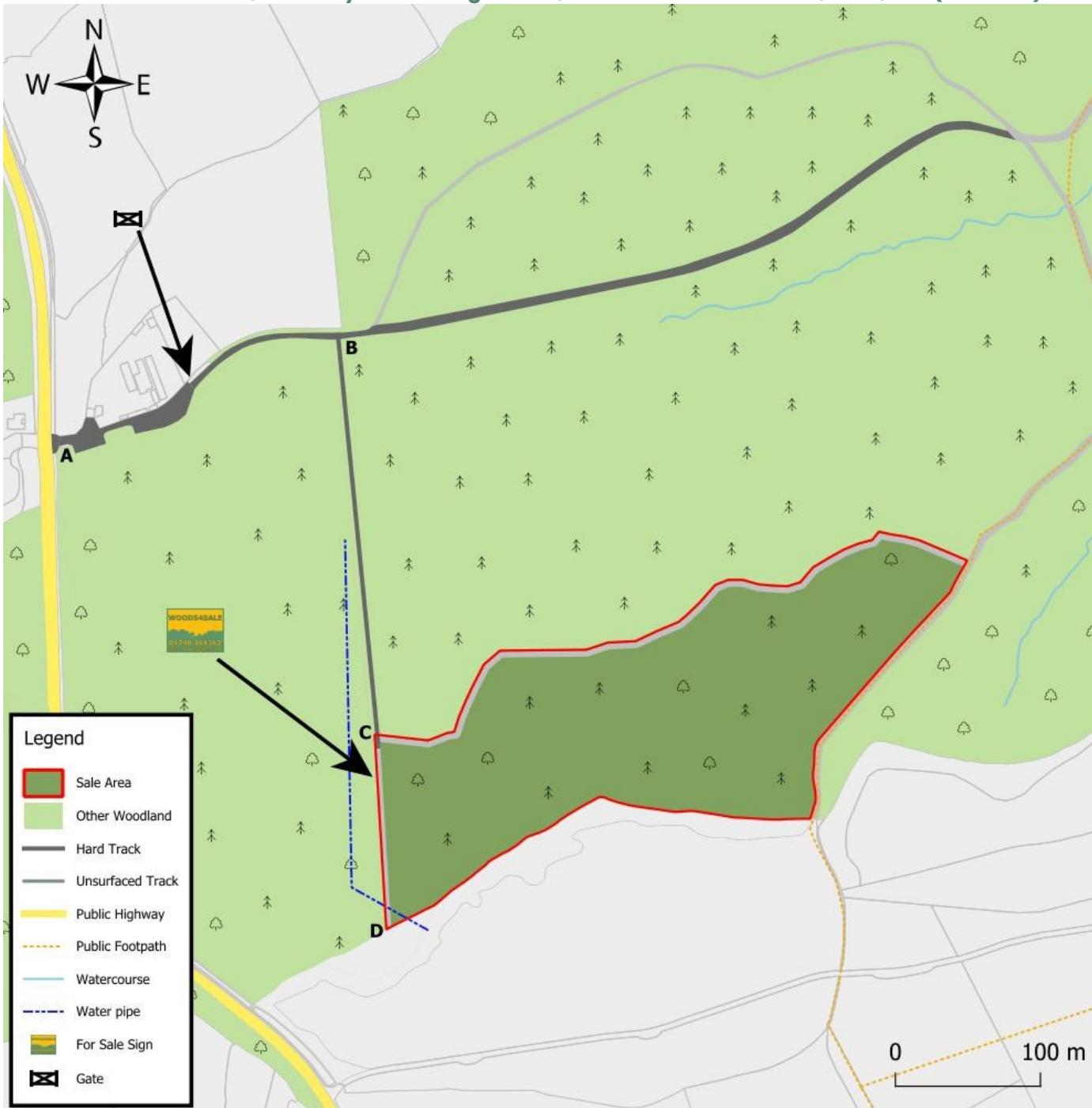
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**Woods4Sale**

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