



Puffball Wood, near Tunbridge Wells, Kent



3.27 acres, £60,000 (freehold)

Nearest postcode: TN3 8HN **OS Map No:** 188 TQ 671 348 **what3words:** Roadside gate (A): ///blink.line.bins



A peaceful Ancient Woodland with sweet chestnut and oak, complemented by bluebells and primrose in the spring.

Part of a larger Ancient Woodland on the fringes of Lamberhurst village, Puffball Wood offers an excellent opportunity for a hobby forester. It is accessed via a track through a locked gate.

Situated on rich level loam and clay soil, the woodland has been historically managed using a traditional silvicultural system known as coppice with standards. This Continuous Cover Forestry (CCF) practice essentially offers a steady supply of woodland produce. In this instance, sweet chestnut forms most of the coppice, which is both handy as firewood for the log burner and offers the chance to craft a range of items such as hurdles, fence posts, bean poles. Meanwhile, the 'standards' of oak would yield large logs for various uses; beams and furniture are possibilities.

The coppice, as a nursery shrub layer, has aided the oak in producing lovely

straight stems. Over time, different species have helped to enhance the natural diversity here, including holly, hazel, hawthorn, birch, ash and willow. Covers of bluebell, wood anemone, primrose, hard fern and blackberry create an attractive ground layer for our fundamental pollinators during warmer months.

Many areas within Puffball offer scope for recreational activities – the open spaces are ideal for overnights, campfires, and bushcraft; there is plenty of material to hand for this. Fixing a rope swing to a sturdy branch and building dens would be great for the children!

Woodland mammals, including deer (muntjac, roe and fallow), wood mouse, badger and fox, have all been spotted timidly making their way through the stems. An array of feathered frequenters such as greenfinch, woodpecker, treecreeper, long-eared owl and countless acoustic songsters enjoy the calm surroundings.

Our Forester's Thoughts

Sam says...

"The sweet chestnut coppice here is of a good size, so I would think about applying for a Forestry Commission Thinning Licence to begin this project. Perhaps once felled, I might consider making some post-and-rail fencing for the woodland, and the resultant coppice stools would eventually offer a rotation crop. I would certainly clear some space for a parachute to be strung up to make a shelter."

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

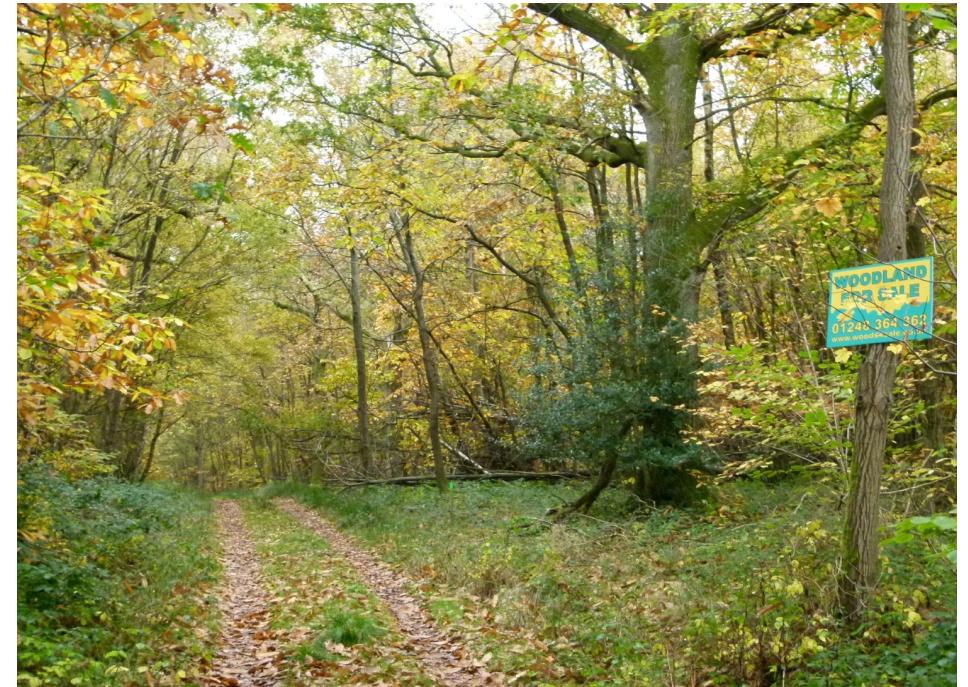
Directions

- 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.
- Climb over the gate (sorry we do not provide keys for viewings), and follow the track for 20 metres and the woodland is to the right of the track as you bear left (point **B**), behind the wooden posts with green paint, also indicated by our Woods4Sale board on a tree.

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 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.*

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 northeast boundary is the southwest edge of the track, indicated by green paint on occasional wooden posts that maybe offset by a short distance.
- The northwest boundary is set back a short distance from the public highway.
- The southwest boundary is indicated by yellow paint on occasional wooden post and trees.
- The southeast boundary is the southeast edge of the track indicated by blue paint on occasional wooden posts that maybe 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.

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

- 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.

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.

Restrictive Covenants

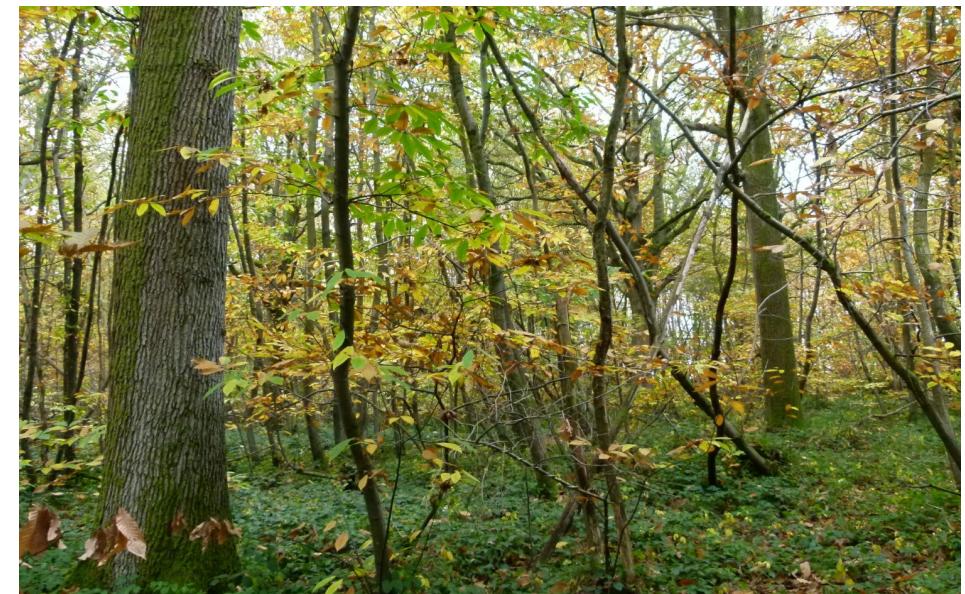
1. As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:
 - i. use the Property for any sort of racing whether with motorcycles car or other vehicles
 - ii. use the Property as a commercial campsite
 - iii. unreasonably damage the 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
 - v. 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

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

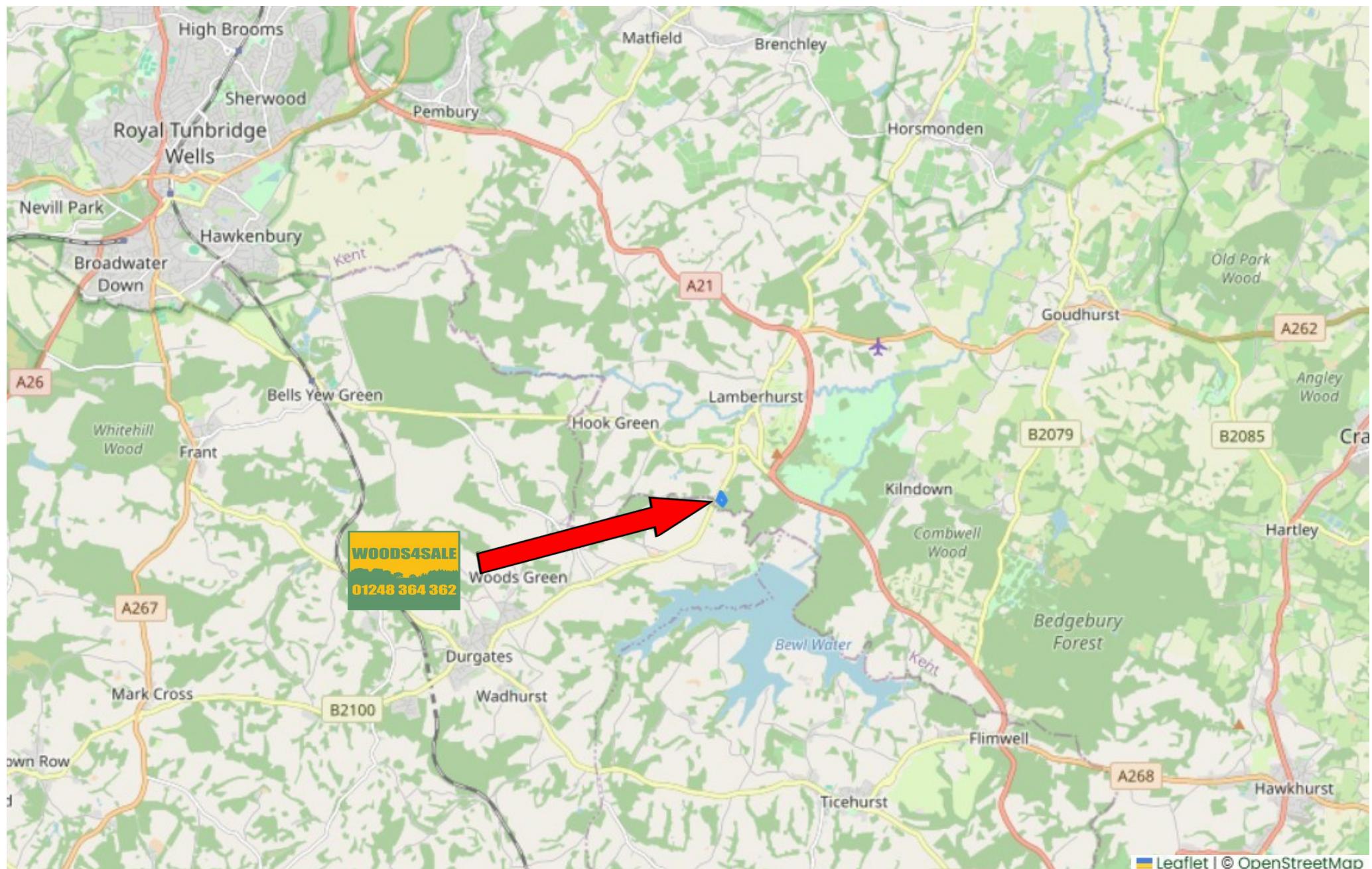




Disclaimer

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.

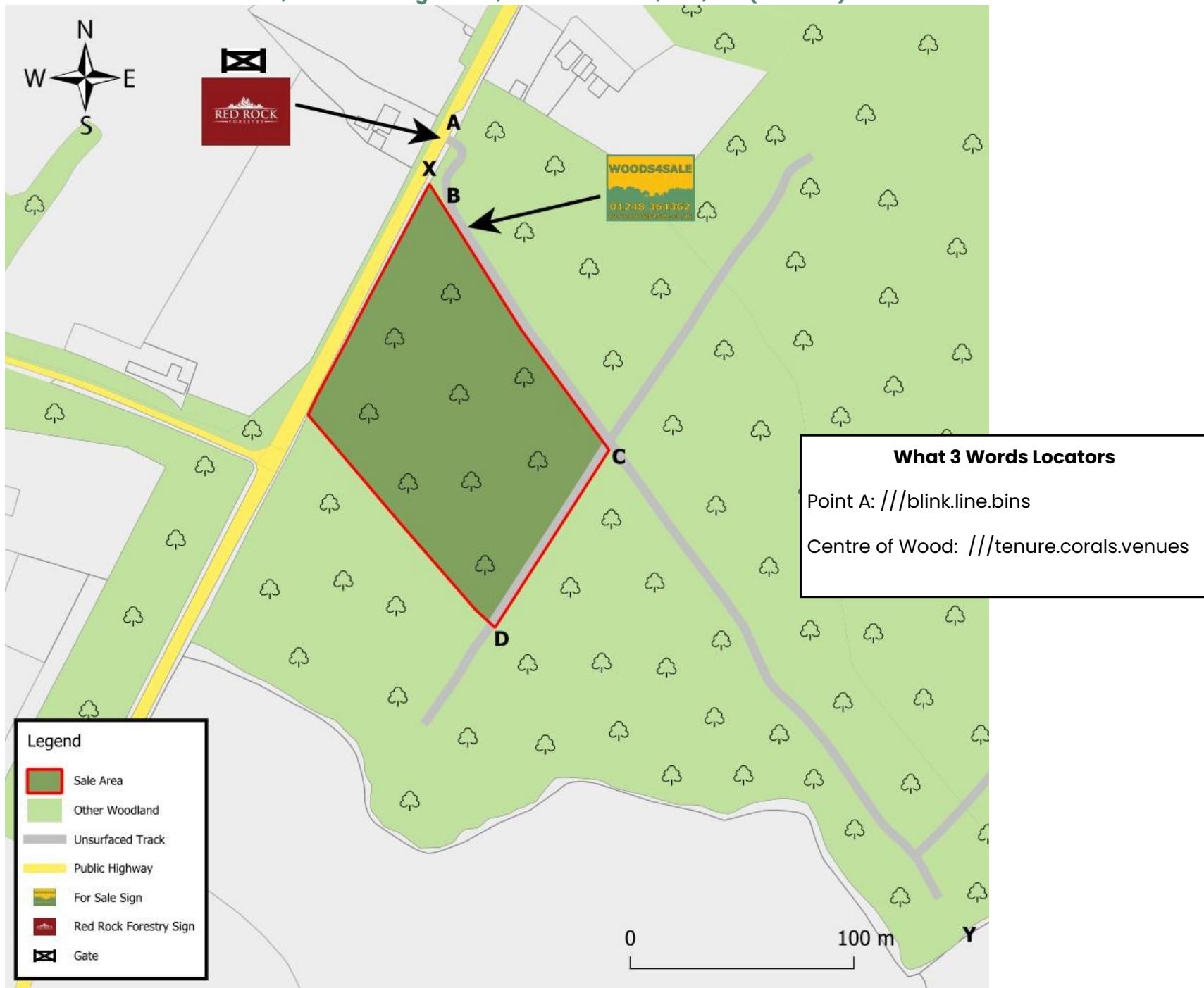
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