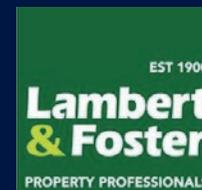




BROKES WOOD

SOUTHBOROUGH, KENT

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A SINGLE BLOCK OF BROADLEAF WOODLAND AND PASTURE WITH ATTRACTIVE LAKE AND GOOD ROAD ACCESS

- commercial/amenity broadleaf woodland
- grazing land and spring fed lake
- natural capital potential

- about 107 acres
- about 1 km from Southborough & close to Tunbridge Wells

Description

A desirable and conveniently situated block of amenity land extending in all to 107 acres comprising mainly broadleaf woodland, with an attractive spring fed lake and parcel of grazing land.

The woodland is predominantly Oak, Horse Chestnut and Beech with areas of Chestnut coppice, and has not been managed intensively in recent years. Brokes Wood was within a Woodland Grant Scheme between 2004 and 2009. During this period selective felling, thinning and coppicing were all undertaken. We understand there is no current felling licence and that there are no active grant schemes in place.

There is a direct gated access from the public road in Powdermill Lane. The Freehold of the land is for sale with vacant possession.

Situation

The property is situated directly to the west of the town of Southborough. Powdermill Lane runs along the eastern boundary whilst residential housing borders the southern and western boundaries. Southborough contains a range of local amenities, whilst Tunbridge Wells lies approximately 2.2 miles to the south and Tonbridge 2.8 miles to the north. Both towns provide extensive facilities and good mainline rail connections to London. The A26 passes through Southborough and provides access to the A21 which is approximately 1.6 miles distant.

Sporting, timber & minerals

All sporting, timber and mineral rights are included within the sale in as far as they are owned.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights

of way whether public or private and whether specifically mentioned or not. Public footpaths WS16, WS17 and WS18 pass over the property.

Tenure

Freehold for sale with vacant possession.

Statutory Designations

The property is situated within the High Weald AONB, is in a Nitrate Vulnerable Zone, and is situated within the Metropolitan Green Belt. The majority of the woodland is subject to a Tree Preservation Order under reference 019/2009, much of it is classed as Ancient Woodland and it is within a designated Local Wildlife Site under reference TW25. The property is located outside the Limits to Built Development under the Tunbridge Wells Borough Local Plan 2006 and Site Allocations Local Plan 2016. Part of the property is located within a 250m buffer of a former quarry and the land is classed as having potential for archaeological remains of Palaeolithic origin.

Directions

From the A21 take the exit for Southborough and Tunbridge Wells. Follow the road over the bridge and bear left on the A26 towards Southborough. Proceed south on the A26 for approximately 2.1 miles before turning left onto Yew Tree Road. After 0.5 miles turn left onto Powder Mill Lane. The land abuts the western boundary of the lane and the gated access will be found on the left after 0.6 miles.

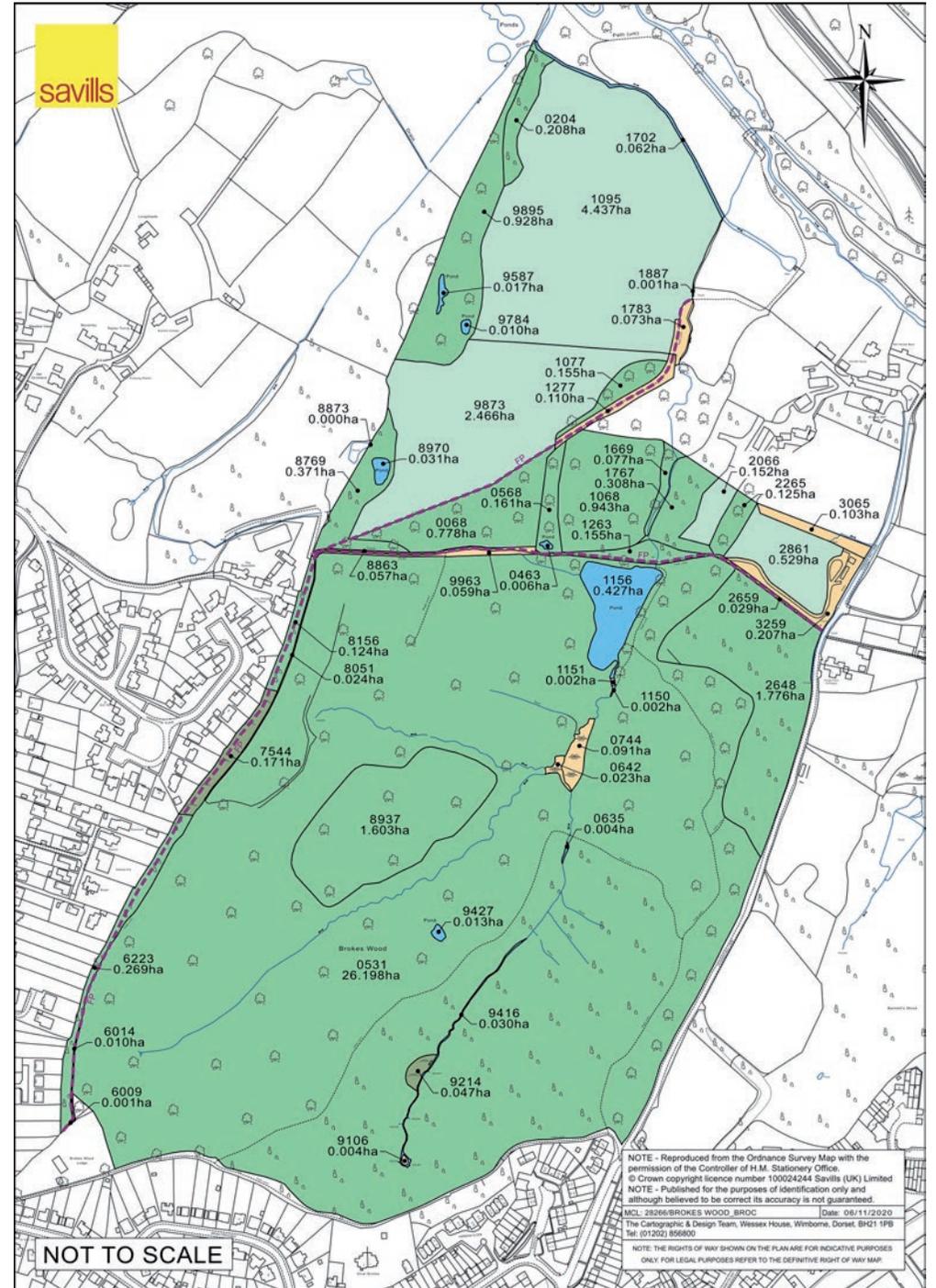
Local Authority

Tunbridge Wells Borough Council, Town Hall, Tunbridge Wells, Kent TN1 1RS. Tel 01892 526121. The offices (and the Gateway) are currently closed to visiting members of the public due to the current Covid-19 circumstances.

Viewing

Strictly by appointment with the joint selling agents.







Important Notice

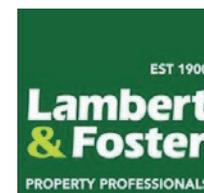
Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs Taken October 2020 Brochure prepared October 2020

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