



FOR SALE BY PRIVATE TREATY

**Pond Wood
Harbourne Lane
High Halden
Ashford
Kent**

A single parcel of ancient semi-natural woodland with good road frontage.

**IN ALL 5.21 ACRES
GUIDE PRICE: £100,000**

LOCATION

Pond Wood is situated to the north-west of Harbourne Lane, approximately 0.7 miles to the south of the village of High Halden and 3.5 miles to the north-east of the Wealden town of Tenterden with its attractive facilities and amenities. The national motorway network is accessed at Junction 9 of the M20, just north of Ashford and the national rail network is easily accessible from Appledore or Hamstreet Stations (5 miles) and Ashford International (9 miles).

Please see the Location Plan overleaf for further information in relation to the property and its surrounding towns and villages.

WHAT3WORDS

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DESCRIPTION

Pond Wood comprises a single parcel of ancient semi natural woodland extending to a total of 5.21 acres. The land enjoys long frontage to Harbourne Lane and forms part of a larger woodland parcel.

Ancient Woodlands are widely recognised as being irreplaceable habitats and Pond Wood is identified in the Ashford Borough Ancient Woodland Inventory of March 2009 and contained within Local Wildlife Site AS04. Ancient Woodlands are a fundamental component of the character of the Kentish Weald, one of England's finest landscapes, important in the context of soil conservation, carbon storage, biodiversity, recreation and timber supply alongside a historical heritage stretching back into the distant past.

Ancient Semi-Natural Woodlands are believed to have been woods in existence before 1600 AD and many of those will be on primary woodland sites. Woodlands were especially valuable for fuel and building materials. Underwood was the North Sea gas of pre 1800 England, but unlike natural gas it never ran out! In the Weald of Kent, ancient buildings are framed in Oak, and so in Pond Wood we see an immediate connection to human activity over the centuries with a woodland which principally comprises Hornbeam coppice under Oak Standards. Management is in coppice rotations and older growth. All work is carried out non-invasively using working horses.

Other Ancient Woodland indicator species are well scattered through the parcel including Aspen, Midland Hawthorn, Field Maple and Wild Service. Plant indicators include Bluebell, Primrose, Wild Garlic and Wood Anemone.

There is a ghyll stream defining the northern boundary of the site with a profusion of Wild Garlic along the banks of the watercourse and there are two small ponds close by with scope for enhancement, which appear to relate to ancient wood banks in the close vicinity. There is also a Roman road.

The woodland may well be found to offer its owner opportunities around new Nature Based Solutions or a project in the evolving Nature Market.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The Vendor reserves the right to take the land to formal tender, informal tender or auction at a later date.

COUNTRYSIDE STEWARDSHIP & HERITAGE PROPERTY RELIEF

Pond Wood is in a "capital only Countryside Stewardship Agreement" until 28th February 2025 for production of a Woodland Management Plan. The wood is also on the Natural England inventory of Ancient Woodland which may provide exemption from Inheritance Tax and Capital Gains Tax under the Conditional Exemption Tax Incentive Scheme.

SPORTING RIGHTS

Sporting rights are in hand and will pass with the sale of the freehold.

TOWN AND COUNTRY PLANNING

The purchaser will be deemed to have full knowledge of any planning, statutory or other regulatory issues and to have satisfied themselves with the provisions of any such matter affecting the property.

PLANS, FENCING & BOUNDRIES

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of all boundaries as indicated on the Boundary Plan opposite and from Land Registry documentation available. Boundaries are currently unfenced but marker posts can be seen on site.

PHOTOGRAPHS

The photographs included in these particulars were taken in February 2024.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these particulars as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area of each lot.

ACCESS

There are two woodland accesses direct from Harbourne Lane. Shared rights will be required for forestry purposes.

RIGHTS & EASEMENTS

The land is sold subject to all rights and easements currently in place. Our online inspection of the Kent County Council Definitive Rights of Way Map identifies that there are no public footpaths crossing the property.

SERVICES

So far as we are aware, there are no services connected to the property.

VIEWING

Strictly by prior appointment with the agents BTF, Challock Office: 01233 740077 and with particulars in hand.

CLIENT IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of SmartSearch to verify the identity and residence of purchasers.

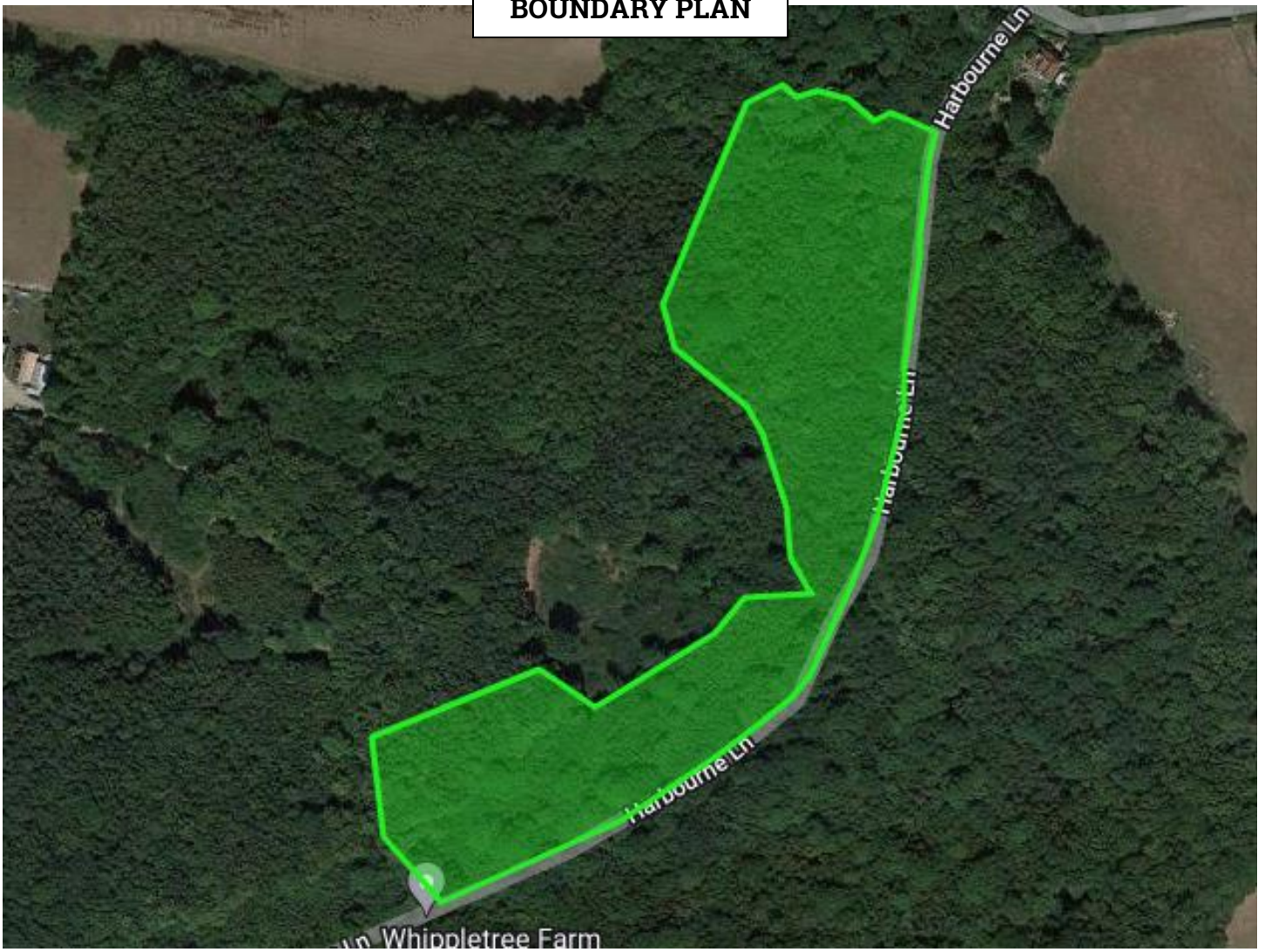
GUIDE PRICE

£100,000



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.

BOUNDARY PLAN



LOCATION PLAN

