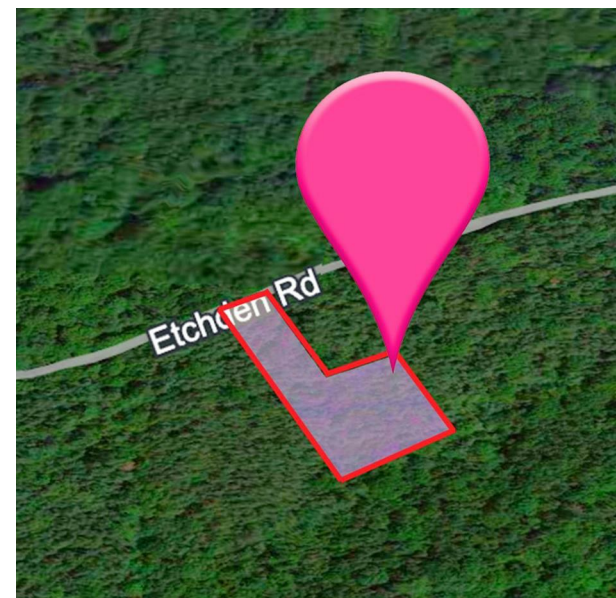
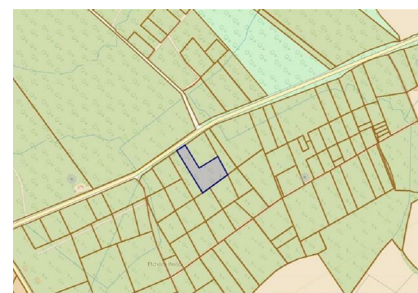
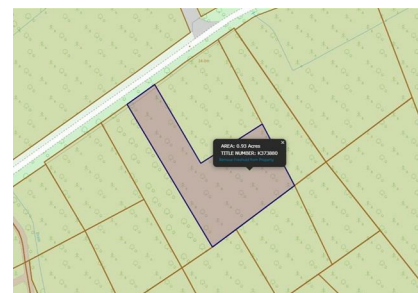


Plots E5B, E7A and E7B, Etchenden Wood Bethersden,  
Ashford, TN26 3DP  
Offers Over £15,000

**bear**  
*Estate Agents*





# Plots E5B, E7A and E7B, Etchenden Wood Bethersden, Ashford, TN26 3DP

## Offers Over £15,000

### Council Tax Band: Exempt

Plot Of Land for Sale – Etchden Estate, Bethersden, Ashford

We are pleased to offer a unique piece of land situated within the tranquil and picturesque Etchden Estate, near Bethersden, Ashford. This charming plot offers an excellent opportunity for investment or recreational use in a peaceful rural setting.

**Location:**  
The land is conveniently located near the village of Bethersden, which boasts a friendly community, local shops, and pubs. The market town of Ashford is just a short drive away, providing access to a wider range of amenities, including supermarkets, schools, healthcare facilities, and the Ashford International train station for high-speed rail links to London and Europe.

#### Agents Note

The Forestry Act 1947 is legislation enacted in the UK to regulate forestry and ensure the sustainable management of woodlands and forests. Its primary aim is to promote the conservation and expansion of forests for economic, environmental, and recreational purposes. Below are some key points about the Act:

Key Provisions of the Forestry Act 1947  
Control of Tree Felling:

The Act established requirements for obtaining licenses to fell trees. This ensures that tree felling is conducted in a sustainable and regulated manner. Unlicensed tree felling may result in penalties.  
Promotion of Forestry:

The Act provided the Forestry Commission (the regulatory body) with powers to manage and promote forestry throughout the UK. This includes expanding forests and improving the management of existing woodlands.  
Covenants on Land Use:

Land designated under the Act may be subject to certain covenants or restrictions, often related to preserving forestry. For example, these restrictions might prevent land from being used for purposes other than forestry or require the land to be reforested after tree felling.  
Replanting Obligations:

If trees are felled, the Act often requires replanting to maintain forest coverage. This obligation is typically specified in felling licenses issued by the Forestry Commission.  
Environmental Conservation:

The Act emphasizes the ecological role of forests, including their contribution to biodiversity, climate regulation, and soil conservation.

#### Implications for Landowners

For landowners like those involved in the sale at Etchden Estate, the Forestry Act 1947 may mean:

Restrictions on Development: You may not be able to use the land for non-forestry purposes (e.g., building homes) without specific permissions.  
Tree Preservation and Management: There may be obligations to manage or preserve the trees on the land, and specific permissions might be needed for felling or clearing trees.  
Replanting Conditions: If trees are removed, replanting may be legally required to comply with forestry policies.

#### Legal

It's advisable for potential buyers to consult with legal experts or the Forestry Commission to understand how the provisions of the Act might affect their intended use of the land.

Local Council: Kent

Title Number: k373880

17,176 Sqft

#### Access

By Appointment Only.

#### Locality

The villages of Bethersden to the west and Great Chart to the east are both within walking distance. A short drive.

#### Viewing

Please be mindful when visiting, as natural environments, including woodlands, may present unforeseen hazards. Viewings by appointment only.





Lenham

M20

CHARING HEATH

Swan Ln

Little Chart

M20

Charing

Westwell  
Leacon

Bethersden Rd

Etchden Rd

Etchden Rd

Park Ln





### Directions

There is an excellent hard track via a shared locked gate to access the woodland although a small overgrown section would require some clearance to allow vehicular access once more. Parking is possible within the woodland itself.

Please note: the particulars with plans, maps, descriptions and measurements are for reference only and although carefully checked we cannot guarantee their accuracy and do not form part of any contract. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars.



# bear

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC