



Land & Property Experts



**LAND & WOODLAND AT MUNDY BOIS**  
**MUNDY BOIS ROAD · EGERTON · ASHFORD · KENT TN27 9ER**

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MUNDY BOIS ROAD  
EGERTON  
ASHFORD  
KENT TN27 9ER**

*Egerton* - 1 mile  
*Pluckley* - 2 miles  
*Headcorn* - 5 miles  
*Ashford* - 8 miles

**A parcel of woodland and pastureland extending to just over 54 acres situated in the Weald of Kent. Good road frontage on two boundaries with main access of the Mundy Bois Road. Amenity potential in accessible and sought after location.**

- One ring fenced parcel
- 41.94 acres broadleaved woodland planted in the 1990's
- 13.71 acres of Grade III pastureland
- Good access and well maintained
- Situated in rural yet accessible location
- In all approximately 54.64 acres

**FOR SALE BY PRIVATE TREATY AS A WHOLE  
GUIDE PRICE - £395,000**

**VIEWING:** - Strictly by arrangement via the sole agents  
**BTF Partnership**  
**Canterbury Road**  
**Challock**  
**Ashford**  
**Kent TN25 4BJ**  
**01233 740077**  
**challock@btfpartnership.co.uk**

**LOCATION**

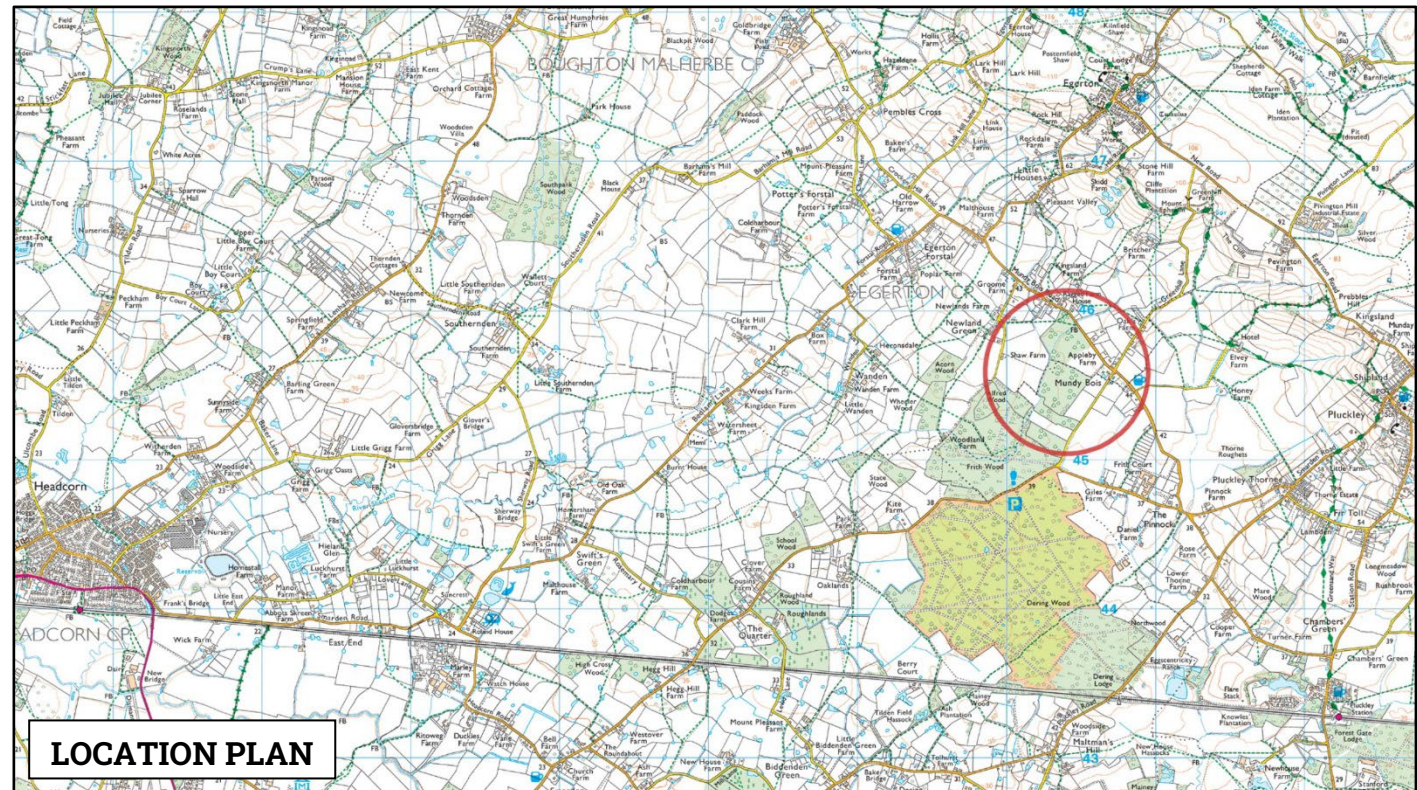
The Land and Woodland at Mundy Bois is located just to the south of the village of Egerton and west of the village of Pluckley in the Weald of Kent. Both Egerton and Pluckley can provide basic services and amenities including primary schools, village shops and pubs. Pluckley also holds a mainline station to London. The larger town of Headcorn is situated 5 miles south west and provides a more comprehensive range of facilities and amenities along with mainline station to London Charing Cross in approximately an hour. Ashford with its high speed link to London (37 minutes) and links to the continent is available 8 miles east. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

**DIRECTIONS**

From the centre of Egerton head down the hill towards Headcorn. When you get to the T junction at the bottom turn left onto Mundy Bois Road. Follow this road for half a mile and the woodland will be on your right. From the Rose and Crown Pub turn left on Munday Bois Road past the cross road and the main access into the field parcel is 200m on your left.

**WHAT 3 WORDS**

///shame.depended.kilowatt – Field access gate



## DESCRIPTION

The Land and Woodland at Mundy Bois extends to a total of 54.64 acres. The majority of the land is broadleaved woodland (41.94 acres) believed to have been planted in the 1990's. There are various rides and tracks throughout, and the woodland is in need of some general management. Access into the woodland parcels is through two gated entrances on Mundy Bois Road. One leads through the pasture field into the woodland and the other is directly into the woodland from the highway. There are two public rights of way crossing the property and a Rights of Way Plan is available from the selling agents upon request.

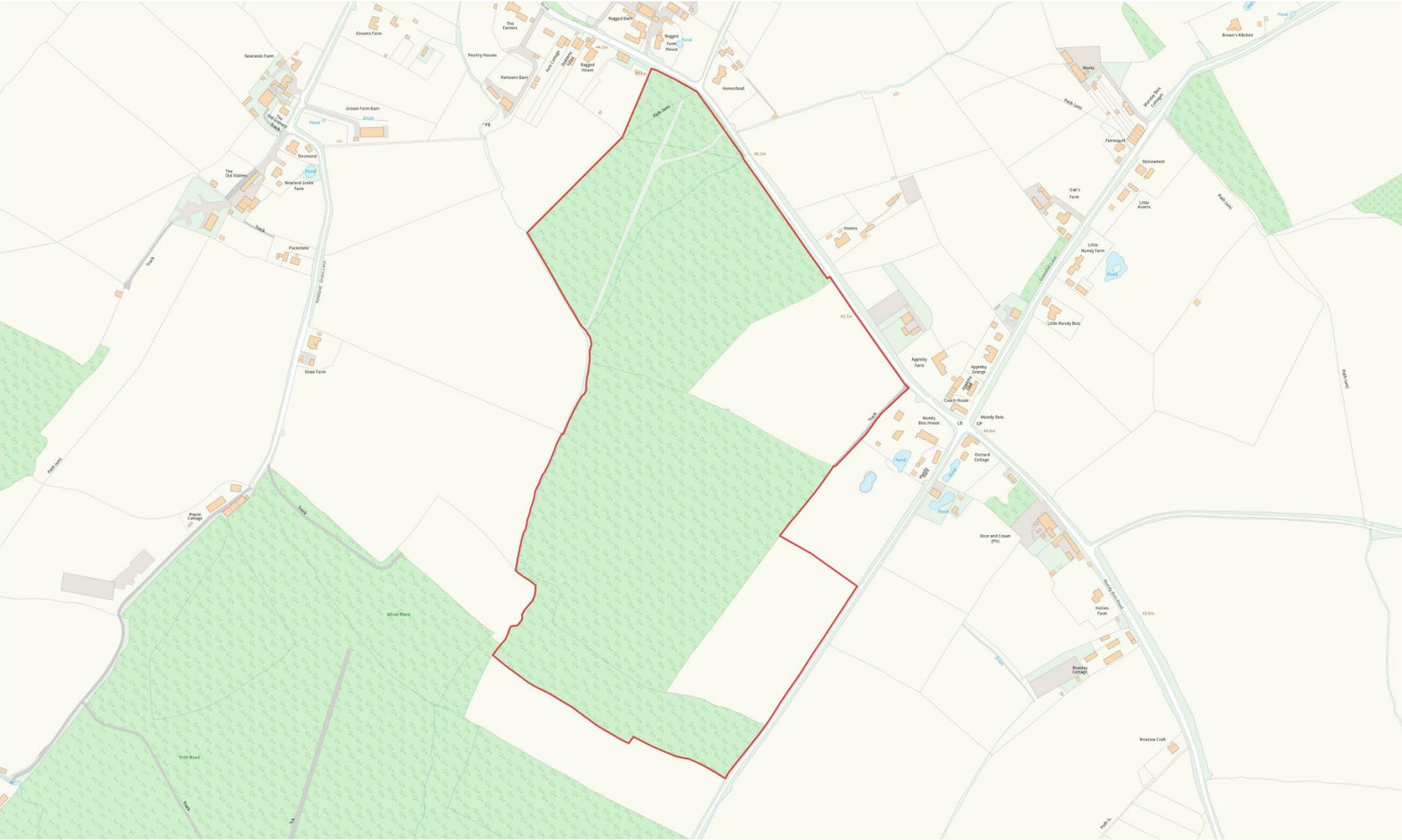




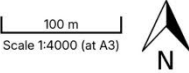
### **AGRICULTURAL LAND**

The agricultural pastureland within the property is classified as Grade III on the Agricultural Land Classification Plan for England and Wales and extends in total to 13.71 acres. The land is all laid to grass and is access from Mundy Bois Road in the north eastern corner of the property. Although there is road frontage along the eastern boundary there is no access gate from Greenhill Lane. There is a track through the woodland linking the two pasture fields. Soils are typical of this part of the county being your Wealden Clays that are reasonably free draining.





Produced on Land App, Apr 20, 2026.  
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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 Directors of BTF is available for inspection at each BTF Office.

## **CURRENT FARMING**

The land is grazed by a local farmer under a handshake agreement. Vacant possession will be available on completion of any sale.

## **FENCING AND BOUNDARIES**

The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available from the selling agents.

## **ACREAGES**

The land extends to approximately 54.64 acres. There is 41.94 acres of broadleaved woodland and 13.71 acres of Grade III pastureland. These acreages are taken from Land App data and is for guidance purposes only and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

## **SPORTING RIGHTS**

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

## **SERVICES**

No services are connected to the property.

## **LOCAL AUTHORITIES**

**Ashford Borough Council**, International House, Dover Place, Ashford, TN23 1HU

**Kent County Council**, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

## **NATURE BASED SOLUTIONS**

It is considered the land and woodland offers Natural Capital opportunities, with scope under the new Environmental Land Management Systems and for other nature-based solutions, including a possible BNG management plan.

## **EASEMENTS, WAYLEAVES & RIGHTS OF WAY**

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. There are footpaths across the property, and a plan is available on request. In addition, there are electricity pylons crossing the property and appropriate wayleave and easement agreements are in place. Further information available from the Selling Agents upon request.

## **TENURE**

The land is owned freehold and is registered as part of title number K474303. Office Copy Entries & Title Plans are available from the selling agents on request.

## **PHOTOGRAPHS**

The photographs included in these particulars were taken in April 2025.

## **METHOD OF SALE**

The land 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. Please note that offers for part will not be considered by the Vendor.

## **AGENT'S NOTE**

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

## **PURCHASER IDENTIFICATION**

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

## **VIEWINGS**

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendors' sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

### **BTF Partnership**

**Clockhouse Barn, Canterbury Road**

**Challock, Ashford**

**Kent TN25 4BJ**

**01233740077 / Mob: 07799 846872**

**alex.cornwallis@btfpartnership.co.uk**

**Ref: AC/R1030.2**

## **GUIDE PRICE**

**£395,000**



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[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

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