



Lance Wood Kent

Lance Wood is secluded sanctuary, situated deep within surrounding woodland; enveloped by nature and the sounds of the forest.

Details

Price: £59,000 Freehold

Location: Shadoxhurst, near Ashford, Kent

Size: About 4 acres for sale

OS Landranger: OS No 189

Grid ref: TQ 963 362

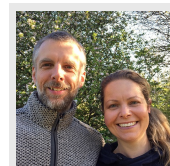
Nearest post code: TN26 3PP

Local manager

Ruth and James Feltham

07812 165081

ruthandjames@woodlands.co.uk



Description

Lance Wood is an incredibly private ancient woodland, comprising oak, hornbeam and birch. Woodland flowers including bluebells and primrose are found on the forest floor. With no public footpaths running through it, the woodland offers a peaceful retreat where you can relax and enjoy birdsong and the surrounding wildlife. A rustic bench is positioned within a secluded clearing, creating an ideal space for peaceful relaxation and a chance for an owner to immerse in nature.

Lance Wood is situated approx. 7 miles southwest of Ashford and about 1 mile from the village of Shadoxhurst. It is within the Kent Weald located between the North Downs and Romney Marsh. It is part of a larger wood known as Post Wood which itself forms part of an extensive block of predominantly ancient semi-natural woodland. To the north of Post Wood lies Stone Wood, a small [Kent Wildlife Reserve](#).

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

Lance Wood includes a mixture of hornbeam coppice, birch and oak with some willow and aspen in the wetter parts. Hornbeam and birch could be selectively thinned to allow more light to the forest floor, and the coppiced oak could be thinned to retain the strongest stems. The mature oak trees should be kept where possible.

Lance Wood is classified as **Ancient Semi-Natural Woodland (ASNW)** by **Natural England**. This is woodland that has been under constant tree cover since at least 1600AD. It is valued as a rich reserve of biodiversity. There is an approved Management Plan and Felling Licence for Post Wood (of which Lance Wood is a part) – details of this are available upon request. The Management Plan is not mandatory, but it is full of good advice, and a lot of background information which will certainly be interesting and useful. There is a **Tree Preservation Order** on Post Wood (details of this TPO are available upon request), though this does not prevent normal forest management when covered by a Forestry Commission approved woodland management plan.

Wildlife

The woodland provides excellent habitat potential for a wide range of wildlife. Bird species are likely to include warblers, woodpeckers and woodcock, with the possibility of nightingales also being present. Bats may use the woodland for roosting and foraging, and habitat enhancements such as bat boxes could further encourage them. The creation of small sunny glades would also benefit butterflies and other invertebrates, including species such as the Grizzled Skipper and White Admiral.

Features

- A secluded ancient semi-natural woodland comprising a diverse mix of broadleaf species.
- Privately owned woods on all sides, bar a short section with field views to the south.
- A small woodland clearing with a simple rustic bench, a place to stop and immerse in nature.
- A peaceful and tranquil setting.

Access, tracks and footpaths

Access to Lance Wood is via a byway open to all traffic (BOAT) which leads to the single metal gate (an owner will be provided the combination number for this locked gate). A stoned track leads from the gate to the ride stop entrance to Lance Wood. Here owners are able to drive in and park a car within the wood itself. Please note the byway is stoned for most of its length and suitable for vehicular access, with uneven areas in places.

There are no public footpaths within the woodland itself.

Rights and covenants

The wood is sold with the sporting rights.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

Woodlands.co.uk are also pleased to offer up to £300 for new owners to attend a [woodland related course](#) of their choosing to pursue their woodland interests.

We offer support for new woodland owners, including books, subscriptions, introductions to neighbours, advice on local suppliers and money towards relevant training. You can read more about this here: <https://www.woodlands.co.uk/owning-a->

Local area and history

The nearest village of Shadoxhurst dates back centuries, with the earliest written record from 1239 when the parish name was spelled 'Schettokesherst'. There are many interesting places to visit within the area; from vineyards to safari parks, historical houses to pubs, there is something for everyone to enjoy. Approx. 8 miles to the west is [Biddenden Vineyard](#) - which features a shop and offers tours and tastings at certain times of the year. [Port Lympne](#) is approx. 10 miles away - a fantastic safari park which is well worth a visit. South of nearby Tenterden is [Smallhythe Place](#), a 16th-century house and cottage gardens which includes a museum and occasional theatrical productions. Back in Shadoxhurst there is traditional country pub called The [Kings Head](#).

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Google Maps Pin for main gate [here](#).

What3Words reference for main gate [here](#). (///automatic.slings.moving)

Closest **postcode**: TN26 3PP This will take you to the area as shown by the red dot on the map.

Coordinates for main gate leading to Lance Wood (off the byway) are: N51.096218, E0.805127

Please note the byway is stoned for most of its length and suitable for vehicular access, with uneven areas in places. To find the wood follow the instructions below.

Please note the byway is stoned for most of its length and suitable for vehicular access, with uneven areas in places.

Heading south on the M20

- Leave the M20 at Junction 9 and take the 3rd exit to the A20 to Ashford.
- At the first roundabout take the 3rd exit onto Templar Way / A28.
- At the next roundabout take the 3rd exit onto Chart Road / A28.
- At the next 3 roundabouts take the 2nd exits to the Great Chart Bypass / A28.
- Approx. 1 mile further, take Chilmington Green Lane to the left (past the Ashford Gun Room and Clip Clop pet care store).
- Take the first right onto Criol Lane and when you reach the end of this road turn left onto Bethersden Road into the village of Shadoxhurst.
- Turn right onto the Woodchurch Road.
- Follow this road for approx. 1 mile and the byway leading to the wood is situated on the left-hand side of the road.
- You can either park at the end of the byway and walk down the track to reach the wood or drive down the track with due care and consideration.

Heading north from Hastings

- Take the A259 north from Hastings, into Rye.
- Take the A268 out of Rye on Fishmarket Road, briefly onto Rye Road and then fork right on Military Road towards Appledore.
- At Appledore turn left onto The St / B2080 towards Woodchurch.
- Take the Woodchurch Road / Appledore Road to Woodchurch.
- In Woodchurch turn right onto Front Road, shortly after forking right onto Lower Road which turns into Place Lane and then into Shadoxhurst Road.
- After approx. 2 ½ miles you will reach the byway leading to the wood on your right-hand side. You can either park at the end of the byway and walk down the track to reach the wood or drive down the track with due care and consideration.

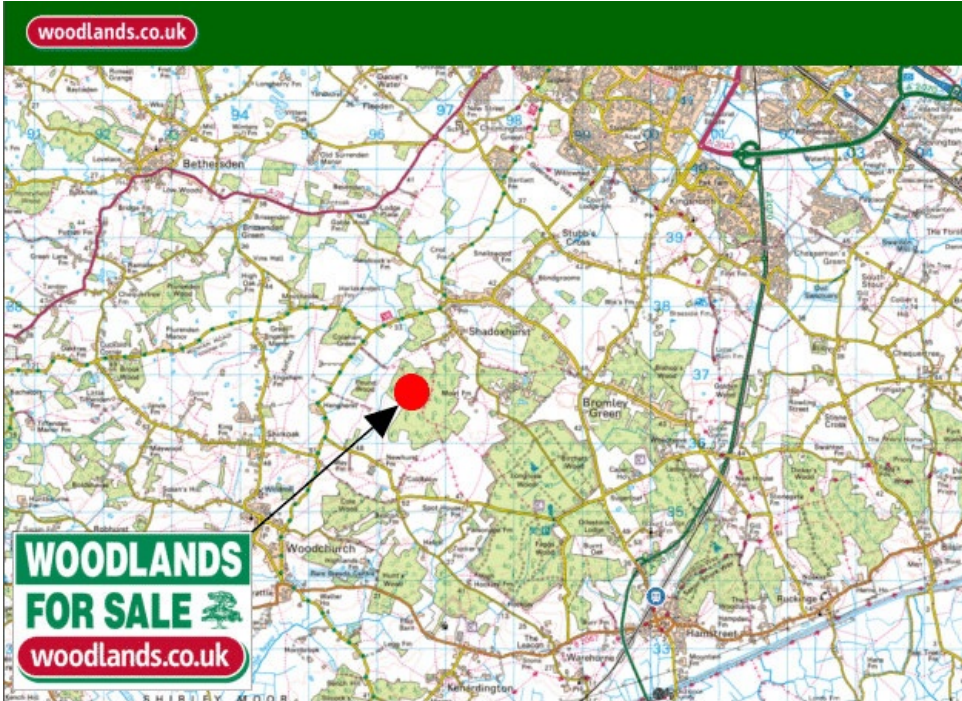
Once at the byway

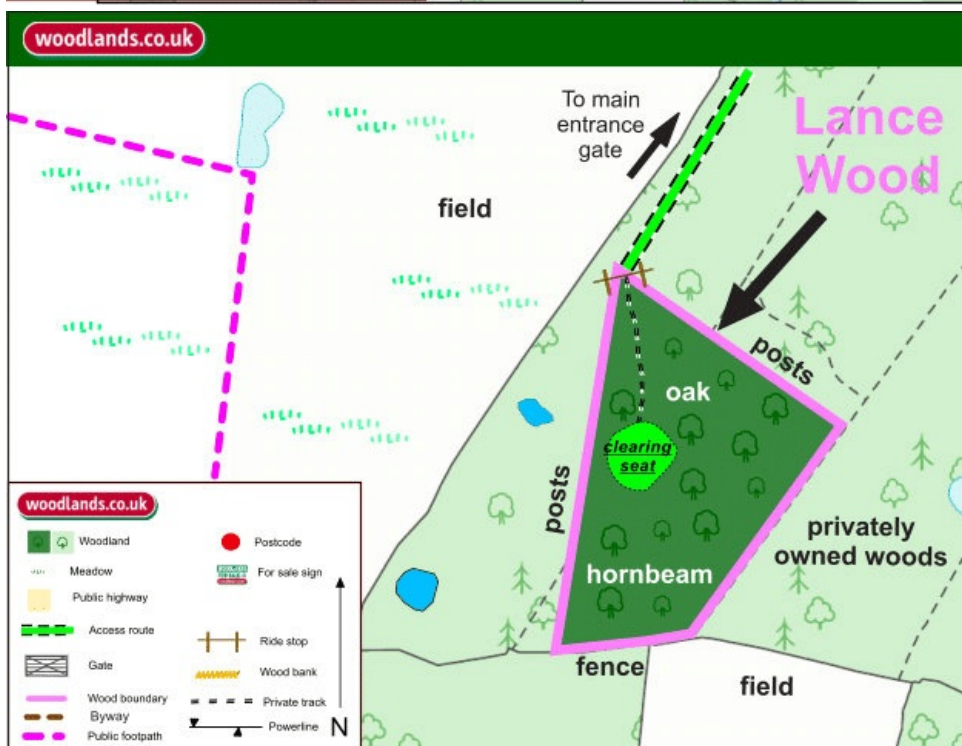
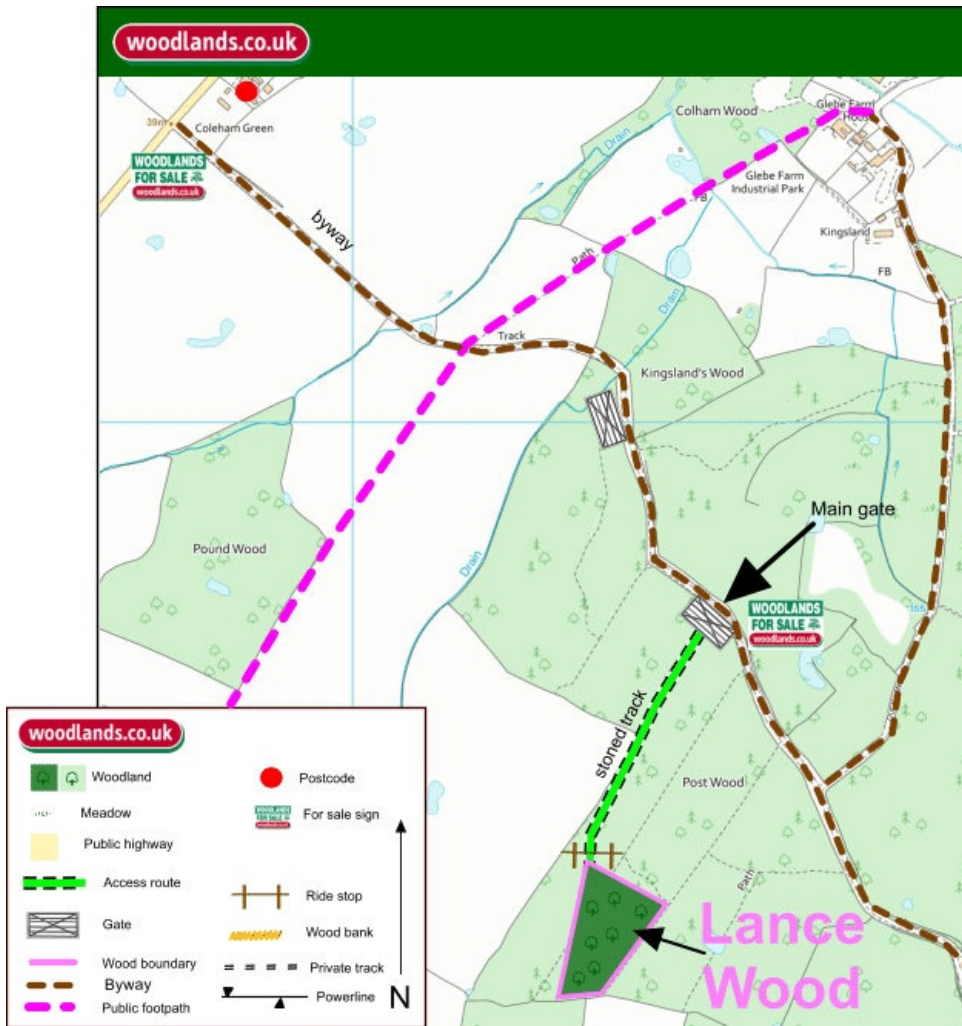
- Approx. ¾ mile along the byway you will reach a gate on the right-hand side with a 'Woodlands for Sale' sign on it. Park here if you have driven (being sure to leave enough room for vehicles to pass on the byway) and carefully climb over the gate. Walk approx. 420 meters and the entrance to Lance Wood is straight ahead, with its boundaries marked in **MAUVE**.

Sat Nav note: The post code TN26 3PP is for the point shown on the location map by the red dot.

Boundaries:

The boundaries of the wood are indicated with **MAUVE** markings.





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being

sold.