



FREEHOLD FOR SALE BY PRIVATE TREATY

29.06 Acres (11.76 Hectares)

HAWKINS ROUGH WOODLAND, PASTURE AND ORCHARD

Old Wives Lees, Kent

Offers Around £205,000 are invited for this property

OS Grid Ref: TR071543 Lat/Long: 51.250440,0.968648 Nearest Post Code: CT4 8AL
what3words: opposites.remix.table

Selling Agents

Tustins, Unit 4 Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ
For further information contact Jack Clegg

Find more woodland properties for sale on our website

LOCATION

Hawkins Rough Woodland, Pasture and Orchard are located in the village of Old Wives Lees in Kent, 6 miles south-west of Canterbury, 10 miles north of Ashford and 22 miles east of Maidstone. All distances are approximate.

DESCRIPTION

Situated within the Kent Downs National Landscape this attractive holding comprising woodland, pasture and an orchard represents a rare opportunity in this part of the world.

The woodland accounts for the majority of the acreage, extending to approximately 22 acres, and is predominantly composed of coppiced broadleaved species including sweet chestnut, ash, hazel, oak, sycamore and birch, with smaller pockets of yew also present. The age structure of the woodland ranges from plantings undertaken in the 1980s through to more recent establishment in 2021, alongside some stands dating from the early 1900s.

The woodland has been subject to active management and benefits from an existing Woodland Management Plan and Felling Licence. Further information is available from the Selling Agents upon request. An established internal ride network provides good accessibility throughout the woodland.

The orchard extends to approximately 5 acres and comprises a productive mix of apple varieties including Worcester, Bramley and Crispin. The land beneath the trees is currently grazed by sheep under an informal arrangement which could be continued by a purchaser if desired.

The remainder of the holding is down to pasture, offering scope for further livestock grazing or potential additional planting subject to the necessary consents.

Access is taken directly from the public highway known as Long Hill along the eastern boundary, into the orchard as shown at point X on the sale plan. The current owner has obtained confirmation from Ashford Borough Council that the formation of a track into the woodland from this point is permitted under Schedule 2, Part 6, Class E of the General Permitted Development Order (ref: NOT/2025/0846), with prior approval not required. The approved route is illustrated in orange on the sale plan and further details are available from the Selling Agents upon request.

The woodland is classified in its entirety as Ancient and Semi-Natural Woodland (ASNW), indicating continuous woodland cover since at least 1600 AD. The property also forms part of the Cork Farm Local Wildlife Site whilst the majority of the woodland is subject to a Tree Preservation Order (TPO) status.



SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for forestry purposes over the route shown AB on the sale plan. We understand this route has never been exercised.

The woodland is sold subject to a right of way in favour of a neighbour to walk and ride horse on the ride network.

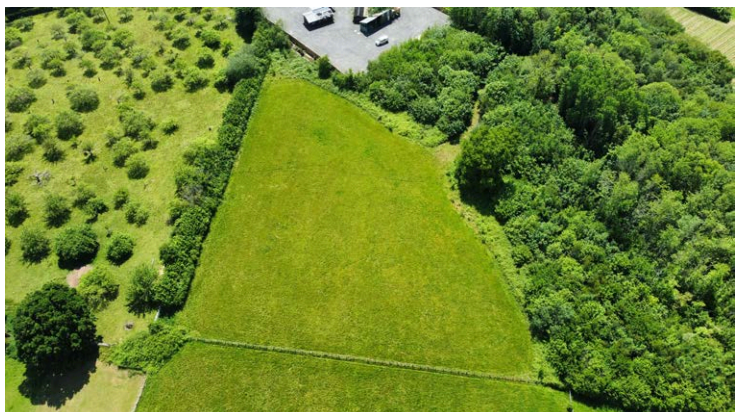
V.A.T.

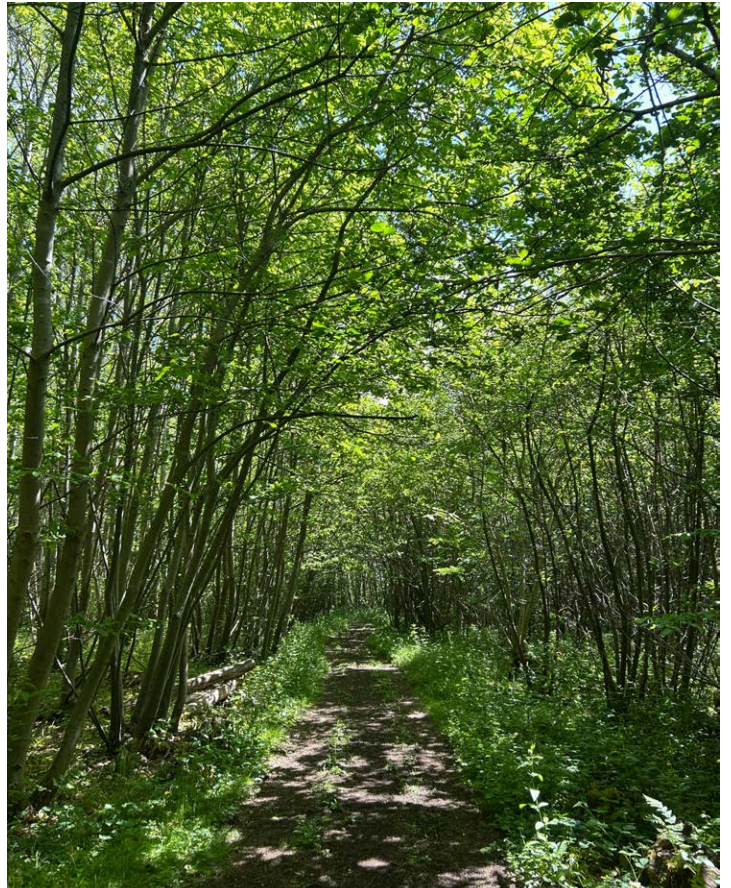
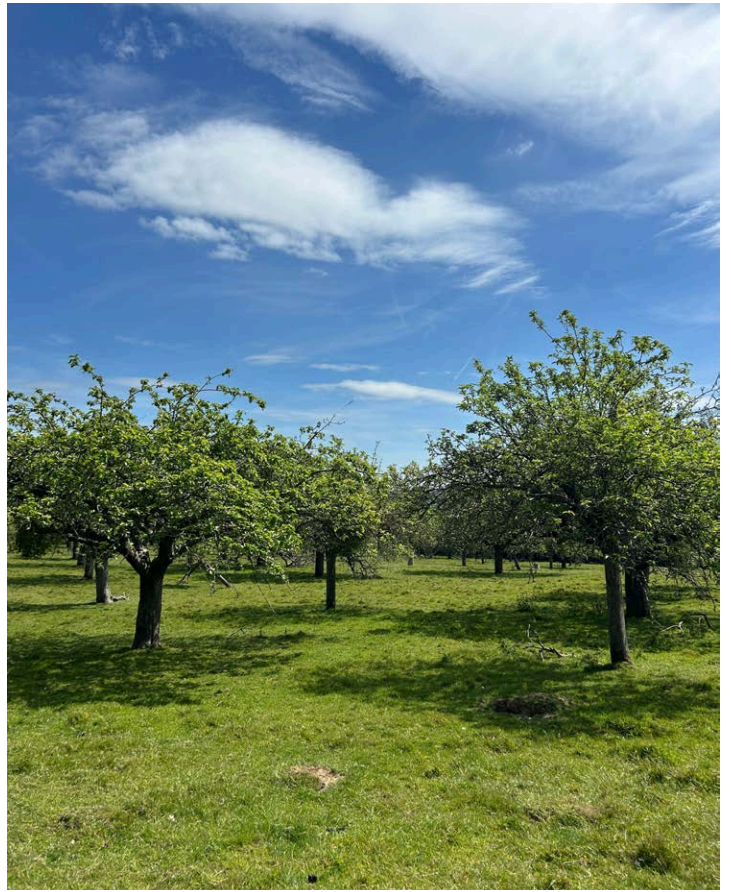
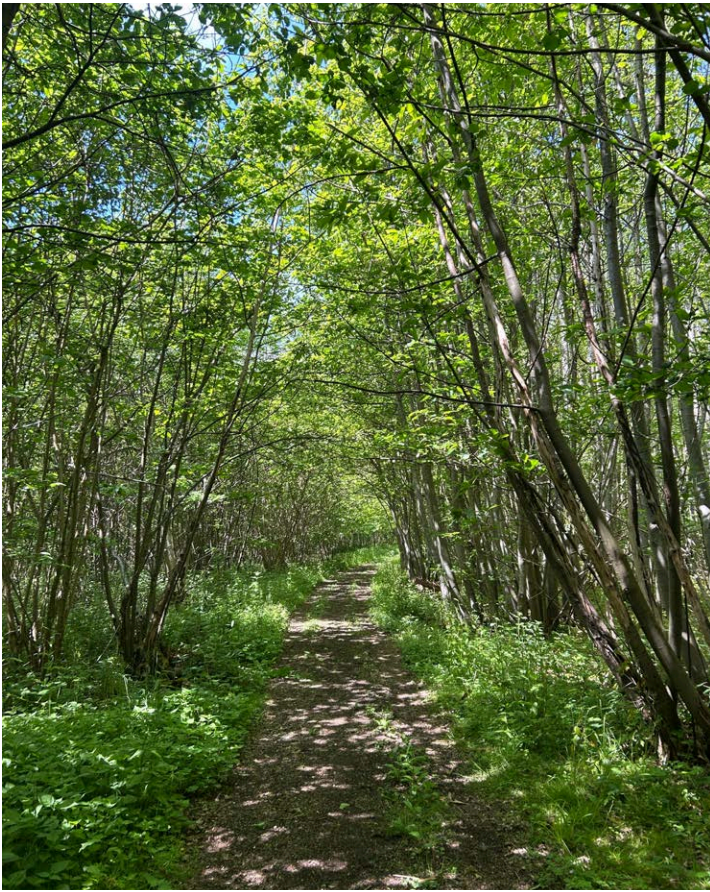
The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.





IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared June 2026.



PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

VIEWING

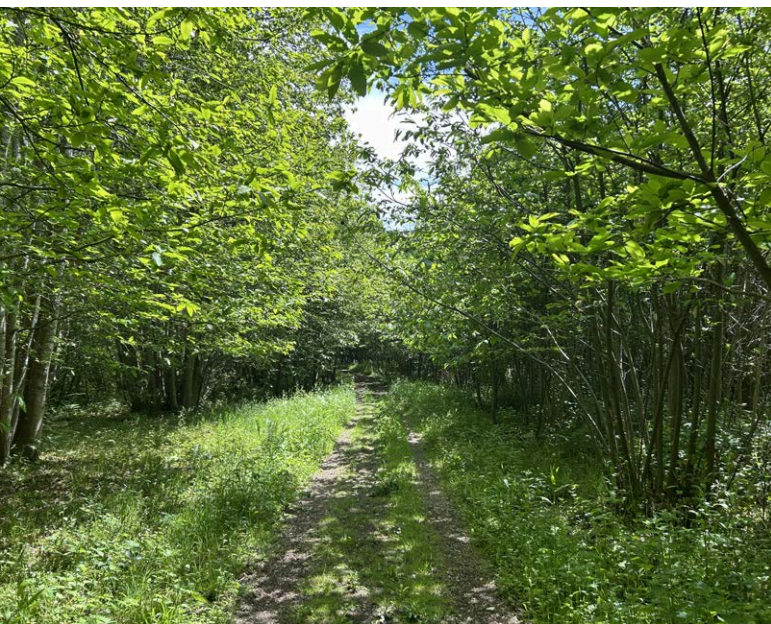
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing. Viewing should be undertaken via point X on the sale plan.

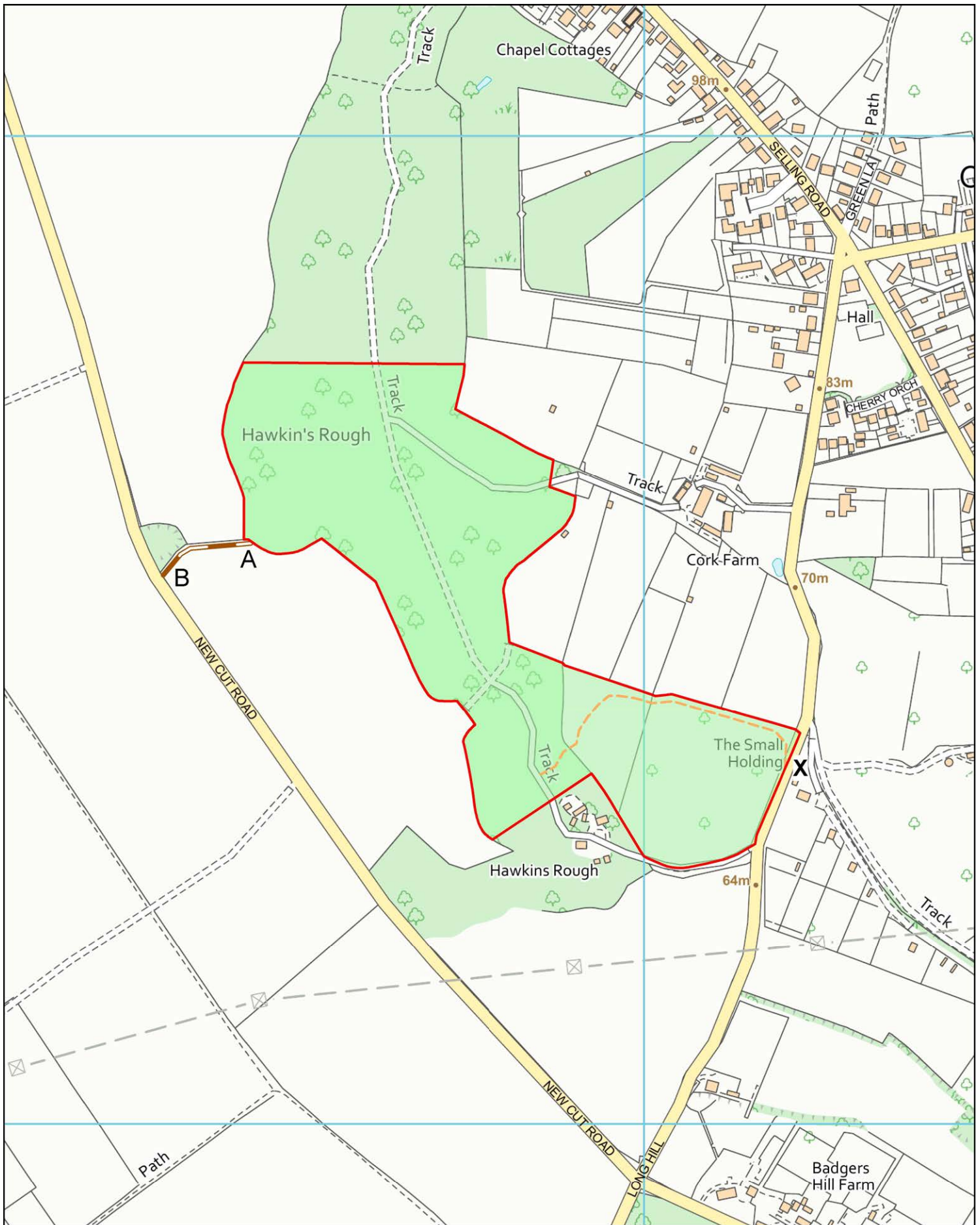
METHOD OF SALE

Hawkins Rough Woodland, Pasture and Orchard is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk





Hawkins Rough Woodland, Pasture and Orchard

Location TR 068 545
 Scale 1:5,000 @ A4
 Drawing No. ZAA28583-01
 Date 15.06.26



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:10,000
 mapping with the permission of
 the Controller of HMSO
 ©Crown Copyright
 Licence No. VA 100033416



Hawkins Rough Woodland, Pasture and Orchard

Location TR 068 545

Scale 1:50,000 @ A4

Drawing No. ZAA28583-02

Date 15.06.26



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:50,000 mapping with the permission of the Controller of HMSO
© Crown Copyright
Licence No. VA 100033416

HAWKINS ROUGH WOODLAND, PASTURE AND ORCHARD

Old Wives Lees, Kent



Tel: 01869 254 938 info@tustins.co.uk

Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

www.tustins.co.uk