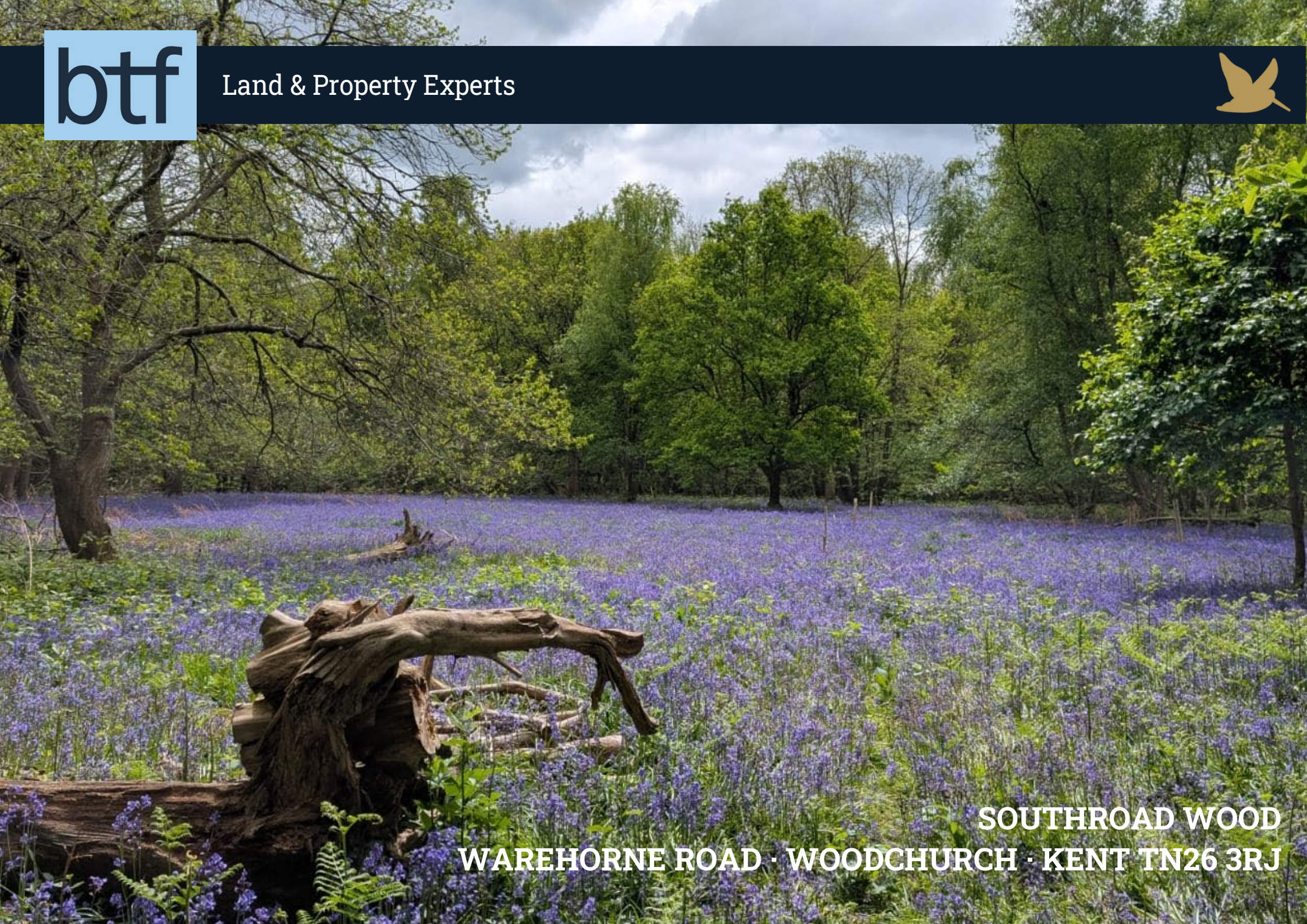




Land & Property Experts



SOUTHROAD WOOD
WAREHORNE ROAD · WOODCHURCH · KENT TN26 3RJ

SOUTHROAD WOOD WAREHORNE ROAD WOODCHURCH KENT TN26 3RJ

Woodchurch - 1 mile
Hamstreet - 3 miles
Tenterden - 5 miles
Ashford - 10 miles

A single block of mixed broadleaved woodland divided into three lots situated just outside Woodchurch with road frontage to all parcels and all benefitting from individual access points.

- A parcel of mixed broadleaf ancient, semi natural woodland consisting of Oaks, Sweet Chestnuts, Hornbeam and Hazel
- Lot 2 benefits from a Timber Shed with log burner and separate W/C Shed
- Natural internal tracks throughout the unspoilt woodland
- Long road frontage and access
- In all approximately 25.81 acres

**FOR SALE BY PRIVATE TREATY AS A WHOLE
OR IN THREE LOTS**

LOT 1	-	9.56 ACRES	-	£115,000
LOT 2	-	8.40 ACRES	-	£115,000
LOT 3	-	7.86 ACRES	-	£100,000

GUIDE PRICE AS A WHOLE: £330,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Canterbury Road
Challock, Ashford
Kent TN25 4BJ

01233 740077 - challock@btfpartnership.co.uk

LOCATION

Southroad Wood is situated to the south of Warehorne Road, approximately 1 mile to the south-east of the village of Woodchurch and 4.5 miles to the east of the larger town of Tenterden. Woodchurch can provide your standard day to day facilities with Tenterden providing a more comprehensive range of facilities and amenities. The national motorway network can be accessed from Junction 10 of the M20, approximately 8 miles to the north-east at Ashford, and the national rail network is easily accessible from Hamstreet Station (3 miles) and Ashford International (8 miles).

Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

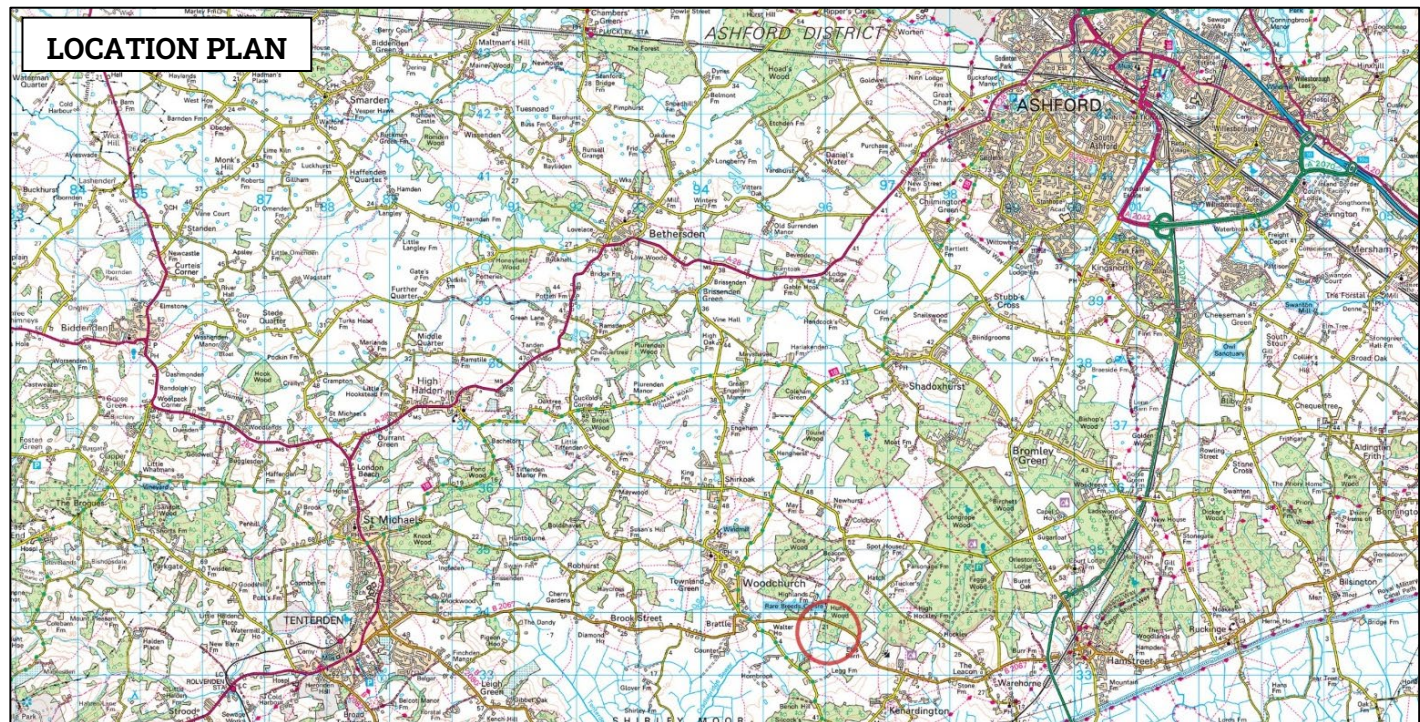
From the Six Bells Inn in Woodchurch, head east on The Green before turning right on Lower Road continuing for half a mile. Turn left when reaching Front Road, then almost immediately left again onto Appledore Road, continuing for 160 metres before turning left onto the Warehorne Road/B2067. Continue past the Rare Breeds Centre for 100 metres and the layby / access to Lot 1 will be on your right.

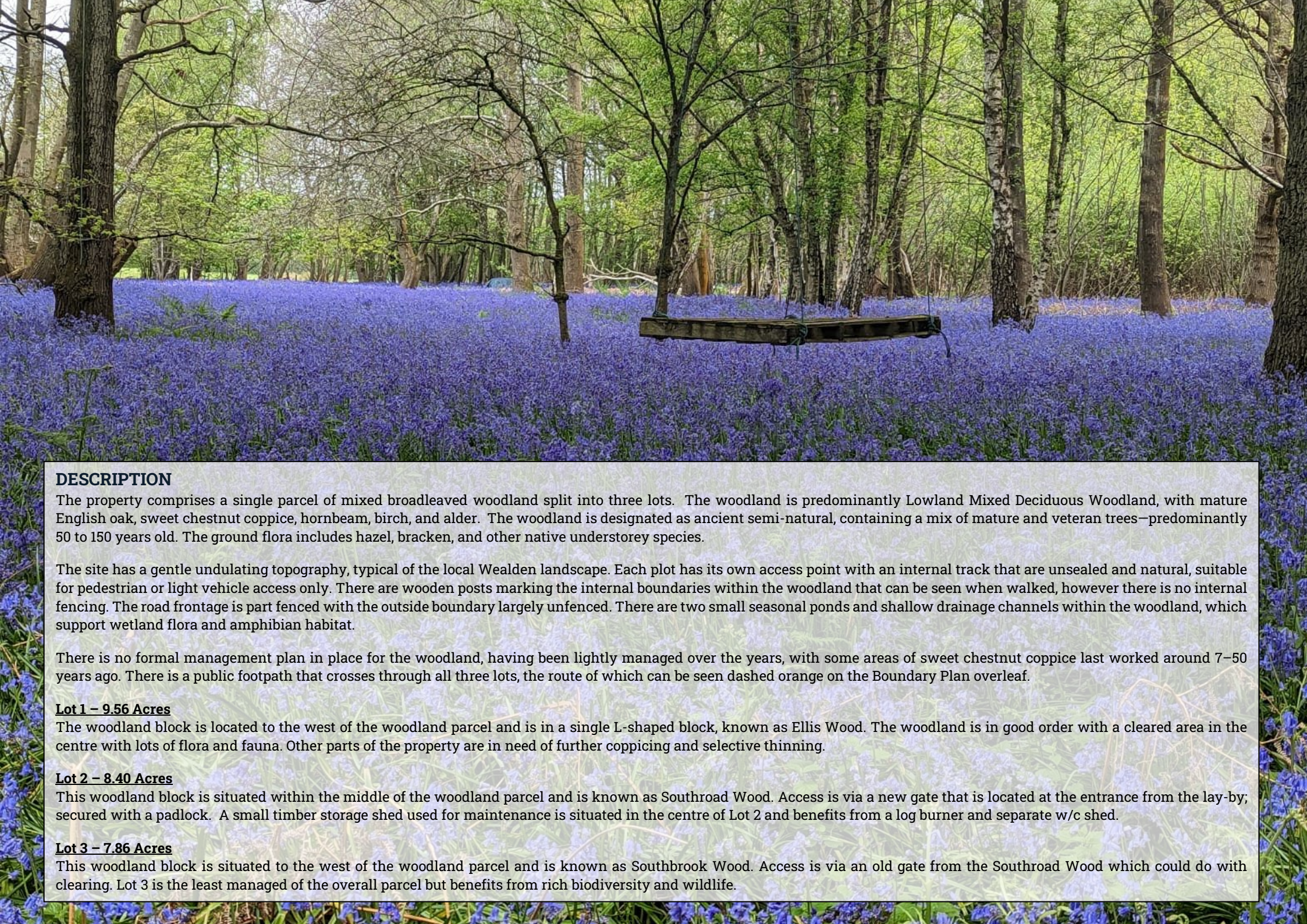
WHAT 3 WORDS

Lot 1 - ///weekday.sprinting.outpost

Lot 2 - ///silently.webcams.rungs

Lot 3 - ///mega.loudness.kidney





DESCRIPTION

The property comprises a single parcel of mixed broadleaved woodland split into three lots. The woodland is predominantly Lowland Mixed Deciduous Woodland, with mature English oak, sweet chestnut coppice, hornbeam, birch, and alder. The woodland is designated as ancient semi-natural, containing a mix of mature and veteran trees—predominantly 50 to 150 years old. The ground flora includes hazel, bracken, and other native understorey species.

The site has a gentle undulating topography, typical of the local Wealden landscape. Each plot has its own access point with an internal track that are unsealed and natural, suitable for pedestrian or light vehicle access only. There are wooden posts marking the internal boundaries within the woodland that can be seen when walked, however there is no internal fencing. The road frontage is part fenced with the outside boundary largely unfenced. There are two small seasonal ponds and shallow drainage channels within the woodland, which support wetland flora and amphibian habitat.

There is no formal management plan in place for the woodland, having been lightly managed over the years, with some areas of sweet chestnut coppice last worked around 7–50 years ago. There is a public footpath that crosses through all three lots, the route of which can be seen dashed orange on the Boundary Plan overleaf.

Lot 1 – 9.56 Acres

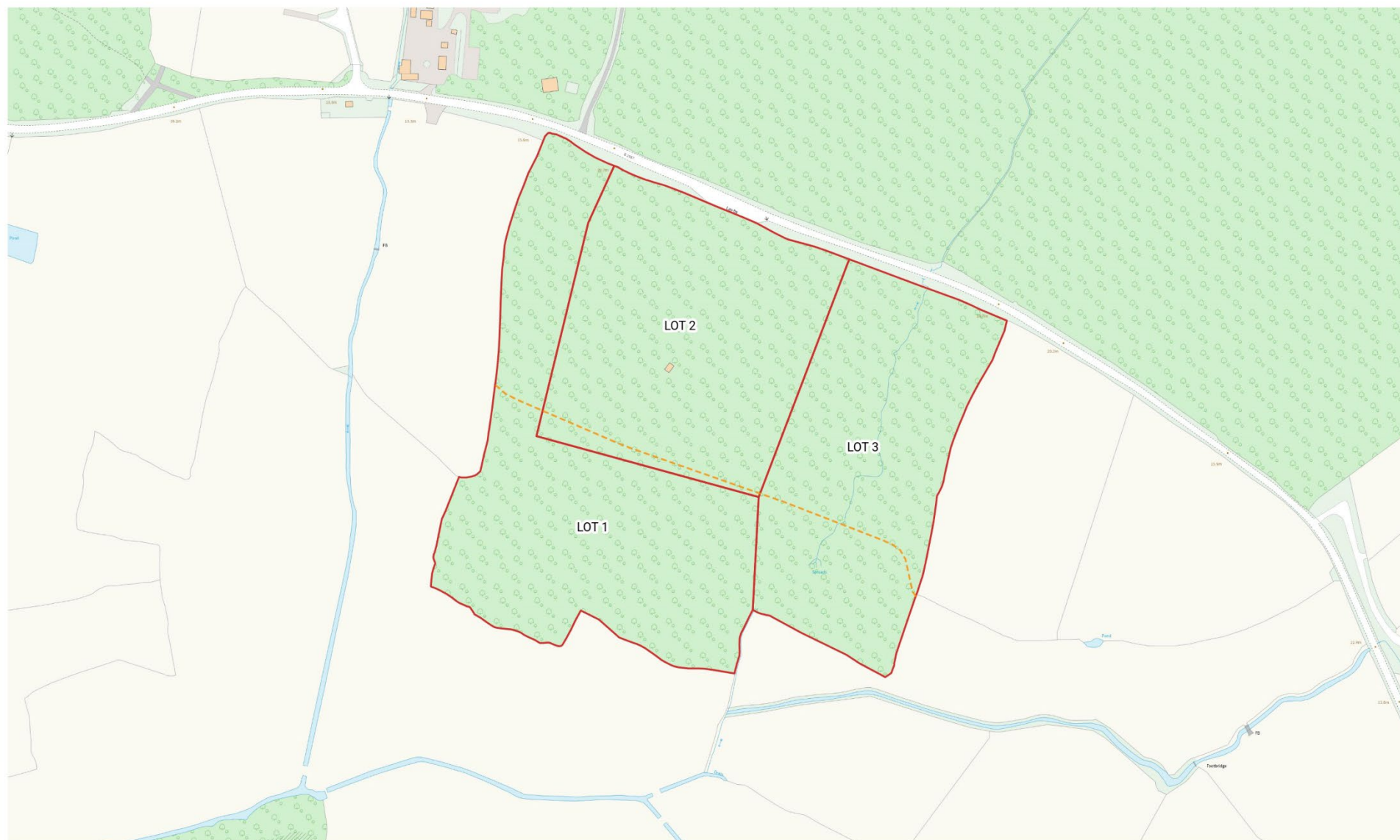
The woodland block is located to the west of the woodland parcel and is in a single L-shaped block, known as Ellis Wood. The woodland is in good order with a cleared area in the centre with lots of flora and fauna. Other parts of the property are in need of further coppicing and selective thinning.

Lot 2 – 8.40 Acres

This woodland block is situated within the middle of the woodland parcel and is known as Southroad Wood. Access is via a new gate that is located at the entrance from the lay-by; secured with a padlock. A small timber storage shed used for maintenance is situated in the centre of Lot 2 and benefits from a log burner and separate w/c shed.

Lot 3 – 7.86 Acres

This woodland block is situated to the west of the woodland parcel and is known as Southbrook Wood. Access is via an old gate from the Southroad Wood which could do with clearing. Lot 3 is the least managed of the overall parcel but benefits from rich biodiversity and wildlife.







ACREAGES

The land extends to approximately 25.81 acres. These acreages are taken from Land App for guidance purposes only and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact and must satisfy themselves with an inspection or otherwise.

SERVICES

There are no services directly connected to the property. It is believed that the services run down the Warehorne Road.

MINERALS & SPORTING RIGHTS

The Sporting Rights and Mineral Rights are in hand and pass with the sale of the Freehold.

ACCESS

Each plot has its own access point with an internal track that are unsealed and natural, suitable for pedestrian or light vehicle access only.

Plot 2 has a new gate that is located at the entrance from the lay-by; secured with a padlock.

FENCING & BOUNDARIES

Boundaries are clearly defined by existing tree lines and historic woodland edges. The northern boundary adjoins Warehorne Road with a post and wire fence and gate, while the remaining edges follow natural woodland limits. The internal boundaries between the Lots are marked with wooden posts throughout. There are no known boundary disputes or shared maintenance responsibilities. The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available.

PLANS

The plans and boundary notes provided by the Agents are for identification purposes only and purchasers should satisfy themselves on the location of boundaries prior to offering.

METHOD OF SALE

The land is offered for sale by Private Treaty in three lots and as a whole. The Vendor reserves the right to offer the land by Formal or Informal Tender or auction at a later date.

LOCAL AUTHORITIES

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

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

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales 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. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

TENURE

The land is to be sold freehold and is registered under title numbers K209661, K945940 & K943993. The Office Copy Entries & Title Plans are available from the selling agents on request.

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.

PHOTOGRAPHS

The photographs included in these particulars were taken in 2025.

VIEWING

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 Millie Palmer-Pilc on the contact details below.

BTF Partnership

Canterbury Road, Challock, Ashford

Kent TN25 4BJ

Tel: 01233 740077

Email: millie.palmerpilc@btfpartnership.co.uk

Ref: MPP/R2374.1

GUIDE PRICES

LOT 1 – £115,000

LOT 2 – £115,000

LOT 3 – £100,000

AS A WHOLE - £330,000





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www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ