



REDLEAF WOOD AND THE GROVE

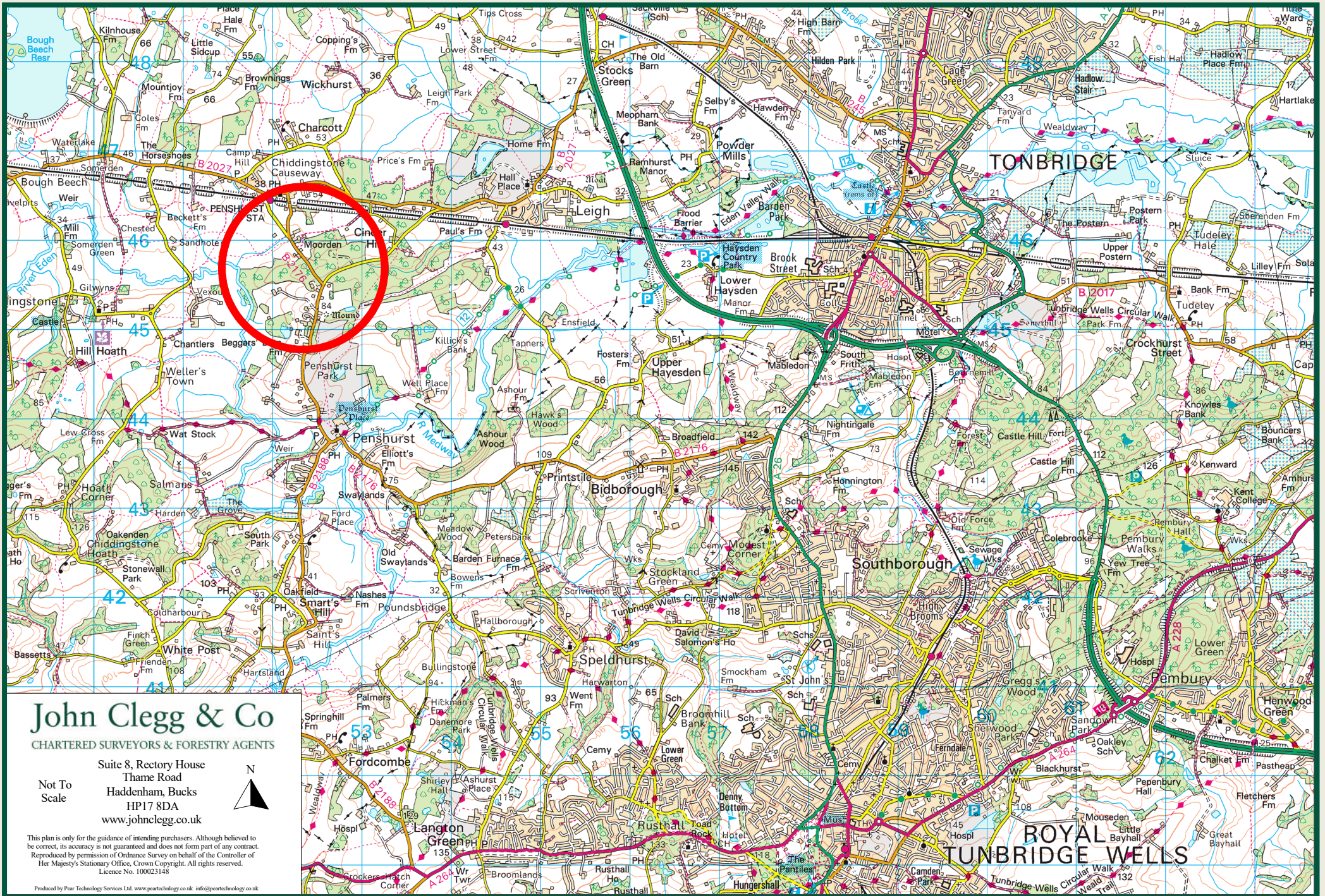
Chiddingstone Causeway, near Tonbridge, Kent

41.62 Hectares / 102.88 Acres

FREEHOLD FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

John Clegg & Co

CHARTERED SURVEYORS & FORESTRY AGENTS



John Clegg & Co

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Not To Scale

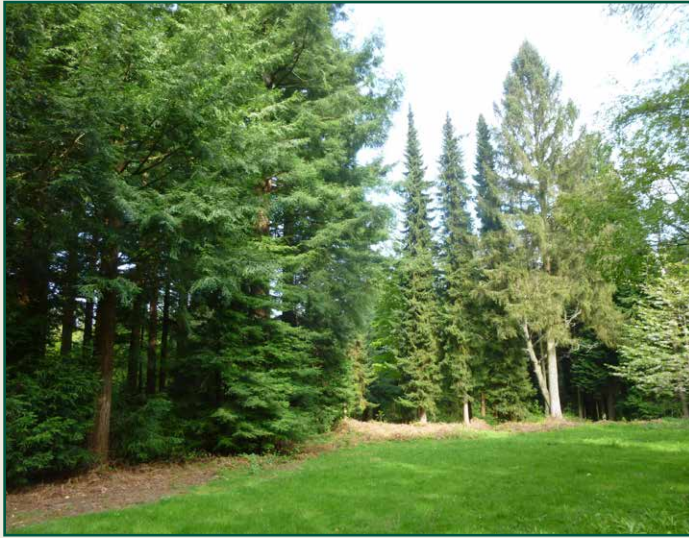
Suite 8, Rectory House
Thame Road
Haddenham, Bucks
HP17 8DA
www.johnclegg.co.uk



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REDLEAF WOOD AND THE GROVE



Tonbridge 6 miles



Sevenoaks 6 miles



Royal Tunbridge Wells 8 miles

Central London 40 miles

(Distances are approximate)

SOLE SELLING AGENTS

John Clegg & Co

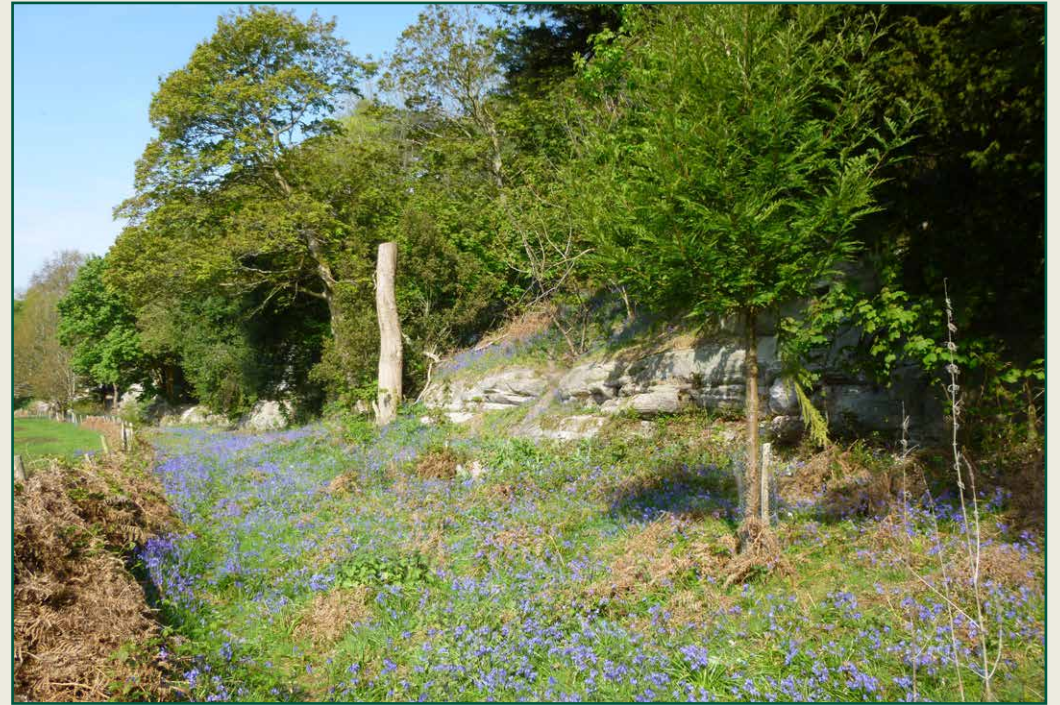
Suite 8, Rectory House

Thame Road, Haddenham

Buckinghamshire HP17 8DA

Tel: 01844 291384 Fax: 01844 299003

For Sale as a Whole or in Two Lots
Guide Prices - £430,000 and £390,000

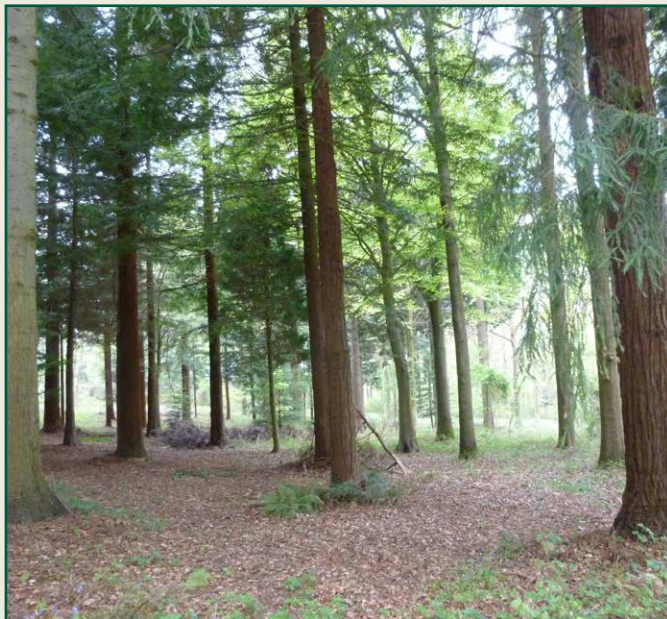


DIRECTIONS

From Junction 5 of the M25 follow the signs for the A21 South towards Sevenoaks and Hastings. After about 5 miles leave the A21 following the signs for Hildenborough. At the roundabout above the A21 take the B245 towards Hildenborough. In Hildenborough, reached after 2.5 miles, take the right turn onto the B2027, Leigh Road, opposite The Flying Dutchman. In Chiddingstone Causeway, reached after nearly 4 miles, take the left turn onto the B2176 to Penshurst. Redleaf Wood is on the left and The Grove on the right after half a mile. There are vehicular accesses to both woods off this road although the principal access to Redleaf Wood is on its southern boundary. The properties are shown on the location and sale plans included in these particulars and can also be found on OS 1:50,000 Map 188 Ref TQ525458 (Redleaf Wood). Nearest post code TN11 8JB.

VIEWING

Viewing is possible at any time so long as potential purchasers are in possession of a set of these sale particulars. The sellers and their agents take no responsibility for any loss or damage that may be suffered or incurred by anyone viewing the woods. For your own personal safety please be aware of potential hazards within the woodland when viewing.



MANAGEMENT

The woodlands are currently managed by Silva Woodland Management Ltd, 20 Weald View Road, Tonbridge, Kent TN9 2NG telephone 01732 352895. Their Mr Rick Vallis will be pleased to discuss future management with prospective purchasers.

TAXATION

After two years' ownership, commercially managed woods qualify for 100% Business Relief from Inheritance Tax. Timber sales are free of all Income Tax and do not attract Capital Gains Tax. In certain circumstances it is possible to roll-over Capital Gains Tax into the proportion of the purchase price attributable to the value of the land.

SPORTING RIGHTS

The sporting rights are owned and included in the sale. The shooting, fishing and stalking rights are not let.

MINERAL RIGHTS

These are owned and included except as reserved by Statute.

FENCING/BOUNDARIES

There are no known fencing obligations.

LOCAL AUTHORITY

Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG. Telephone 01732 227000.

RIGHTS AND EASEMENTS

The woodlands are sold subject to and with the benefit of all rights. These include rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and all other easements.

WAYLEAVES

The woodlands are sold subject to all existing wayleaves and purchasers will be deemed to have satisfied themselves as to the routes thereof.

PLANS AND AREAS

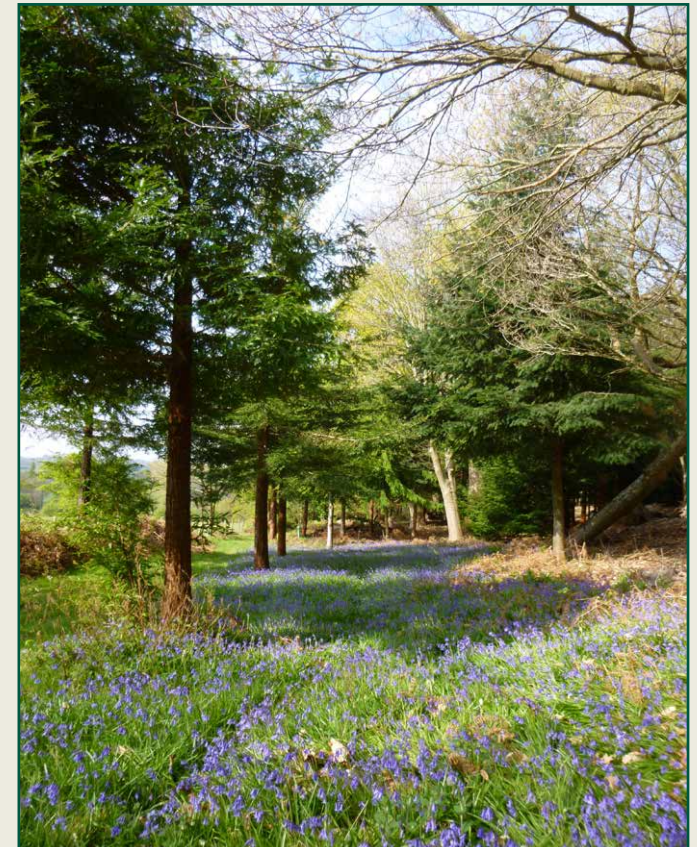
These are based on the Ordnance Survey and are for reference purposes only. The purchasers shall be deemed to have satisfied themselves as to their accuracy and any error or mis-statement shall not annul the sale nor entitle any party to compensation in respect thereof.

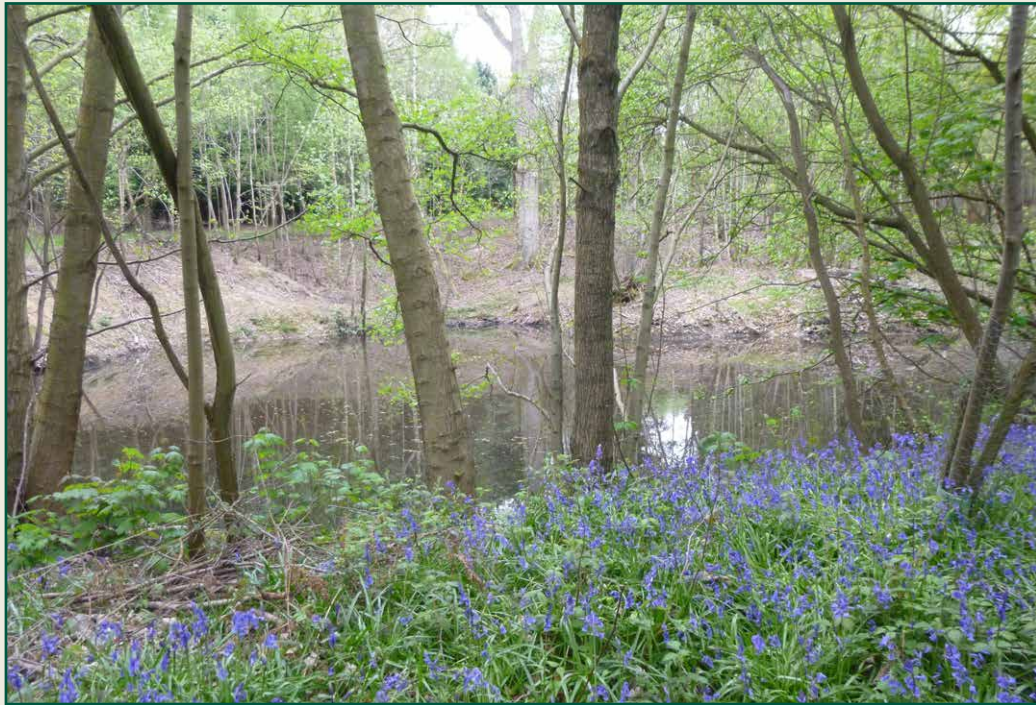
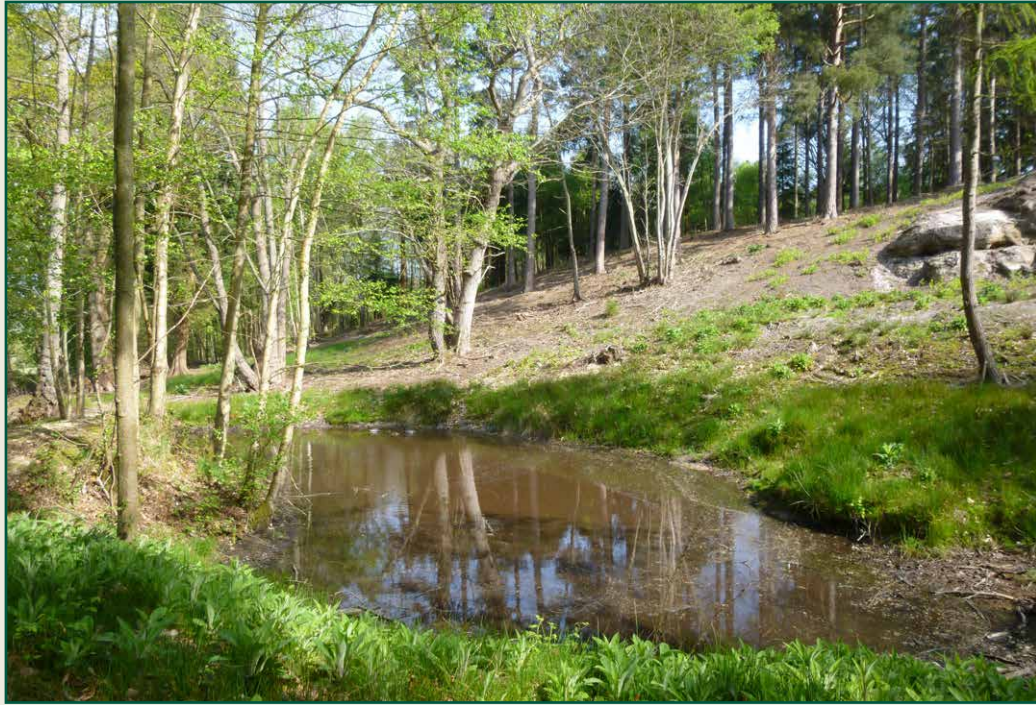
TENURE AND POSSESSION

Freehold. Vacant possession will be given upon completion.

METHOD OF SALE

Redleaf Wood and The Grove are offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted. Please contact the Haddenham office on 01844 291384.







GENERAL DESCRIPTION

The woods originally formed part of a larger estate purchased c.1800 by William Wells (1767-1847), a retired shipbuilder and enthusiastic art collector who was a trustee of the National Gallery between 1835 and 1847. He made alterations to the then existing brick house, extended the small park, and developed an extensive area of dressed ground. On Wells' death in 1847 the estate passed to his great nephew, William Wells II MP. In 1870 the property was put up for sale and was purchased by Mr F C Hills. The old house was demolished in 1883-4 and a new house, Redleaf House, erected in 1884.

Mr F C Hills and his son Arnold owned the Thames Ironworks & Shipbuilding Company Ltd. Arnold Hills was the founder of the Thames Ironworks Football Club in 1895. In 1900 the Thames Ironworks Football Club became West Ham United who still retain the nickname 'The Irons.'

Some outlying parts of the estate were sold in the 1920s to meet death duties although further work on the landscape continued into the mid-20th Century. Redleaf House and its stable block were demolished in the 1960s.

The Grove (Lot 2) forms part of the English Heritage Grade II Registered Park and Garden of Redleaf House. The listing covers a site of about 73 hectares including two drives and their lodges, gardens and pleasure grounds, the park which ran down to the River Eden on its western boundary and a walled kitchen garden complex together with The Grove. A copy of the English Heritage listing can be viewed on the selling agent's website www.johnlegg.co.uk

The quality of the two woodlands is clearly evident on viewing. The Hills family's ambitions for their woodlands is clear from Mr P H L Hills' (Mr F C Hills' great-grandson) introduction to a forest walk in the two woods in c.1979/80:

“My father (Mr A L F Hills, OBE) began to convert the oak standards and chestnut coppice to conifer plantations embellished with many deciduous species. His objects were:

1. Quality timber, grown knot-free by pruning.
2. Girth or diameter increase as fast as possible by early, heavy and frequent thinning.

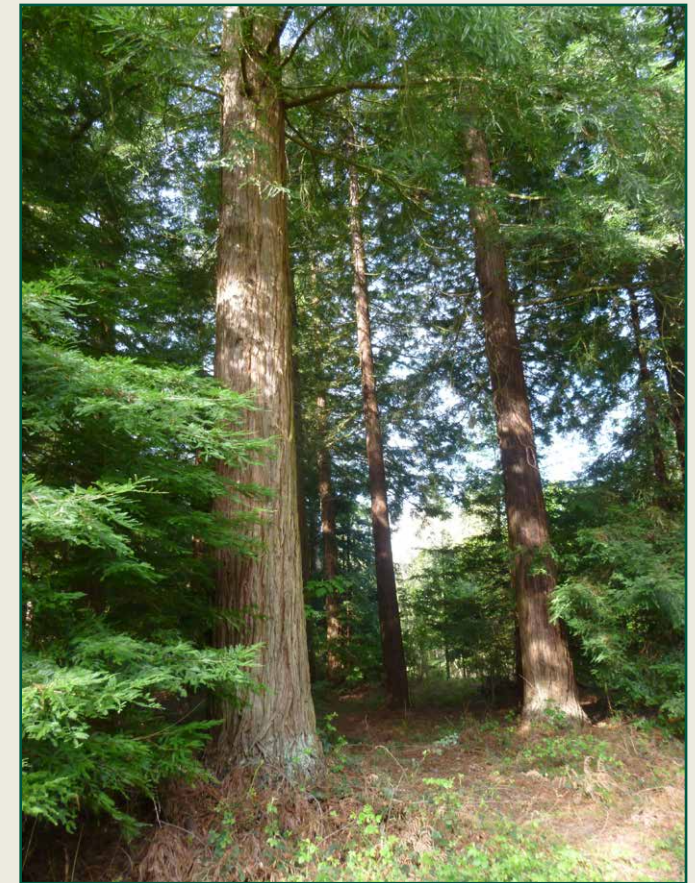
3. Variety, by using various species.
4. Beauty from the interplay of conifer and deciduous colours and from the practice of good forestry which he decided went together.
5. Out of the variety the benefit and health of the trees, plants, birds, beasts (excepting grey squirrel and rabbits) and, not least, man.”

Mr P H L Hills' notes from the walk note Omorika spruce within the woods came from seed from plots in Bedgebury Forest windblown by the gale of January 1976, native chequer or wild service and Coppodocian maple from the estate and redwoods from Huntley from Charles Akers. Charles Akers is probably best known for his gift of the renowned redwoods at Leighton near Welshpool to the Royal Forestry Society.

In an Obituary Note the renowned forester Peter Garthwaite, penned a tribute to the late Mr A L F Hills, which still provides an appropriate description of the woods today approaching 40 years after his death. Mr Garthwaite wrote:

“Arthur Hills, of Redleaf, Kent, who died October 1974, was a gold medallist of the Royal Forestry Society and a member of the RFS Council for many years. I met him first in 1954 when I was sent by the Forestry Commission from the north of England to see his “progressive” silvicultural methods, based on frequent heavy thinnings of conifers, and high pruning of all species. The Redleaf Woods has been a happy place of pilgrimage for me ever since and a continual source of inspiration, with Arthur as guide and commentator.

Arthur Hills was the pioneer who led the south-east out of coppice-with-standards silviculture but without the drastic effects of the post-war Forestry Commission patterns. He started planting at Redleaf in the 1930s, when little enough encouragement or help was available to private owners.



But by observation, seeking expert advice where he could and patient persistence he achieved what I always think of as the perfect pattern of private woodland management in a small and intimate landscape.

He was a modest person, and when it gradually dawned on him that his results were of interest to others, it gave him enormous pleasure to welcome individuals and parties into his woods. The RFS was a frequent beneficiary of his hospitality, but perhaps his greatest contribution was to open the eyes of the critical layman to the beauties of a well-managed forestry enterprise, predominantly conifers, but with just the right ingredients of old hardwoods, coppice and mixtures to be a continuous pleasure to both humans and birds - his woods were always full of their song.”

LOT 1: REDLEAF WOOD**21.77 hectares / 53.85 acres**

Redleaf Wood enjoys public road frontage on its western and southern boundaries. There are vehicular accesses off both roads, marked A on the sale plan, with the entrance off the southern boundary leading into the former estate wood yard which now provides an excellent stacking area. Adjacent to the stacking area are the former manager's office, shed and covered storage and WC. All are of timber construction although in dilapidated condition as they have not been used for many years. There are no services connected. From the former yard an excellent network of rides serve the whole of the woodland providing easy vehicular access with 4-wheel drive vehicles. The ride network links with the public road access on the western boundary.

The wood contains an impressive variety of crops including coastal and giant redwoods, Douglas fir, Lawson cypress, western red cedar, Corsican and Scots pine amongst the conifers. The broadleaves include oak, beech and sweet chestnut together with silver birch and sycamore coppice. There is an excellent mix of age structures and, as noted under the General Description, the crops are beautifully presented.

The plans for the woodland were to continue the selection system operated over past decades. Thinning would take place throughout the whole wood providing opportunities for underplanting with shade bearing species and naturally regenerated coastal redwoods. Recent removal of rhododendrons has created additional clearance areas offering planting opportunities.

In addition to the buildings at the former estate wood yard there is a wooden chalet, marked with the letter C on the sale plan, in a small valley at the foot of an impressive rock-face in compartment ℓ. A small stream runs through this valley past the building to a lake to the north west within the wood. There is a further timber building with adjacent brick chimney stack in compartment g marked with the letter T on the sale plan. This housed the former creosote treatment tank, now water filled, which is now fenced off for safety purposes.

Both these buildings, marked with the letters C and T on the sale plan, are in a similar condition to those by the former estate timber yard.

Rights of Way/Access

The wood is sold subject to a 10 feet wide right of way for agricultural and forestry purposes over the route marked PQ on the sale plan. The western boundary of the track is to a maximum of 15 feet from the hedge.

There is a personal right of way for the current owner of Little Moorden to use the route shown with a broken orange line on the sale plan to move timber/coppiced wood from the land hatched red on the sale plan to the Penshurst Road. This includes the right to temporarily store the produce in the old estate wood yard whilst awaiting collection and removal by lorry.

STOCKING SCHEDULE - LOT 1

Cpt	Area (ha.)	P. Year	Principal Species
a	3.55	1957-1997	Oak, beech, sweet chestnut standards with birch coppice. Western hemlock, larch, cypress, Corsican pine
b	0.20	-	Former estate wood yard
c	1.80	1987-1997	Maturing silver birch coppice with some mixed broadleaves and conifers
d	2.90	1957-1997	Silver birch and sycamore coppice with Scots pine, oak and beech
e	2.35	1957-1997	Silver birch coppice with oak, beech, larch, cypress and redwood. Pond
f	0.85	1957-1997	Western hemlock, Douglas fir, coastal redwood, Lawson cypress and Corsican pine with silver birch, southern beech and sycamore understorey
g	1.95	1957-1997	Oak and beech standards with birch understorey in mixture with mixed conifers. Earthwork present
h	1.15	1957-1997	Oak, beech, sweet chestnut with birch coppice. Western hemlock, larch, cypress, Corsican pine
i	0.80	1957-1977	Oak, beech, open ground
j	0.55	1957-1997	Western red cedar, Lawson cypress
k	0.95	1957-2007	Oak, beech with uneven aged western hemlock, larch, Lawson cypress, coastal redwood
ℓ	3.85	1957-2007	Oak, beech with uneven aged Norway spruce, Douglas fir, Lawson Cypress, larch, giant and coastal redwood. Pond
m	1.60	1957-2007	Oak, sweet chestnut, silver birch with uneven aged coastal redwood, Norway spruce, larch
Total	22.50	hectares	

OFFERS AROUND £430,000 ARE INVITED FOR REDLEAF WOOD

LOT 2: THE GROVE

19.85 hectares / 49.03 acres

The Grove enjoys long road frontage onto Station Hill on its eastern boundary. There is good vehicular access, marked A on the sale plan, from the public road linking to a good network of rides serving the woodland. The track is stoned from the entrance to point Y on the sale plan. This is another impressive property with wide rides, soaring mature trees together with younger crops including coastal redwood, Douglas fir, western red cedar, Lawson cypress, oak, beech and birch. Management is to the same high standards as Redleaf Wood.

Various veteran trees have been identified including pollards which were often used as markers on territorial boundaries, i.e. the parish boundary between Leigh and Penshurst. Amongst the trees identified as 200 plus years old are oak, sweet chestnut and Scots pine. Holm oak and yew were also identified.

The Grove is on a ridge running roughly east-west which falls sharply at the western end of the wood to the valley bottom of the River Eden which forms the boundary of the woodland. Fishing rights in the River Eden are included in the sale of The Grove. These are single bank rights where The Grove adjoins the river. The rights have been exercised in the past by the Tonbridge and District Angling and Fish Preservation Society along with rights over an additional stretch of the river to the west. The new owner of The Grove will be able to exercise the fishing rights where the river adjoins The Grove.

Towards the western end is a steep rock face between the woodland ridge and the Eden Valley. Located in an elevated position is a wooden chalet with verandah which takes advantage of the fine views through the woodland in the Eden Valley to the river. There are two further wooden buildings within the wood. These are understood to have been built in a style of continental foresters' dwellings in the mid-20th Century as part of A L F Hills' creation of high forest in the European style. All have not been used in recent years and are in need of restoration. The chalets are marked with the letter C on the sale plan.

A former ice house has been found at point I on the sale plan and there is an old pillbox by the river.

At the eastern end of compartment d is an attractive large pond. It is believed this was formerly a steep sided pond which predates 1736. It was probably an old marl pit. Within a recent archaeological assessment, the dramatic rock face in compartment e, which is a strong contrast to the balance of the wood, was noted to be of particular interest. This was developed as a key natural feature in the designed landscape in the 1800s after William Wells purchased the Redleaf Estate. Sandstone outcrops are highly significant geological sites and wildlife habitats in the High Weald. They can support unique flora and fauna.

Other points of interest in The Grove include a boundary stone close to one of the hollow ways, an early 19th Century limekiln and a spring at the western end of compartment d which was originally covered by a wooden structure with a tiled roof known as the Wishing Well. There was also a rocky lawn between the rock face and the pond. This was originally clear of trees and planted as a rock garden. A park pale is shown on old plans and traces of its earthwork bank can still be found in two places running through The Grove. A park pale generally comprised a bank, with a large ditch, on top of which was erected a fence or 'pale' made of planks of wood.

As noted previously The Grove forms part of a Grade II Registered Park and Garden.

IMPORTANT NOTICE

John Clegg & Co 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 John Clegg & Co 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) The vendor does not make or give, and neither John Clegg & Co nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared April 2017.

John Clegg & Co is a trading name of Strutt & Parker LLP, a limited liability partnership, registered in England and Wales with registered number OC334522. Its registered office is at 13 Hill Street, Berkeley Square, London W1J 5LQ

STOCKING SCHEDULE - LOT 2

Cpt	Area (ha)	P. Year	Principal Species
a	3.10	1957-2007	Sweet chestnut, silver birch with uneven aged coastal redwood, Douglas fir, western red cedar, Lawson cypress
b	3.70	1957-2007	Silver birch coppice, oak, beech, larch, redwood
c	3.20	1957-2007	Poplar, alder
d	4.50	1957-2007	Oak, beech with uneven aged Douglas fir, Lawson cypress, coastal redwood, silver birch coppice understorey. Pond
e	1.20	1957-2007	Exposed rock face with mixed regeneration of sycamore and yew
f	3.00	1957-2007	Oak, sweet chestnut, silver birch, sycamore with uneven aged coastal redwood, Douglas fir and larch
g	1.20	1957-2007	Oak, beech, silver birch with uneven aged coastal redwood, Douglas fir, larch. Sweet chestnut coppice in south
Total	19.90	hectares	

OFFERS AROUND £390,000 ARE INVITED FOR THE GROVE





John Clegg & Co

England: 01844 291 384

Scotland: 0131 229 8800

Wales: 01600 730 735

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