

Ampulla Wood Kent

A rare find – an attractive ancient mixed woodland within the M25 featuring mature oak, beech and Scots pine.

Details

Price: £89,000 Freehold

Location: Near Orpington, Kent

Size: About 3 ½ acres for sale

OS Landranger: OS No 188

Grid ref: TQ 495 654

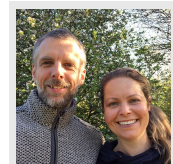
Nearest post code: BR5 4EX

Local manager

Ruth and James Feltham

07812 165081

ruthandjames@woodlands.co.uk



Description

Ampulla Wood features an incredibly varied mix of conifer and broadleaf species including mature oak, beech and Scot's pine. See 'Trees' section below for information about the trees found in this woodland. The woodland gently slopes away from the quiet country lane and the understory (mostly hazel and holly) along the road edge offers good privacy. Bluebells, enchanter's nightshade and ferns are found on the woodland floor. A rustic bench has been installed in a small private clearing. Here a new owner can sit and immerse themselves in this rich woodland environment. Privately owned woods are situated to the north and east of Ampulla Wood.

Ampulla Wood offers a rare opportunity to acquire a woodland within the M25, less than 15 minutes' drive from southeast Greater London.

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

Tree species found in Ampulla Wood include Japanese larch, Scot's pine, Norway spruce and hemlock as well oak, hornbeam, hazel, beech, birch and wild cherry. There are potential future veteran trees - oak and beech - along side the edge of the wood. Many of the trees are at least 50 years old. There is an opportunity to thin the conifer to allow the broadleaves (mainly oak and hornbeam) to flourish. This would encourage further natural regeneration of these native species.

Ampulla Wood has been designated as Ancient Replanted Woodland (PAWS) 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. It is also a SMINC (Site of Metropolitan Importance for Nature Conservation), a local authority designation where the woodland is noted as 'An ancient wood where the greater butterfly-orchid grows, a flower which is found in very few places in London'.

There is an approved Management Plan and Felling Licence for Crown Wood (of which Ampulla 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 Crown 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

It is noted in the management plan that there are viable habitats present for Bats, particularly in veteran and 'future veteran' trees with cavities or fissures. A wide variety of birds have been recorded locally including Bullfinch, Little Owl and Yellowhammer. A new owner could install some bird and bat boxes and build a simple hide to observe which species are present.

Features

- A mixed ancient mixed woodland situated within the M25.
- Splendid mature trees including beech and Scots pine.
- Rustic bench in a small private clearing.
- Easily accessible and manageable for a new owner.

Access, tracks and footpaths

Ampulla Wood is easily accessed from a quiet country lane (Gorse Road), through a locked metal gate (an owner will be provided a key for this locked gate). A stoned track leads to the ride stop entrance to Ampulla Wood. A small area of hardstanding allows a new owner to park within the boundary of Ampulla Wood itself.

There are no public footpaths within the wood itself.

Rights and covenants

The wood is sold with the sporting rights.

The owner of Ampulla Wood will be asked to enter a covenant to ensure the quiet and peaceful enjoyment of the wood.

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

It is worth noting that Woodlands.co.uk offer £300 towards a course for a new owner. Please note the £300 will be available for any course that relates in some way to managing or enjoying a woodland, for example introduction to woodland management,

chainsaw training (strongly recommended by us especially if you are likely to use a chainsaw in the woods), bushcraft courses or craft courses such as hurdle making.

Ampulla Wood provides the opportunity for a new owner to engage in family forestry. Managing a woodland and learning bushcraft skills is a great way to escape the trappings of modern life. Building dens and wildlife hides and installing bird and bat boxes are just some examples of outdoor activities can be done here. Other ideas can be found here:
<https://www.woodlands.co.uk/owning-a-wood>

Local area and history

Ampulla Wood is situated about 3 miles east of Orpington, near Bromley. The nearest train station is at Chelsfield, which is on the main line to London. This is approx. 3 miles (approx. 20 minutes' cycle) from the wood.

Lullingstone Country Park is situated approx. 3 miles from Ampulla Wood and offers over 460 acres of chalk grassland and ancient woodlands. For those who enjoy golf, the 18-hole Lullingstone Park Golf Course is only 1 mile away. For those keen to learn more about wildlife, one of the UKs largest Bird of Prey Centres is only 5 miles away - Eagle Heights Wildlife Foundation.

Also, well worth a visit in the early summer - the incredible lavender fields at Castle Farm provide a visual spectacular. There are tours at certain times of the year, and a marvellous farm shop found here castlefarmkent.co.uk

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

Please note, for satellite navigation, use the post code BR5 4EX. This will take you to within approx. 0.5 miles of the main entrance gates to Crown Wood (of which Ampulla Wood is a part). Coordinates to the main gate leading to Ampulla Wood (off Gorse Road) are: N51.367174, E0.147231. To find the wood follow the instructions below.

From the M25

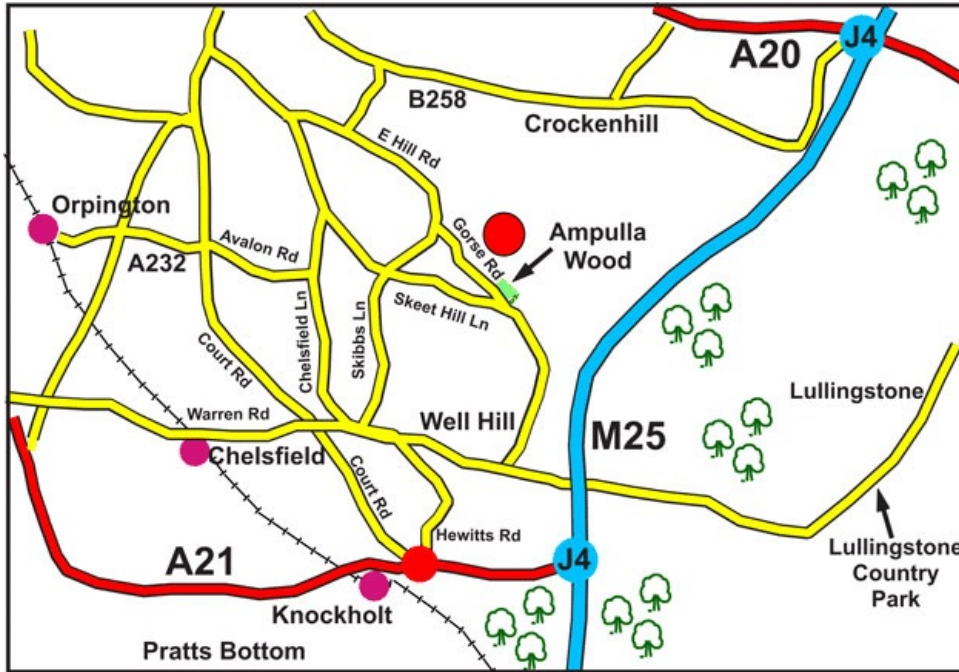
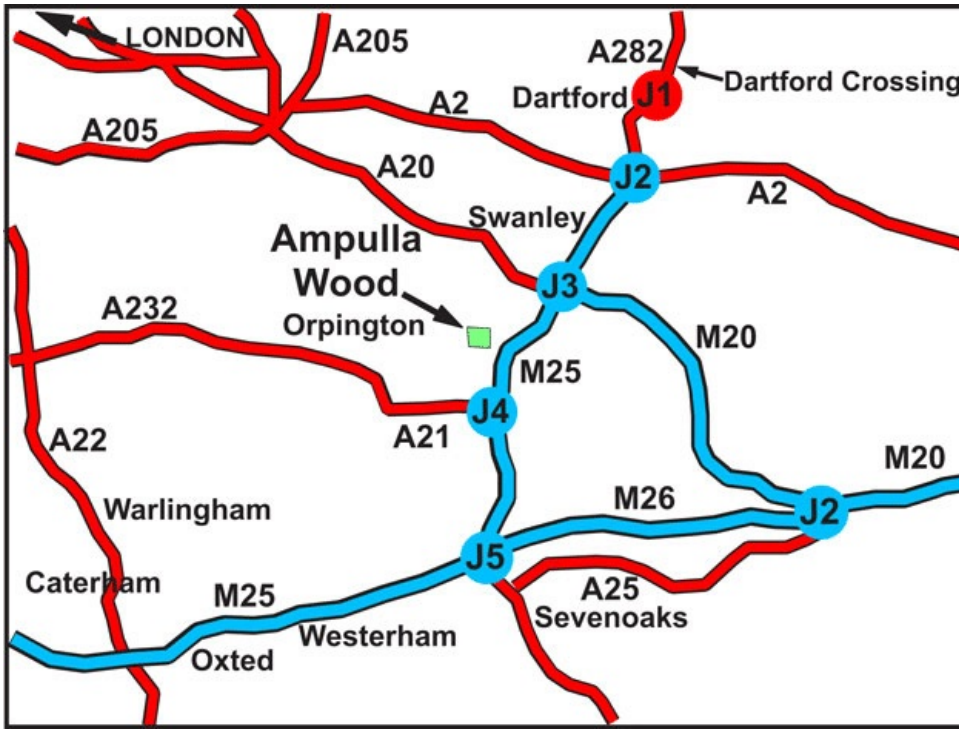
- From Junction 4 off the M25 take the first exit and follow the A21 towards Orpington and Bromley.
- At the first roundabout, take the 4th exit off Hewitts Road.
- Continue straight over at the crossroads (past the Bo-Peep pub) onto Hollybush Lane.
- At the end of this road turn right onto Jubilee Road which then turns into Rock Hill.
- Take the 2nd left onto Well Hill and when you reach a T-junction turn left (this stays as Well Hill but then turns into Skeet Hill Lane).
- When you arrive at a fork in the road, keep right on Gorse Road.
- The entrance to the wood is immediately on the right-hand side after this fork. You will see a metal gate with a 'Woodlands for Sale' sign on it.
- There is space to park on the edge of the road by the hedge so as not to block the gate.
- Please note this route avoids entering the ULEZ zone.

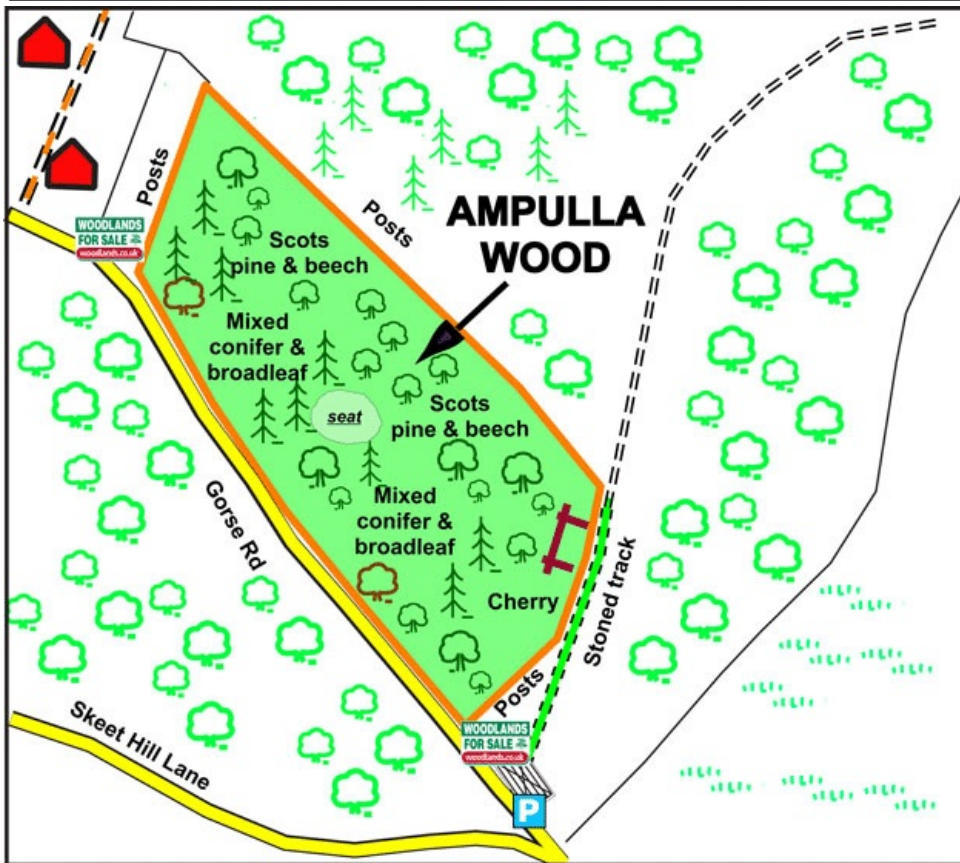
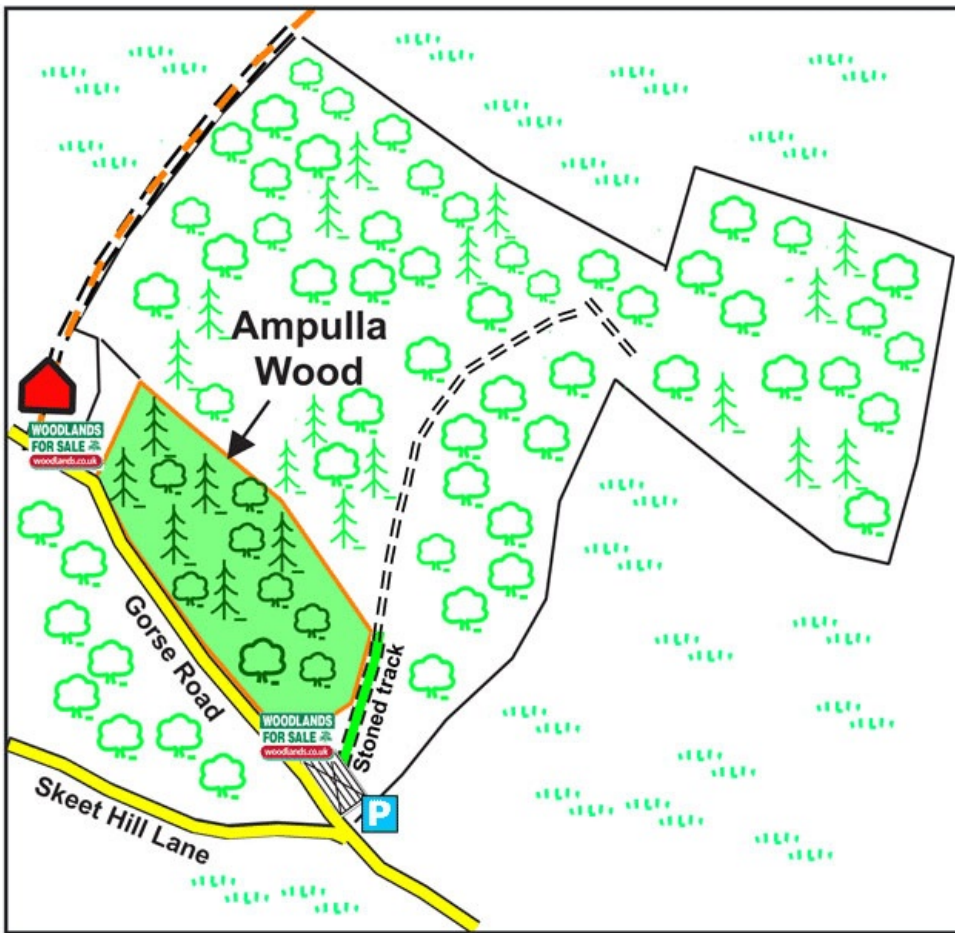
Once you arrive at the gate:

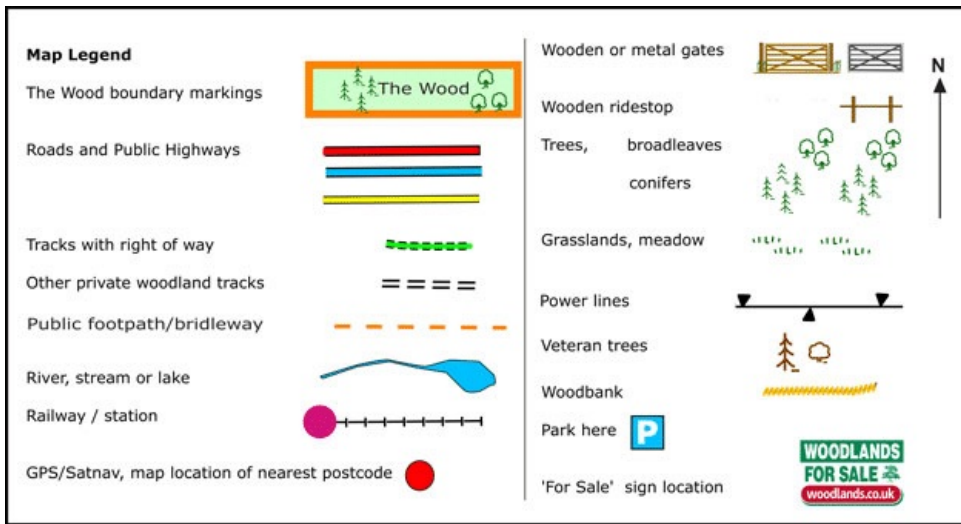
- Beyond the metal gate, follow the track into the wood for approx. 150 meters.
- The ride stop entrance to Ampulla Wood is on the left-hand side of the track with its boundaries marked in ORANGE.

Boundaries:

The boundaries of the wood are indicated with ORANGE 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.