



## Sceptre Wood Kent

An attractive ancient bluebell woodland with a good all year-round access track - located a stone's throw from Greater London.

### Details

**Price:** £99,000 Freehold

**Location:** Near Orpington, Kent

**Size:** 3  $\frac{3}{4}$  acres for sale

**OS Landranger:** OS No 188

**Grid ref:** TQ 496 654

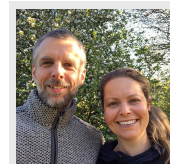
**Nearest post code:** BR5 4EX

### Local manager

**Ruth and James Feltham**

07812 165081

[ruthandjames@woodlands.co.uk](mailto:ruthandjames@woodlands.co.uk)



## Description

Sceptre Wood is a splendid ancient woodland packed with character. There are a couple of archaeological features in the wood; a [woodbank](#) along the entire east side of the wood, as well as evidence of old earthworks and extraction pits. Bluebells, Dog's Mercury, Enchanters' Nightshade, Honeysuckle, Ivy and Wood Spurge can be found on the woodland floor. Butcher's Broom is noted in two places (a scarce Ancient Woodland Indicator). Privately owned woods are situated to the north and west of Sceptre Wood and there are open fields to the east, letting in lots of sunlight. A rustic bench has been installed in a small private clearing hidden behind some holly. Principle tree species in the wood include beech, Scots pine, oak, ash, field maple, hazel and cherry. See 'Trees' section below for information about the trees found in this woodland.

Sceptre 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.

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### Trees

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Tree species found in Sceptre Wood include beech, Scot's Pine, oak, ash and field maple, with pockets of elder, hazel and holly in the understory. One or two wild cherry trees are also present near the woodland edge. Many of the trees are at least 50 years old. A new owner may choose to 'halo thin' the oak to enable them to thrive and reach their full potential.

Sceptre 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 Sceptre 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.

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### Wildlife

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This wonderful video highlights some of the wonderful wildlife found here at Crown Wood. During the day, a curious fox takes centre stage, while at night, we see (and hear!) five common woodland species going about their routines -

<https://www.youtube.com/watch?v=5-XfO9juj8E>

For ideas on how to manage your woodland for wildlife why not have a look here:

<https://www.woodlands.co.uk/owning-a-wood/managing-your-woodland-for-wildlife/>

A new owner could simply install some bird and bat boxes and build a simple hide to observe which species are present.

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### Features

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- An attractive mixed ancient woodland situated within the M25. Easily accessible and manageable for a new owner.
- Ancient woodland indicators including Bluebells, Dog's Mercury and Butcher's Broom. Mature trees including beech, oak and Scots pine.
- Rustic bench in a small private clearing. Open fields to the east, privately owned woodlands to the north and west.

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### Access, tracks and footpaths

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Sceptre 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 Sceptre Wood. A small area of hardstanding allows a new owner to park within the boundary of Sceptre Wood itself.

There are no public footpaths within the wood itself.

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### Rights and covenants

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The wood is sold with the sporting rights.

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### Activities

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Sceptre 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>

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

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### Local area and history

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Sceptre 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 Sceptre 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](#)

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### How to find this woodland

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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.

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### Directions

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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 Sceptre Wood is a part). Coordinates to the main gate leading to Sceptre 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.

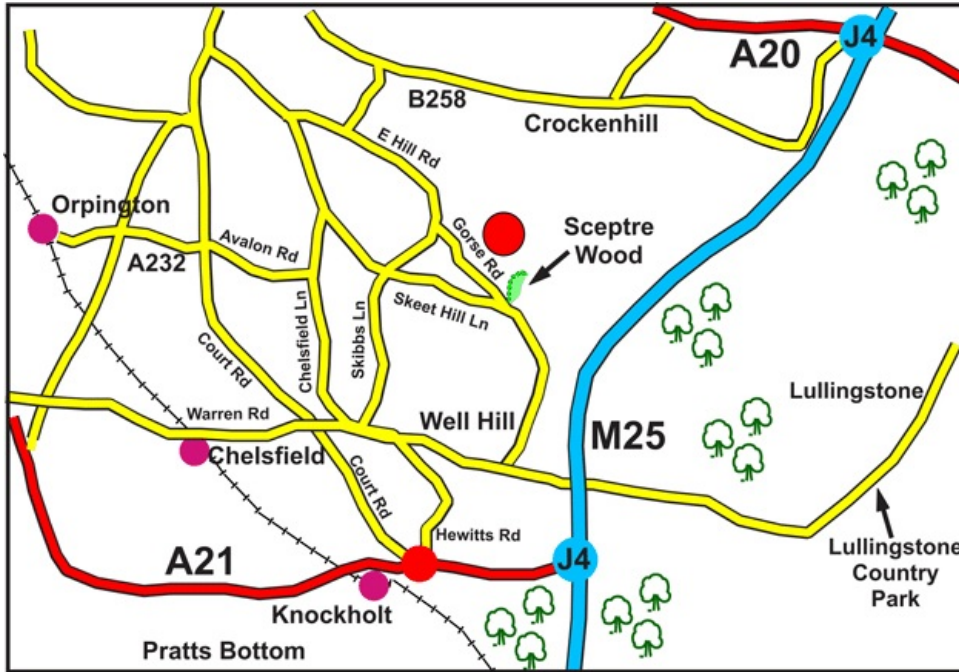
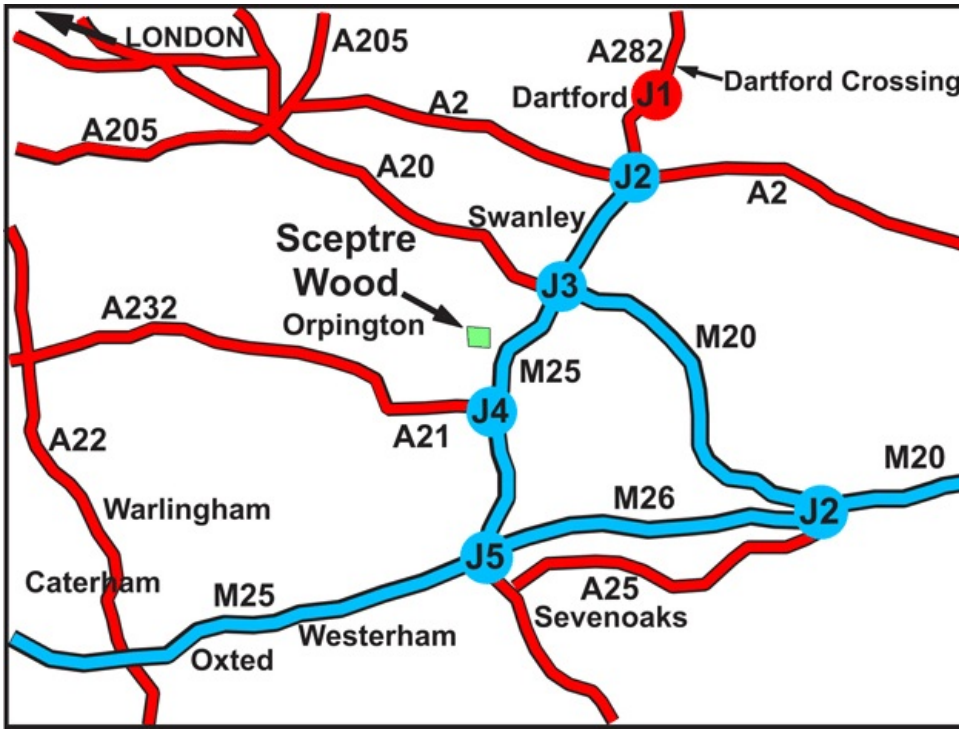
Once you arrive at the gate:

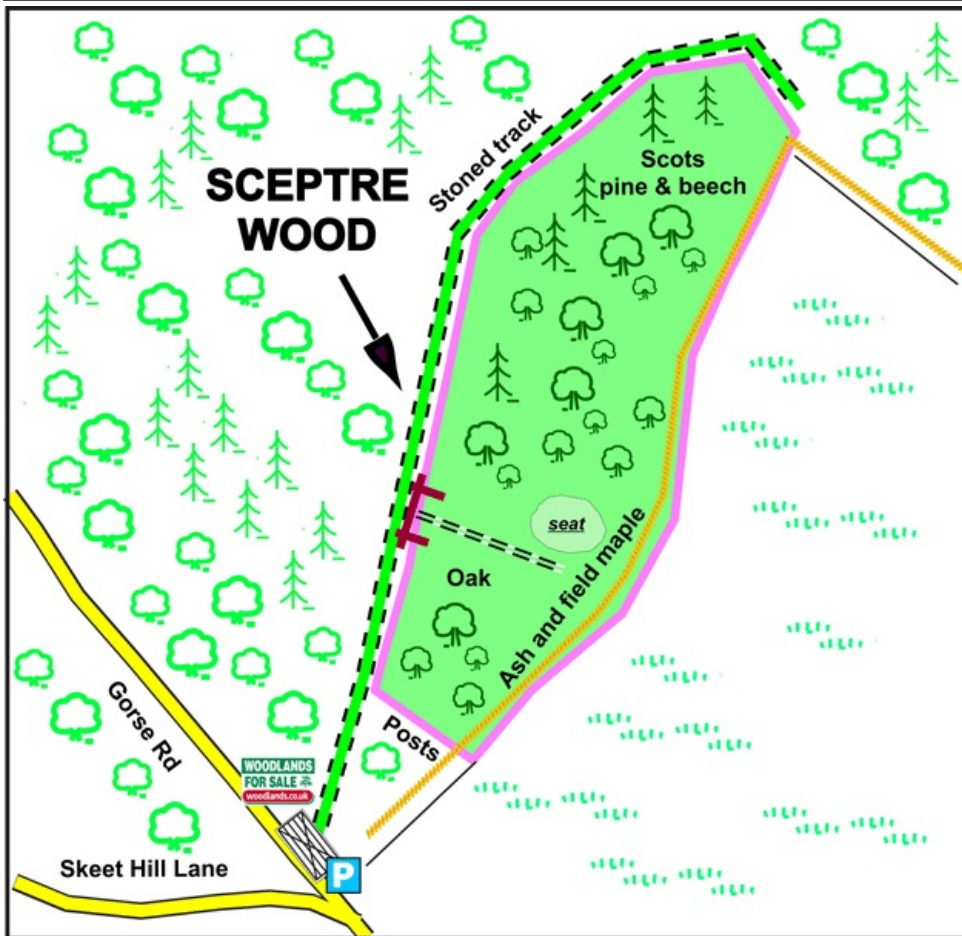
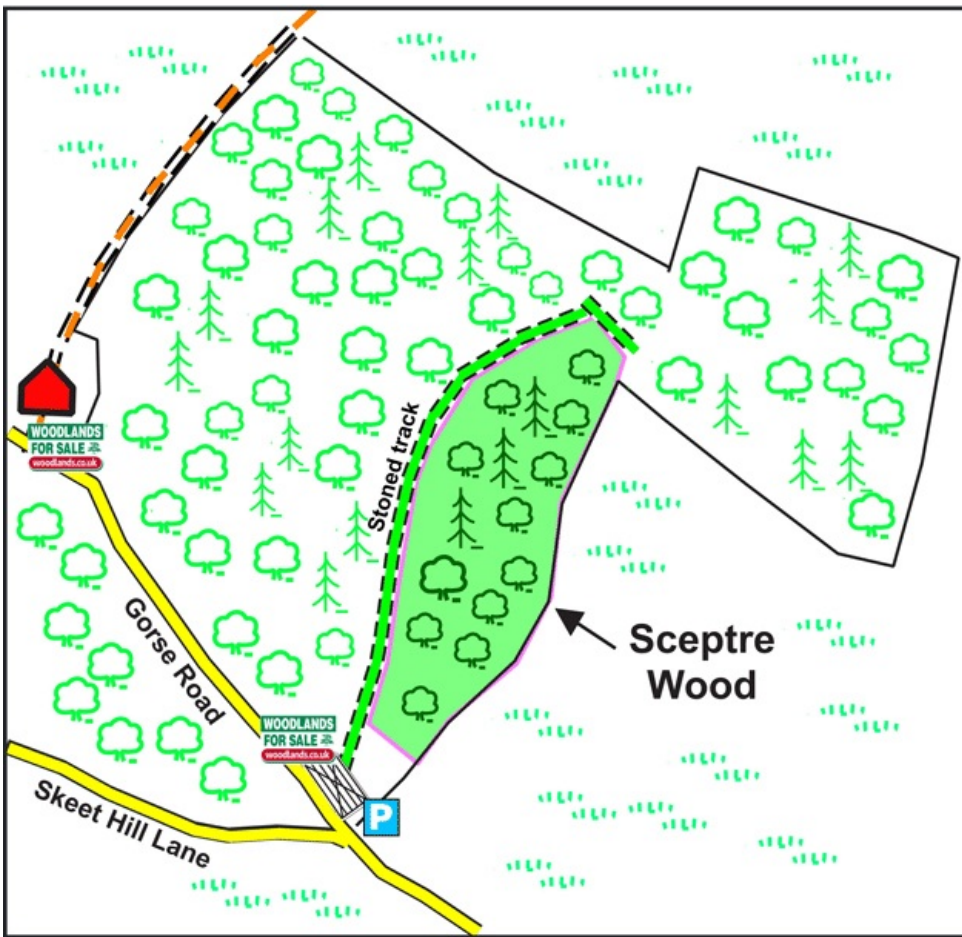
- Beyond the metal gate, follow the track into the wood for approx. 150 meters.
- The ride stop entrance to Sceptre Wood is on the right-hand side of the track with its boundaries marked in MAUVE.

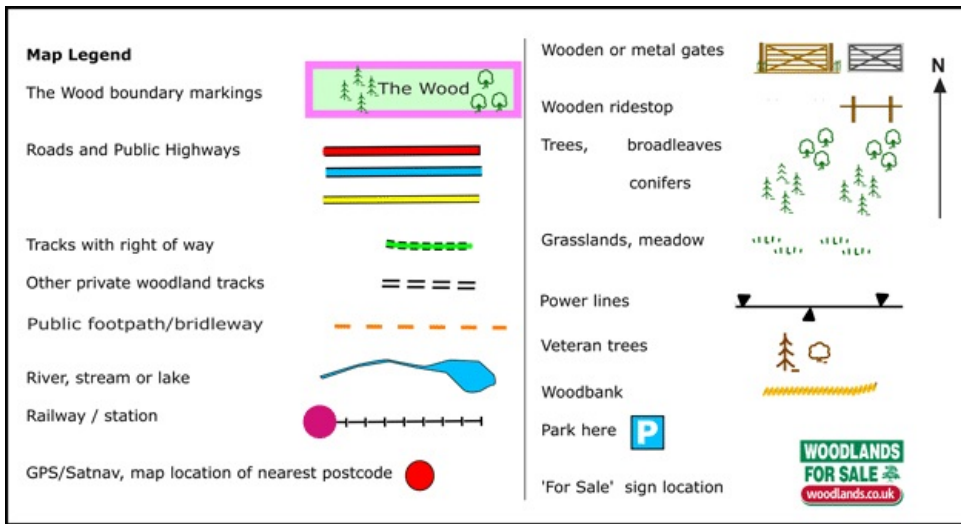


**Boundaries:**

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.