



LEGACY FORESTRY



SOUTH BISHOPS DEN WOOD

Dunkirk, Nr Canterbury, Kent

£525,000

Just over 39 acres

Freehold

Nearest postcode: ME13 9LN

what3words: motored.valve.itself

Contact Dan Sharp for further information:

07780 900 192  dan@legacyforestry.co.uk





INVESTMENT HIGHLIGHTS

- £ Ideally suited as legacy to leave for future generations from both a financial and environmental perspective
- 📍 A peaceful location surrounded by other woodland yet with excellent access to the motorway network of South East England
- 🌲 UK Forestry Standard (UKFS) compliant Woodland Management Plan in progress in the Forestry Commission format
- 🔑 'Turn-key solution' to help demonstrate commercial management, with guidance provided on local foresters and land agents to assist, if required
- 🍂 Mature oak features predominantly within this woodland of enormous scope for forestry management and nature conservation
- 📈 The treatment of commercial woodland by HMRC continues to sustain residual woodland values for informed



*We sell woodlands across the UK to individuals and couples who want to take advantage of **HMRC's favourable tax treatment** of forestry investment*

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SOUTH BISHOPS DEN WOOD OVERVIEW

Description

The woodland landscape around South Bishops Den Wood is the proud legacy of a long tradition of woodsmanship and affinity with the woodland environment in this part of the country. Historic banks and ditches used for corralling livestock beneath the shelter of the trees provide useful boundary features to this day, and the lime pits that scar the chalky Kentish commons are often now found in established woodlands throughout the county. South Bishops Den Wood has experienced a much lighter touch in the management of the land in recent times. The trees have been allowed to grow to fine specimens of oak, chestnut, holly and beech. The presence of fragile woodland bluebells thriving on the undisturbed ground in spring is testament to this less intensive use of the land. South Bishops Den Wood is in no immediate need of any intervention in the short term unless this fits with a new owner's commercial aims, whereby some timber value could be realised as part of a broader financial strategy based on professional advice and the objectives of a well-considered woodland management plan. The woodland occupies a quiet position at the far end of a forestry track, well away from the commercial and residential activity along the public highway and as such can be left with little need for immediate attention.

Boundaries

The boundaries are clearly defined and for the most part easy to identify on the ground. The access track runs along the north west boundary and a footpath runs along the boundary to the north east. To the south east, a seasonal watercourse is clearly identifiable. In the south west quarter the boundary passes through open woodland before becoming a fenced boundary at the far west point. The title also includes the access track from the main entrance gate.

Tenure

The freehold is available including any sporting rights that pass with the land. There is no VAT chargeable on the purchase price.

Ownership

The benefits of woodland ownership have recently become more widely acknowledged. There is a good deal of flexibility when acquiring woodland to do so in such a way that can assist with inheritance tax planning for planning for future generations. In addition, during the period of ownership there is currently no income tax payable on sales of timber from the woodland. There are also capital gains tax benefits relating to the increase in value of trees as standing timber and there are no business rates or annual taxes on woodland.

Planning for the best financial outcome from woodland ownership starts with a well-conceived Woodland Management Plan. This is a site-specific document that sets out the long term aims for the woodland with the focus of commercial management in mind. At Legacy Forestry, we provide buyers with a bespoke Woodland Management Plan drafted by a professional forestry consultant who will not only be able to advise on your personal aims for managing the woodland but also have the local contacts to contract any forestry operations necessary to carry out specific objectives.

There is also a further consideration that comes with the opportunity to own woodland. Apart from HMRC's favourable tax treatment of commercial forestry investments, woodland ownership also brings with it the enormous additional rewards of stewardship of the countryside and a chance to conserve, manage and enjoy a precious and important environment.



Access

The wood is accessed via a forestry track which is included in the sale of the land. There is right of way over a much shorter track from the public highway to the main gate at the start of the forestry track. The wood includes an enlarged clearing which offers plenty of space for timber handling.

Location

Google Maps Pin – [Entrance from highway](#)

The area around South Bishops Den Wood and the wider Kent Countryside has long been recognised for its important role in agricultural production in the UK. Canterbury itself was formally recognised through its designation as a UNESCO World Heritage Site for its cultural and religious significance both as an early Roman settlement and subsequent centre of Anglo Saxon culture. Today it draws numerous visitors to enjoy its history and architecture and provides a regional centre for this part of the country.

Viewing and Directions

Please contact Dan Sharp on 07780 900 192 to arrange a visit. You are welcome to visit this wood by yourself, but as many woodlands do not have mobile phone reception or internet access, please try and make sure you have a copy of these sales details with you. Please be aware of potential hazards within the woodland when viewing.

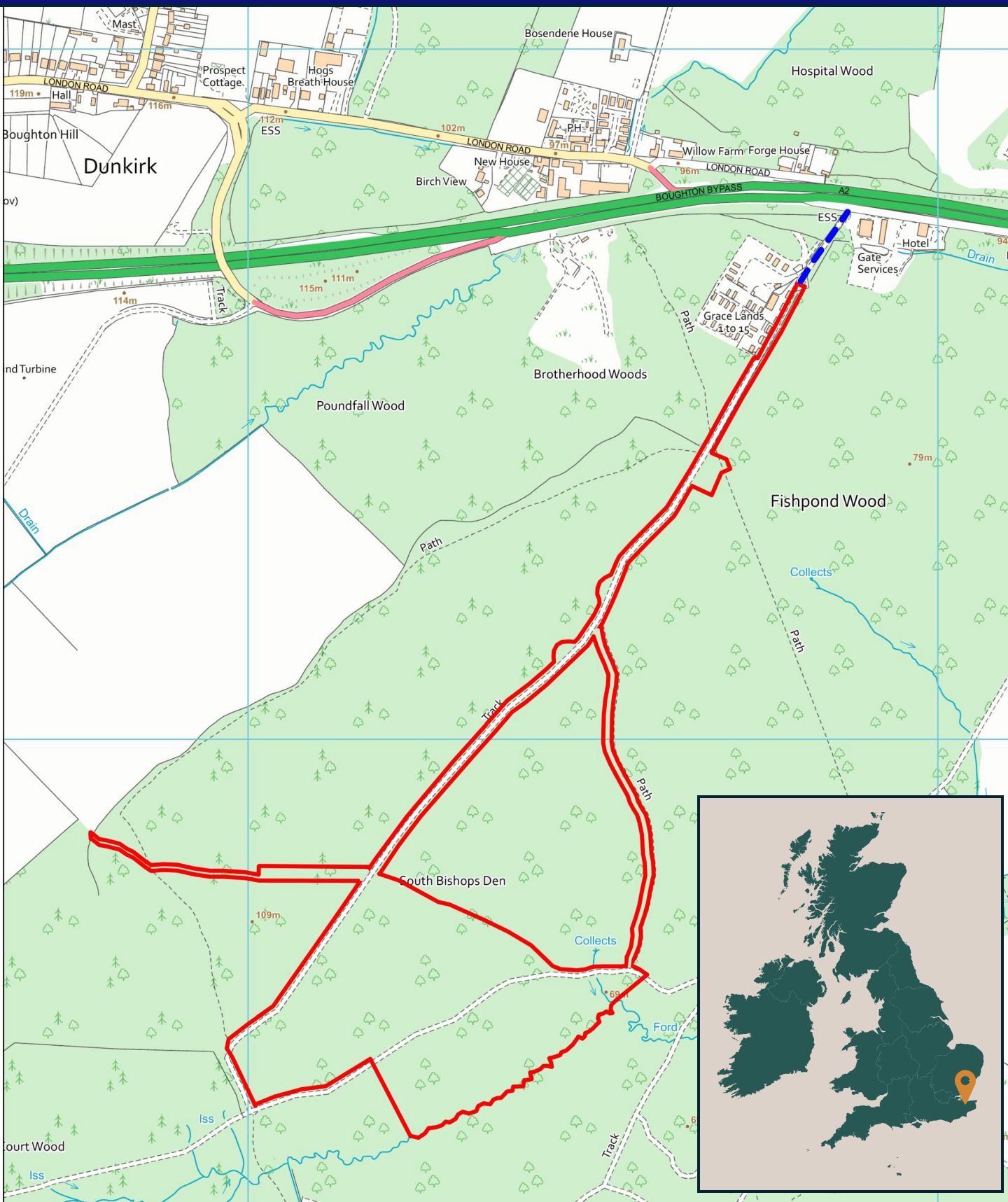
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SOUTH BISHOPS DEN WOOD PLAN





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