
Job Opportunity: Land Agent

Senior Executive Officer, Pay band 3
Salary from £48,765 - £52,557
Permanent position, 37 hours per week

We're looking for an experienced Land Agent to join our dedicated Estates team in the South District.

Role and Location

Based in Lyndhurst, Hampshire you'll lead, manage and advise on property management and legal matters across our estate Surrey, Hampshire, Berkshire and West Sussex. Some work may involve projects that take you in other parts of the District as well.

Closing date: 11.55pm, 19th April 2026



Thank you for your interest in this role

Welcome and many thanks for your interest in Forestry England and the work we do in its South District. For over 100 years we've been shaping and caring for our forests in the south of England for the benefit and enjoyment of all, for this generation and the next. Nationally, our staff care for more land and trees than any other organisation in England. For us, it is a job that never stops growing.

Everyone who works in the South District contributes a huge part to the success and development of Forestry England. We have a diverse range of staff from Administrative Officers to Foresters, Civil Engineers to Ecologists, and what they all have in common is a remarkable dedication and passion to shape our forests and landscapes for the benefit of people, wildlife, and timber. We do it because we care, and we share a great desire to pass on our forests in a better condition to the next generation of custodians.

We seek the very best talent to grow our fantastic team here in the District. We want superb staff that share our commitment and love for forests and the wider environment. In return you will get opportunities to develop your skills, experience and to leave a legacy. We believe in providing you with a fulfilling career alongside an appropriate work/life balance that supports your personal growth too.

During my career I've been inspired by the diversity and quality of our work, the people I have worked with, and the way we have continually evolved to meet new challenges and the changing needs of society. I am confident that you will find similar satisfaction from your part in our story.

So, thank you very much for your interest in Forestry England and I hope to meet you soon.

Craig Harrison, Forest Management Director, South District



- You will be responsible for managing a diverse set of assets across South England, so lots of variation and never a dull day
- You'll be working with a diverse professional team including foresters, ecologists, recreation managers, civil engineers, communications and finance colleagues... sharing each other's professional skills and supporting one another to maximise delivery



- You'll play a key role in the District senior management team, with additional opportunities to engage in wider estates initiatives of national importance
- You'll be managing sensitive assets within working landscapes and internationally important habitats
- Some of the circumstances you'll deal with will be unique, for example the centuries of cultural heritage and forest laws in the New Forest
- The main District Office is Kings House, a historic building which is also home to the New Forest Verderers Court
- You'll have the opportunity to manage your work and team with a good degree of autonomy, empowered to make decisions

The role can be based at South Forest District office in Kings House, Lyndhurst, Hampshire, or one of our out stationed offices in the East of the District - plus the opportunity of some blended working. Most travel will be in the Surrey / Hampshire / West Sussex area, with occasional longer journeys for District meetings or national Estates meetings.

Working within a Forestry England 'one team' approach, you'll provide professional property and asset management services in support of our existing people, nature, economy offer. Working with wider colleagues you'll help seek, develop and deliver business expansion across the district.

The Estates Team in South Forest District consists of Land Agents, supported by Assistant Land Agents. We also have an Estates Officer and Buildings Team. There is dedicated administrative support within the Estates team.



The Area Land Agents play a pivotal role in the South Forest District, providing other teams with professional advice and support; as well as proactively leading on the management of a wide range of residential, agricultural and commercial properties on both Forestry England freehold and leasehold land.



The role also involves the management of third-party liability claims in liaison with our legal advisers, undertaking RICS Red Book valuations for financial purposes, dealing with capital investments as well as new buildings, handling wayleaves and deeds of grant for access with utility companies and developers and working on tenders and leases for new recreation activities and development projects.



Working with people and as a team:

- Along with the other Area Land Agent, lead and manage the district's Estate team including our building surveying function. This will include some direct line management responsibilities
- Contribute effectively with the District senior leadership group
- Work collaboratively with District professionals such as foresters, recreation managers and ecologists to support their delivery and gather their expert advice
- Liaise closely with Stakeholders such as Local Authority planning and National Park / Protected Landscape teams
- Develop good working relationships with Forestry England's landlords and their agents to ensure that we are in the best position to jointly develop proposals on leasehold land to mutual advantage
- Provide support to wider business functions on land related matters, handling legal and compensation claims made against Forestry England, working with solicitors where appropriate



Business Planning & budget management:

- Plan and co-ordinate the management of the non-forest estate, acting as cost centre manager for the preparation of the Estates Business Plan and the Estates annual and 5-year budgets. Be responsible for monthly in year monitoring to ensure budget compliance

Managing our portfolio for commercial return and public benefits

- Manage the portfolio of lettings, leases, licences, agreements and built assets across the District, with particular responsibility for the New Forest and adjoining areas. Manage the licencing of access and other activity on the Crown Lands of the New Forest
- Carry out RICS Red Book Valuations for financial purposes
- Identify and pursue development and income generating opportunities across the district. Support the delivery in the district of nationally led agreements and strategies such as Forest Holidays, Adventure Forest and our Energy Strategy
- Negotiate the acquisition and disposal of land, woodland and buildings to provide best value outcomes for the District
- Seek opportunities in support of our Energy strategy and aspirations around a low carbon business model
- Contribute effectively alongside Forest Centre management teams to develop business partnerships, ensuring strong business performance and commercial returns to Forestry England
- Support the re-purposing of our non-woodland estate, working with the national woodland creation unit in support of the England Tree Action Plan



South England Forest District manages 46,000 hectares of the public forest estate across West Sussex, Surrey, Berkshire, Hampshire, Isle of White, Dorset and South Wiltshire. The varied, mixed woodlands produce some 100,000 m³ of timber each year, of which 25,000 m³ is hardwood. Forestry England manages 47% of the New Forest National Park.

Much of the land is of high importance for nature conservation, supporting 29,000 hectares of Sites of Special Scientific Interest (SSSI) of which approximately 27,000 ha are also designated at a European level as Special Areas of Conservation.

The majority of the land managed by the district is also within areas designated for their landscape value, including 7,500 hectares within Areas of Outstanding National Beauty (AONB) and 31,500 hectares across two National Parks.

We are the largest outdoor recreation provider in the South with over 45 million day visits by the public each year. We have two major Forest Visitor Centres at Moors Valley Country Park and Alice Holt Forest.

“A district full of unique landscapes, internationally important habitats, and lots of people”



The New Forest is a spectacular landscape made up of a unique mix of woodlands and open habitats that are globally important for nature conservation. The significance of the New Forest is reflected in the fact that it has the highest possible conservation status and is legally protected.

It is a Special Site of Scientific Interest (SSSI), a Special Protection Area (SPA) for Birds, a Special Area of Conservation (SAC), and a Ramsar site (land listed as a Wetland of International Importance).



Much of the New Forest is subject to Common Rights administered by the New Forest Verderers. It is subject to its own laws dating back centuries but now based on various New Forest Acts, principally of 1877, 1949 and 1964, and specific parts of other legislation.

Forestry England is the country's largest land management organisation, as we tackle issues ranging from climate change, biodiversity decline and health and wellbeing..

We manage beautiful, diverse, and productive, publicly owned woods and forests. With 1,500 forests and over 250,000 hectares, we are the largest single land manager in England. We aim to connect everyone with the nation's forests, caring for them to enable everyone to enjoy, wildlife to flourish and business to grow.

Our business

With an annual turnover of £100 million, we are the largest provider of home-grown, sustainably produced timber in England. We were the first national forest service in the world to have achieved full certification of all its forests for sustainable management. We sell around 1.4 million tonnes of timber each year, nearly half of England's annual supply of home-grown timber. We also generate income from hosting over 500 commercial partnerships and let land and buildings for residential or commercial use.

The Forestry Commission is divided into three parts - Forest Services, Forest Research and Forestry England. Our national office is in Bristol. Forestry England's land holding is divided into six geographic Districts, including South District. The Forestry Commission is part of the Department of Environment, Food and Rural Affairs (Defra).

Our forests

Over half of our landscapes sit within statutory nature or landscape designations, including Sites of Special Scientific Interest (SSSI), Areas of Outstanding National Beauty (AONB) and National Parks making them some of the most valuable habitats for nature and landscapes for public enjoyment. From carbon capture and flood prevention to a positive impact on our mental health, the benefits our forests and diverse landscapes bring to society are valued (19/20) at £580 million.

Our visitors

Our forests host 230 million visits each year, providing memorable experiences from live music and iconic arts projects to mountain biking, dog walking and Gruffalo spotting.

Our plans

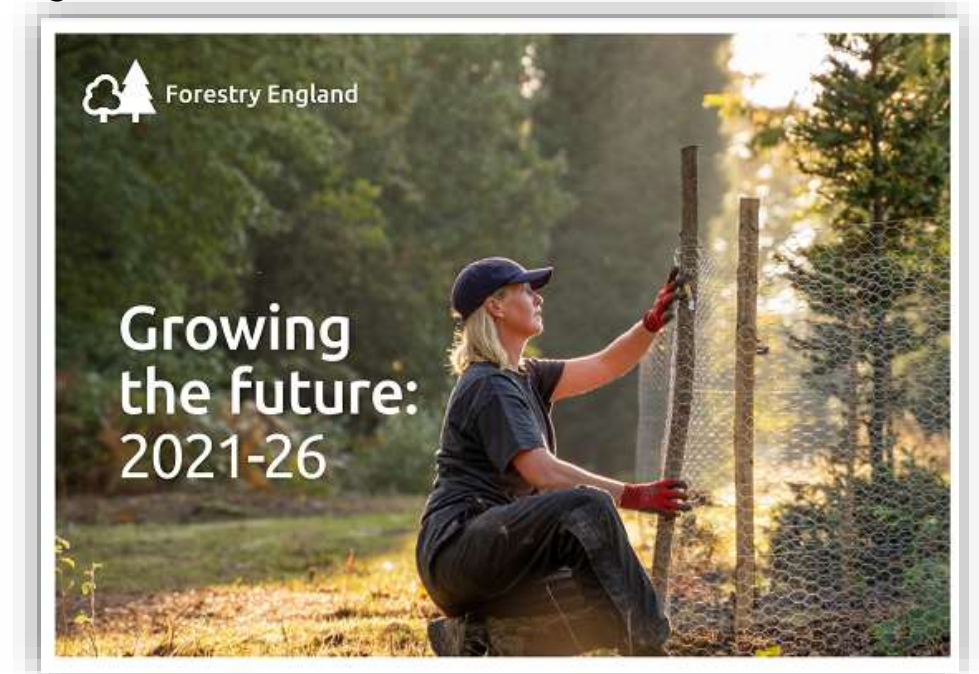
This is an exciting time to join Forestry England as we look to secure and grow the economic, social, and natural capital of our forests. Our ambitious five-year strategy - Growing the future: 2021-26 (with a refreshed strategy expected soon) - will create and nurture superb forests for all to enjoy, wildlife to flourish and business to grow. We will contribute up to 2,400 ha of new woodland as part of the government's England Tree Planting Programme and understand the many benefits our forests bring to the economy, society, nature, and the wider environment. We will also identify new ways to generate income and explore new business opportunities and partnerships.

We will strengthen our engagement with our visitors to foster lifelong connections, while encouraging new and diverse groups to use and connect with our forests. We will also increase and strengthen our Forestry England brand.

Our staff

Nationally we have over 1,000 dedicated members of staff and 1,900 dedicated volunteers looking after more land and more trees than any other organisation in England. There is a wealth of expertise and experience, coupled with a love for forests and wildlife that makes us a world leader in forest management.

Our South District team employs around 190 members of staff in teams including Land Management and Forestry, Recreation and Public Affairs, Planning and Environment, Estates and Land Agency, Civil Engineering, Communications and Marketing, and Business Support and Finance.



Our staff are our biggest asset, and we are proud to offer a range of fantastic benefits to support them and their families.

We offer work/life balance

- Flexible working to support a healthy work/life balance.
- 25 days holiday pa with an extra day's holiday entitlement each year over the first 5 years up to a maximum of 30 days per year, plus bank holidays and 2.5 extra days leave. (all pro-rata)
- Reimbursement of professional membership fees.
- Generous Civil Service pension - we contribute at least 20% of your salary - and we regularly offer pension roadshows to all our staff to help them plan their future

We are family-friendly

- Maternity, shared parental and adoption leave for up to 52 weeks with the first 26 weeks at full pay, and paternity leave for up to 2 weeks full pay after the qualifying period
- Access to the Government's Tax-Free Childcare Scheme
- Opportunity to apply for unpaid career breaks
- A variety of special leave to help cope with those unexpected times in your life, including parental and bereavement leave

Many of our staff work flexibly in many ways, including part-time and compressed hours. Please talk to us at interview about the flexibility you need, and where possible we will try to accommodate your request.



We look out and look after

- Free eyesight tests and £100 voucher for glasses for visual display usage
- Pay advances of up to £5,000 for computers, sports equipment, or training costs
- Free parking at all Forestry Commission sites (including Moors Valley Country Park and Alice Holt Forest) and free entry into our National Arboretum in Westonbirt
- Up to 15% discount at Forest Live Events, Forest Holidays cabins, & Go Ape outdoor activity centres
- Numerous retail discounts including 10% off at Forestry Commission shops and Enterprise Rent-A-Car
- Three paid volunteering days per year (pro-rata for those who work part time) so staff can give back to their local communities
- Mental health awareness and Mental Health First Aiders who are a listening ear for staff and can help you access information, support and guidance
- District Wellbeing Champion events and initiatives



We are inclusive

- Staff can connect with colleagues through our employee-led diversity networks championing BAME, LGBTQ+ and Women in Forestry
- Our Inclusion Ambassadors help to support staff access information and guidance on inclusion and diversity matters
- All staff receive inclusion and equality training and we recently launched Equally Yours, an innovative online game to get staff thinking and acting on diversity and inclusion
- We use our staff engagement surveys to understand what diverse groups think, what they love about working here, and to find ways to make things even better
- Our 'Forests for everyone' strategy outlines steps towards making Forestry England even more inclusive and diverse
- We mark annual celebrations including a full programme of events for Black History Month, LGBT History Month, Time to Talk, International Women's Day and Mental Health Awareness Week

We love to learn and grow

- Extensive District and national induction programme
- Dedicated in-house technical training team to support operational functions - keeping our staff safe is central to everything we do
- 5 dedicated learning days a year to target the skills you need to take your career forward. You can do this in many ways from e-learning to traditional training, team activities to coaching and work shadowing
- Civil Service Learning online platform provides access to a host of high-quality training courses, workbooks, e-learning, and videos on a variety of useful and relevant subjects
- Nurturing early talent through our Apprenticeship and Graduate Development Programmes
- Each member of staff has a Forward Job and Learning Plan that sets out key work areas and ways to develop and grow their skills
- Regular learning lunches at both a District and national level

Amy Howells, Estates Officer

“Forestry England has supported further study at Harper Adams University - I am currently enrolled in the MProf Rural Estates and Land Management course, which will provide me with the qualifications and experience needed to progress towards becoming a rural land surveyor.

I’m studying whilst working, enabling me the opportunity to apply what I’m learning in a practical setting. This combination of academic knowledge and hands-on experience is already proving invaluable, and I look forward to using these skills to contribute further to Forestry England’s work in land and estate management.”



Beren Ashton-Butler, Forestry Works Supervisor

“Forestry England has not hesitated to support any relevant learning I’ve needed, including internal and role specific training.

They’ve also supported associate membership to the Institute of Chartered Foresters, allowing time for industry-related webinars for CPD, and funding a part-time distance learning MSc in Forestry from Bangor University - helping me flourish in my role, feel stimulated, challenged and well-rounded”

Kate Barnes, Business Support Officer

“Forestry England has really supported my professional growth by helping me to complete my AAT Level 1 and 2 Bookkeeping training - funding the courses and providing me with study time.

Having this backing has made a big difference in my ability to study and focus on the course work. I have been able to implement the training I have received in my day-to-day job.”



Think beyond a lifetime

We make plans for today for a better tomorrow, so our business and our forests are sustainable and fit for the future.

Be adventurous

We approach challenges with creativity and adventure, embracing research and innovation to stay relevant.

Do it together

We get our best results when we work with others, and we encourage diverse perspectives so we make better decisions.

Look out and look after

We care about our colleagues, volunteers, partners and customers, and we take a stand against unsafe behaviour.

Meet some of our team



Lucy Andrews - Recreation Manager, New Forest

The care and kindness shown by the organisation and my colleagues makes this so much more than work. This is a place where you are encouraged to develop new skills, experience new roles and really live your best working life.

“I feel incredibly lucky to work for Forestry England and in the wonderful surroundings of the New Forest.”



Ben Symes - Craftsperson, Moors Valley

“For me, the District has a great family feel. We all look out and look after one another and can contribute ideas and shape how we can make our forests better for visitors.

“I work at our visitor centre at Moors Valley and is a very special place to work. I grew up quite close by, so I always came to the forest as a child. It’s great to see other people enjoying it just like I did all those years ago.”



Outline Recruitment Timetable (subject to change):

- 2355 19th April 2026 - deadline for applications
- 21st April 2026 - sift
- 5th May 2026 - interviews

To apply for this position, you will need to complete the online application form on Forestry England's recruitment network. Details will be included in the recruitment advertisement for this role.

The online application process will ask for your contact details, employment history and qualifications. You will also be asked to provide a Curriculum Vitae and Statement of Suitability using examples to explain how your personal skills, qualities and experience provide evidence of your suitability for the role, with reference to the criteria in the person specification.

You will also be asked several diversity-related questions as part of the application process. If you do not wish to provide a declaration of any of the characteristics you will have the option to select 'prefer not to say'.

We are keen to meet people with varied backgrounds - our view is the more inclusive we are, the better our work will be. We want to build teams which have a variety of experiences, perspectives, and skills, and we recognise talent as the basis of merit and potential.

We understand some people may not apply for jobs unless they can tick every box. But if you are excited about joining us and think you have much of what we are looking for, even if you are not 100% sure, we would love to hear from you.

How will I know I have been shortlisted for interview?

All applicants will receive an acknowledgment of your application through the online Civil Service Jobs process within a week of the closing date. If you have been shortlisted for interview, you will receive both a notification from Civil Service Jobs and an email with details of your interview date and arrangements.

We will shortlist those candidates who most closely match our requirement using the criteria set out in the 'Person Specification' section. It is important you think carefully about this before you submit your application as we will use the information you provide to determine your suitability for the role and will progress those candidates whose skills and experience most closely match our requirements.

What if I am unsuccessful in my application?

We will let all applicants know through the Civil Service Jobs portal. It is not possible to provide individual feedback to candidates that are unsuccessful at shortlisting stage.

We advertise a range of different roles across Forestry England, and we would encourage any unsuccessful candidates to not be discouraged from applying for future roles.

How will I be interviewed?

You will be asked to attend a panel interview to have a more in-depth discussion of your previous experience and professional competence in relation to the criteria set out in the Person Specification.

If you have a disability or special need, we will ensure we can make reasonable adjustments for you at the interview. Please contact us if you have any specific requirements.

How will I know I have been successful?

Regardless of the outcome, we will notify all candidates as soon as possible after the final interview through Civil Service Jobs and by phone. Specific feedback will be given through Civil Service Jobs, however you can contact us directly if you would like to discuss in more detail.

What can I expect when I start?

Your line manager will contact you to agree a start date, your working arrangements, and any equipment/tools you need to undertake your role. We provide a thorough induction process for all new starters that includes a national, District and team induction to help you settle into your new role.

In the first few weeks your line manager will discuss with you any training needs and initial tasks. You will also be given lots of opportunities to meet different teams and members of staff from across the District to get to know more about our work.

If you would like to talk to someone about this opportunity, please contact:

Joan Clark

Joan.clark@forestryengland.uk

07795 314017

To find out more about Forestry England and our work visit: www.forestryengland.uk

You can also connect with us on our social media channels:

@ForestryEngland

@Alice Holt Forest

@Moors Valley

@ForestryEngland

@AliceHoltForest

@DorsetForests

@MoorsValley

@Engnewforest (New Forest)

@Seaeagleengland (White-tailed eagles)

