
ROLE PROFILE
Land & Property Manager – North
GROW WITH US
WOODLAND
TRUST

OUR VISION

We're creating a world where woods and trees thrive for people and nature.



RESTORE

We restore the ecological condition of existing native woods and trees, to increase resilience and create conditions for nature and people to thrive.



PROTECT

We protect ancient, veteran and valuable woods and trees, to stop the loss of irreplaceable habitat and carbon stores, preserving the UK's natural heritage.



CREATE

We create quality native woods and get native trees growing to benefit nature, climate and people into the future.

OUR ORGANISATIONAL NATURE

WOODLAND TRUST

Our Organisational Nature is at the heart of how we work together. It helps us understand what it means to be part of the Woodland Trust and empowers us to make an impact every day. Our people embody these ways of working, inspiring and enabling each of us to play a part in achieving our vision.

A greener, healthier future for our planet starts right here with you.



Grow Together

We are a team that grows together; made up of unique roles and expertise. We communicate effectively, forging partnerships inside and out, building understanding and trust, valuing differences and recognising each other.



Explore

We know exploration is important, it's how we come up with the best ideas. We won't always get it right but learn and share as we go. We are bold about who we are and encourage healthy challenge.



Focus

We create clarity and stay focused, ready to adapt when we need to. We are empowered to take the time to reflect so that we can develop and work smarter.



Make it Count

We need to create a lasting positive impact. We keep the big picture in mind, harnessing passion and inspiring others to connect with us as we aim to make a genuine difference.

JOB DESCRIPTION

WOODLAND TRUST

Job Title: Land & Property Manager – North

Job Code: WT0345

Salary: £48,423.50 per annum

Contract: Full-Time, Fixed Term Contract 12 Months

Reports to: Head of Land and Property

Department: Operations

Team: Land and Property

Location: Homeworker

This is a homebased role requiring regular travel across the wider Northern region. Occasionally travel to remote locations and overnight stays will be required. You would be expected to live within the region or reasonable travelling distance. A company vehicle will be provided for this role.

WHAT YOU'LL DO

WOODLAND TRUST

Main purpose of the job

Working as part of a UK wide team the Land & Property Manager will manage all land and property acquisition, disposal, legal, tenancy and agricultural aspects of Woodland Trust sites in conjunction with the regional estate team, engaging with external parties, leading on internal approval processes, assisting with RDPE grant applications and instructing the internal legal team or specialist agents or consultants.

Key Responsibilities:

- Lead land acquisitions and disposals across Northern England, including freehold and leasehold transactions.
- Conduct due diligence, inspections and investigations to support property transactions and protect the Trust's interests.
- Deliver regional elements of the Acquisition Plan and progress projects through internal approval processes.

WHAT YOU'LL DO

WOODLAND TRUST

Key Responsibilities (Continue):

- Identify and pursue land acquisition, partnership and funding opportunities aligned with Trust priorities.
- Maintain professional expertise through RICS CPD and ensure compliance with relevant legislation and best practice.
- Deliver and prioritise agricultural activities that support the Trust's objectives while maximising income opportunities.
- Manage grazing arrangements, agricultural tenancies and land management agreements to secure effective site management.
- Maintain accurate estate records, renew agreements and issue rent demands in a timely manner.
- Advise colleagues on environmental grants, stewardship schemes and land management funding opportunities.
- Support applications and claims for agricultural and environmental grant schemes.

WHAT YOU'LL DO

WOODLAND TRUST

Key Responsibilities (Continued):

- Build and maintain relationships with landowners, agents, neighbours and partner organisations to support Trust objectives.
- Work with legal advisers, fundraisers, project managers and estate colleagues to deliver land-based projects and property matters.
- Provide professional advice on legal, boundary and estate management issues across the region.
- Monitor budgets and expenditure to ensure resources are managed effectively and in line with Trust objectives.
- Collaborate across regional and national teams to deliver the Trust's land and property priorities.

WE WANT YOU TO:

WOODLAND TRUST

GROW TOGETHER

- **Be a leader** – taking responsibility for inspiring, mobilising and supporting others to deliver on our strategic goals..
- **Build relationships** – being approachable and developing positive relationships. Making connections internally and externally to pursue shared goals, expand learning opportunities and grow influence. Help others to connect and nurture positive relationships,.
- **Communicate Effectively** – being clear and adapting communication styles to connect with others effectively.

EXPLORE

- **Evolve and continuously improve** – having the courage to question previously held beliefs and seeks out opportunities to continuously improve the way we work
- **Create meaningful change** – being willing and able to shake things up and bring about change where needed for the good of the cause.

FOCUS

- **Take effective decisions** – balancing considered, evidence-informed decision taking and quick, decisive action depending on the situation
- **Prioritise for impact** – building visions/ strategies/plans that have a clear purpose, set of outcomes, monitoring and evaluation and activity that is prioritised based on the impact they will have.

MAKE IT COUNT

- **Deliver results** – getting work done in a way that is environmentally, financially and ethically sustainable, is considerate of people's wellbeing and always considerate of the broader impact.
- **Inspire and influence** – connecting people with what we do, inspiring and influencing them to stand with us for the benefit of the cause.

PERSON SPECIFICATION

		Essential/Desirable (E/D)	Where
You'll have experience	Managing rural property portfolios.	E	Application/interview
	Leading complex, multi-disciplinary projects involving a range of internal and external stakeholders.	E	Application/interview
	Planning, monitoring and delivering projects on time and within budget.	E	Application/interview
	Representing an organisation professionally with a range of audiences, both internally and externally.	E	Application/interview
	Working in a commercial environment with a focus on achieving value for money.	E	Application/interview
	Coaching and supporting colleagues at a managerial level	E	Application/interview
You'll need to know	Rural land use policies and their practical application.	E	Application/interview
	The importance of balancing organisational benefits with the costs of delivery.	E	Application/interview
	How to identify, assess and manage risks within a changing external environment.	E	Application/interview
	How to recognise and capitalise on opportunities that support organisational objectives.	E	Application/interview
	How to balance quality, cost and organisational objectives when making decisions.	E	Application/interview

PERSON SPECIFICATION

			Essential/Desirable (E/D)	Where
You'll have a desire to	Grow Together	Be a leader Build Relationships Communicate effectively	E	Interview
	Explore	Evolve and continuously improve Create Meaningful Change	E	Interview
	Focus	Take effective decisions Prioritise for impact	E	Interview
	Make it Count	Deliver Results Inspire and influence	E	Interview
You'll be qualified in	Qualified Chartered Surveyor (Rural Practice).		E	Application/Onboarding
	Full driving licence.		E	Application/Onboarding
You'll be subject to	Pre-employment checks including Right to Work and confirmation of employment history (3-years).		E	Onboarding