

# WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## Owl Wood

near Maidstone, Kent. 7.37 acres of  
stunning broadleaf Ancient Woodland with  
a lake, a stream and a recently upgraded  
access track. £79,000 (freehold)

A beautiful mature broadleaved woodland on level ground with a small lake and a fast flowing stream. Benefiting from good access and within easy reach of the motorway network and south east London.

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## Owl Wood, Maidstone, Kent



### Description

Owl Wood is a stunning combination of open woodland with large mature oak trees, mixed aged broadleaves and a small area of young mixed broadleaves surrounding the lake. It is rare when you find so many desirable features together in one woodland, but this one has the lot!

About a third of the woodland is made up of large mature oak, with young coppice beneath. This coppice was cut about 10 years ago and is now 10-20 feet high. Species include ash, hazel, sweet chestnut and hornbeam.

The remaining woodland is of a similar makeup, being large mature canopy oak over older coppice. Other mature trees include ash, birch and hornbeam. This area of coppice could be cut at any time to suit a new owner's requirements. In turn, this would enhance the already diverse ground vegetation, which includes plentiful bluebells, wood anemones, celandine and wild strawberries.

Wildlife within Owl Wood and the surrounding region includes buzzards and kestrels, plus foxes, deer and badgers. To the east, there is a fast flowing stream and beyond are lovely views of the Kentish countryside of arable fields and woodland.

The woodland has excellent access along a recently upgraded private road which then runs inside and along the length of the western boundary, along which grow orchids, wild roses, meadowsweet and others. If you walk along the northern boundary ride you will find a large wooden owl that has been hand carved out of a tree stump, which gives the woodland its name.

There is a Tree Preservation Order (TPO) on the whole forest. This does not prevent normal forest management operations, including felling, as can be seen from the recent coppicing operations in various parts of the forest. It simply means that the agreement of the local Tree Officer must be obtained prior to felling.

### If It Were Mine

Owl Wood is a delightful natural woodland environment to enjoy. I would maybe install a bench next to the pond. In the medium-term I would continue coppicing, thereby yielding a moderate quantity of useful timber.

### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Locators

OS Landranger Series Sheet No: 188.  
Ordnance Survey Grid References:  
- Roadside gate: TQ 818 560.  
- Centre of wood: TQ 828 556.  
Nearest postcode: ME14 3LY.

### Directions & Access

- From the M20 junction 8, take the Maidstone direction along the A20 (signed for Bearsted). After  $\frac{3}{4}$  mile turn right into the narrow Crismill Road. If you pass 'Potted Garden' nursery then you have gone too far.
- Continue up this narrow road, under the M20, and turn left at the other side along Crismill Lane. Around a sharp right hand bend the tarmac will finish but the road still has a good hard surface.
- After about 300 metres you will come to a padlocked steel gate on your right hand side. You should park here, taking care not to obstruct either the gateway or the road. Both are in use at all times. This is point **A** on the plan below.
- From this point you need to pass around the gate and continue straight down the road for 300 metres, over a stream then ahead for another 350 metres, until you come to another steel gate. This is point **B**.
- Walk around the gate and then down the forest road for a further 150 metres until you see a wooden post with a red painted top on your left hand side and our 'Woods4Sale' sign.
- This is point **C** and Owl Wood is now ahead and on the left.

## Owl Wood, Maidstone, Kent



### Boundaries

- The western boundary is the western side of the forest road.
- The north eastern boundary is the stream.
- The southern boundary is indicated by wooden posts with yellow painted tops.
- The northern boundary is indicated by posts with red painted tops.

### Sporting Rights

The woodland comes with the benefit of full sporting rights.

### Mineral Rights

The mineral rights are included in the sale, except where reserved by statute.

### Rights Of Way

- There is a right of way at all times and for all purposes for the owner of Owl Wood from the gate on Crismill Lane, to the woodland boundary marked **ABC** on the plan.
- A right of way is reserved along **CDEF** for the benefit of woodlands beyond.
- A shared maintenance clause covers all the rights of way.
- There are no public rights of way within the woodland.

### Fencing Liabilities

There are no known fencing liabilities.

### Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

- (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- (ii) use the Property as a commercial campsite; or
- (iii) unreasonably damage the said tracks.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### Tree Preservation Order

Owl Wood is the subject of a Tree Preservation Order (TPO). A TPO does not prevent felling or other woodland management but does require the consent of the Local Planning Authority. View website for further details.

### How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

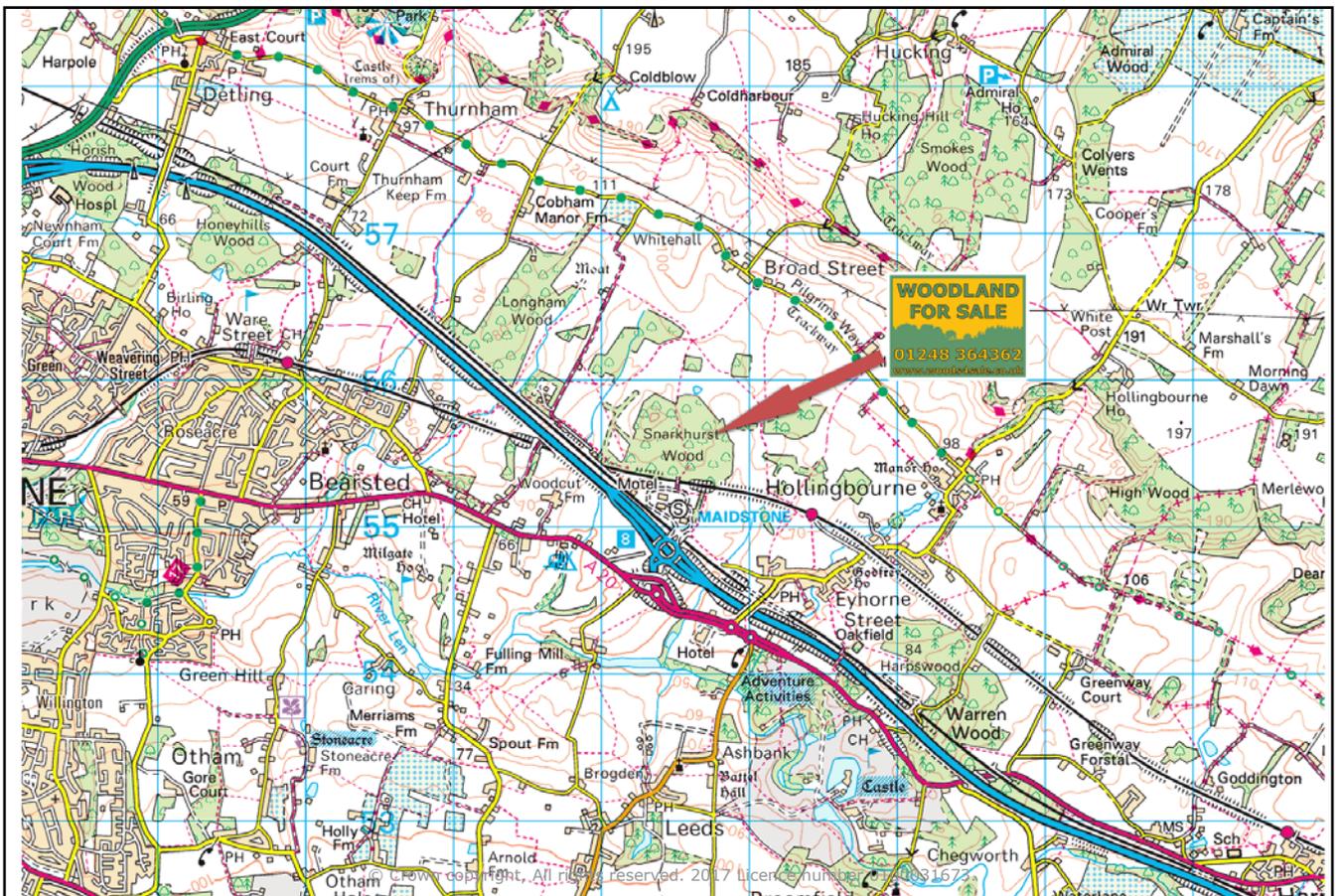
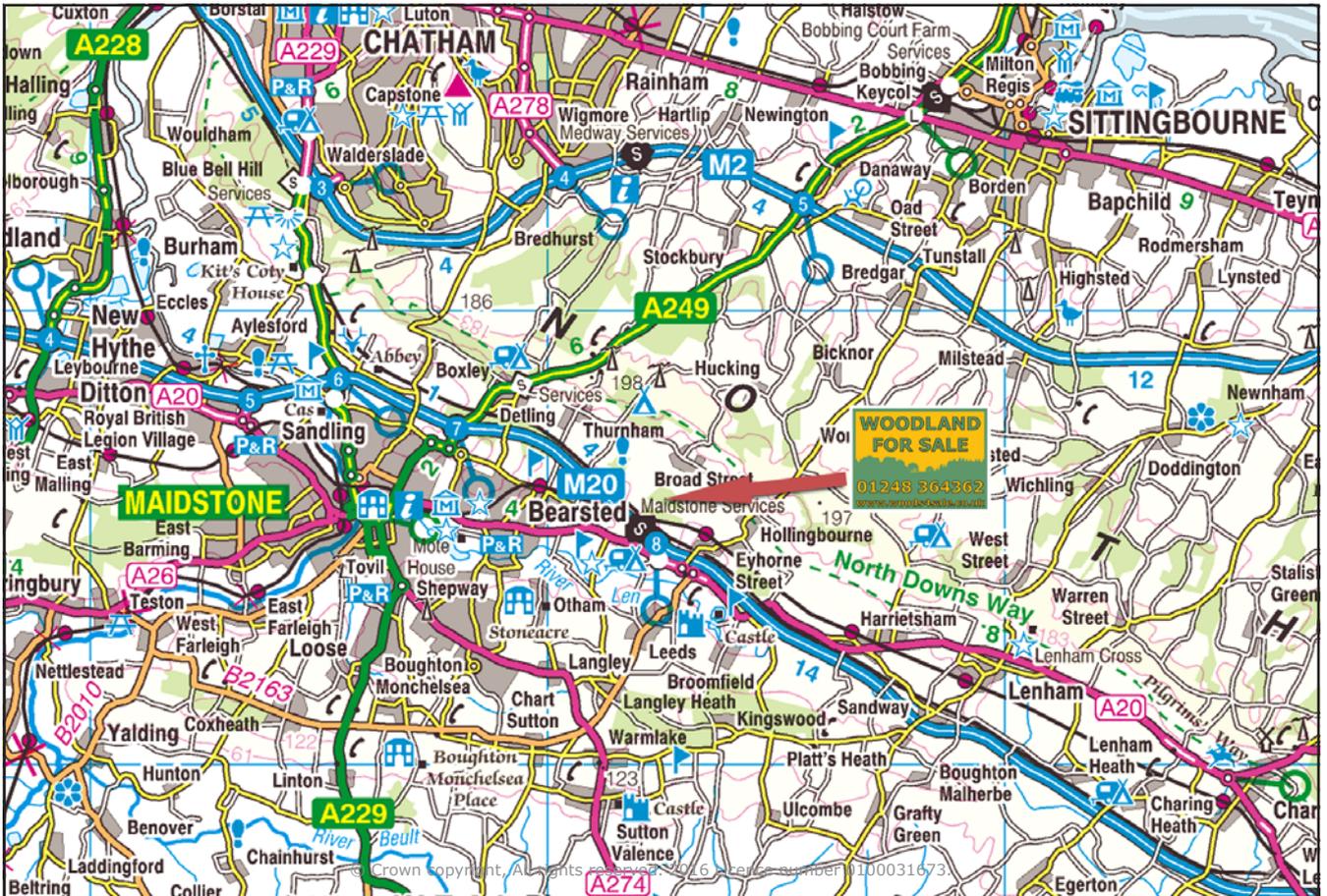
### Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

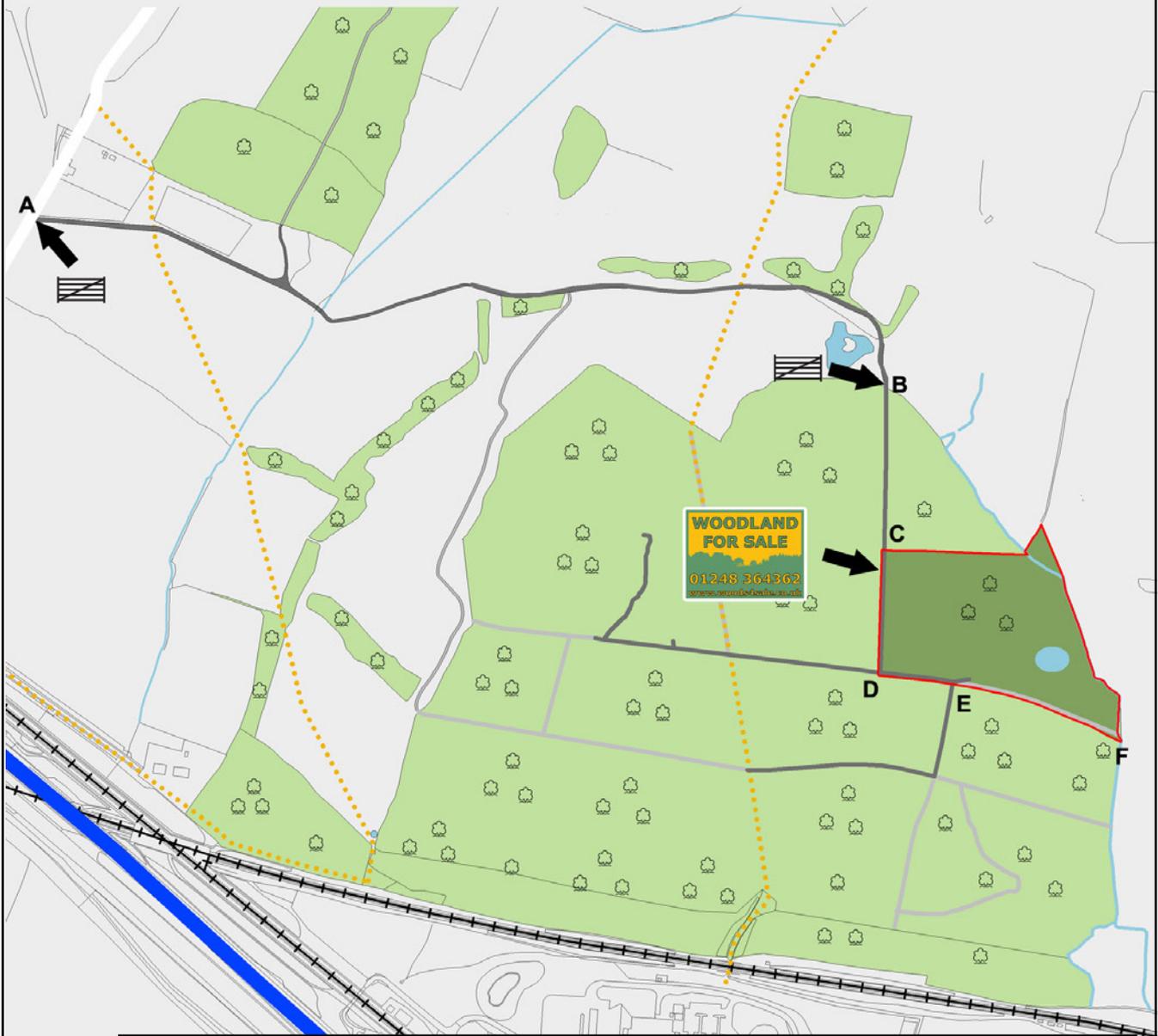
### Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

# Owl Wood, Maidstone, Kent



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Legend							
	Motorway		Hard Track		Woodland For Sale		For Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Gate
	B Road		Bridleway		Paddock/Meadow		Broad Leaf
	Minor Road		Public Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				

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