

# 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.



## Anglia Wood

**Bredhurst, nr. Gillingham and Chatham, Kent. 0.93 acres of mature woodland with mixed broadleaves and conifer. £10,000 (freehold)**

A peaceful woodland with beech, oak and ash and rural views in an Area of Outstanding Natural Beauty, 2.5 miles from junction 4 of the M2.

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## Anglia Wood, Gillingham, Kent



### Description

Part of a much wider woodland known as Bredhurst Wood, Anglia Wood is situated on a south-easterly aspect in rural Kent, a short distance northeast of Maidstone.

This lovely woodland located on fertile well drained lime over chalk soils has shaped a mature canopy consisting of majestic beech, oak, ash, cherry, Norway spruce and hornbeam. Below, a lush shrub layer comprises hazel coppice, birch, yew, hawthorn, sycamore and beech regeneration. An area of the copse towards the southeast is Ancient Woodland, meaning this area has had continuous tree cover since the 1600s. Patches of bluebell (an indicator of Ancient Woodland), primrose, wild rose and occasional purple orchid add vibrancy to the ground cover throughout the year.

Most unusually there are three vintage cars within the wood; a Ford Anglia and two Ford Cortinas. These could potentially become interesting restoration projects for a keen classic car enthusiast come woodsman!

Anglia Wood enjoys a rich wildlife population – frequent visitors include badger, yellow-necked mouse, fox, dormouse, buzzard, sparrowhawk, greenfinch, cuckoo and tree creeper.

This manageable woodland presents an opportunity for an aspirant new owner to produce a stock of domestic fuel as well as a delightful location to sit and observe wildlife, perhaps near the northeast boundary looking out to the farmland views and beyond.

We are informed there is an Article 4 direction on the woodland, which we believe the order prohibits fencing, caravans and temporary camping.

### If It Were Mine

I would firstly open up the right of way access so I could drive my 4WD to the woodland. As a keen vintage car enthusiast, I would be keen to remove this and perhaps restore it to former glory, possibly to racing specification.



Please remember some management operations require approval and/or a licence.

### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of 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: 178  
Ordnance Survey Grid References:  
- Roadside access: TQ 808 621  
- Centre of wood: TQ 805 617  
Nearest postcode: ME14 3HH

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### Directions & Access

- From junction 4 of the M2, head north on the A278 towards Gillingham.
- After 0.5 miles, turn right at the roundabout towards Wigmore Parkwood and turn right again at the mini roundabout onto Wigmore Road, sign posted towards Bredhurst.
- Continue along Wigmore Road, crossing over the mini roundabout.
- After 0.4 miles, turn right at the roundabout towards Bredhurst and continue along Maidstone Road (changing into 'The Street' shortly after) passing the Wigmore coach park and ride on the left and over the bridge.
- 190 metres after crossing over the bridge, turn left and continue along Kemsley Street Road.
- As the road bears to the left after 0.6 miles, turn right onto White Hill Road sign posted towards Stockbury.
- Continue along White Hill Road for 380 metres until you arrive at a bridleway sign and a dropped steel horse gate on the right at the bottom of the hill (point

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**A** on the plan below).

- Please park safely not obstructing any entrances, bridleway, traffic or horses.
- From here, climb through the gate and walk southwest up the bridleway keeping to the bridleway on the left.
- Continue up and along the bridleway for 380 metres then turn left onto the public footpath indicated by the white X painted on the fence (point **B**).
- Continue into the field following the public footpath south down the hill for 180 metres and you will arrive at the woodland ahead and to the right, indicated by a blue **X** painted on the footpath stile post (point **C**).

### Boundaries

- The southwest boundary is indicated by red paint on trees and occasional wooden posts.
- The northwest boundary is indicated by red paint on trees and occasional wooden posts.
- The northeast boundary is the fence with fields beyond.
- The southeast is open to the fields and the boundary lies 15 metres southeast from the fence.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

### Rights Of Way

- We believe that there is a right of way for the owners of Anglia Wood from Scragged Oak Road between **GFDE** (the right of way between **DE** is indicated by blue arrows and paint on trees). The current owners access the woodland on foot along the bridle way and footpath from White Hill Road (point **A**). For viewing purposes, please also use this access from point **A**. The byway (**GF**) leading to Anglia Wood has a Traffic Regulation Order (TRO) on it and any vehicle using it must obtain a permit from Kent County Council. Once a permit has been obtained, a lock combination code can be provided to a new owner by Kent County Council.

- There is a public footpath parallel to the southeast

border, 8 metres from the boundary edge.

- A shared maintenance clause covers all the rights of way with liability according to use.

### Fencing Liabilities

There are no known fencing obligations.

### Tree Preservation Order

The woodland is subject to a Tree Preservation Order (TPO). This does not prevent appropriate tree felling. However, the agreement of the local Tree Officer must be obtained in advance.

### 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.

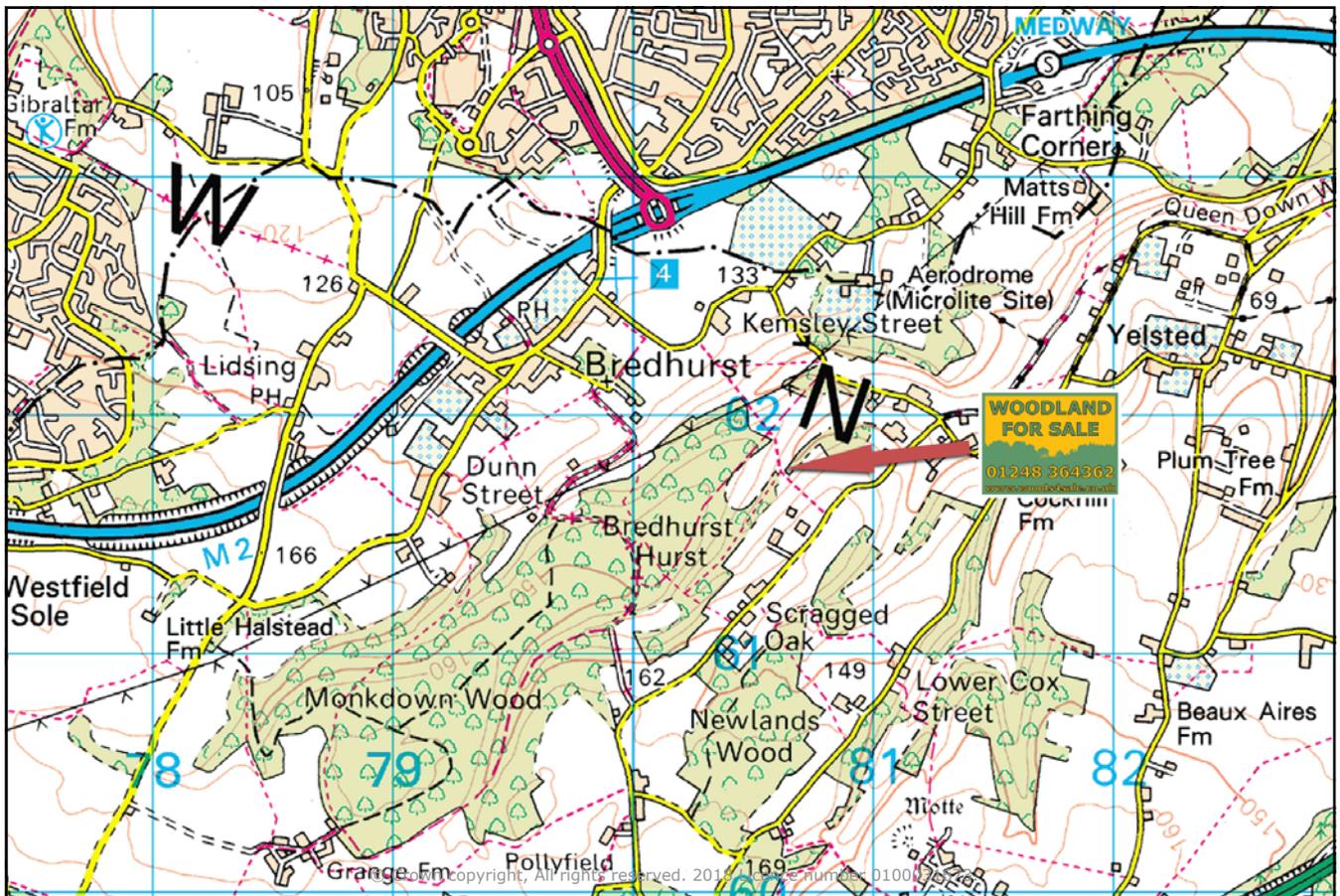
### Note

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).

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