

WOODS 4 SALE

Phone: 01248 364 362
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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.



Chilmington Copse

Ashford, Kent. 1.86 acres of mixed woodland under 5 miles from junction 9 of the M20 and roughly 40 minutes southwest of Canterbury. £19,500 (freehold)

A fine manageable amenity woodland set amongst an Ancient Woodland comprising some grand examples of oak and Norway spruce, with excellent access and only 20 miles from Maidstone, Kent.

Chilmington Copse, Ashford, Kent



Description

Chilmington Copse is a charming amenity woodland located on a level site in peaceful rural Kent, roughly 4 miles to the west of Ashford and Greater London approximately 2 hours away.

Rich loamy clay soils have created a marvellous and diverse mix of mature broadleaf and conifer species including Scots pine, larch, Norway spruce, ash, hornbeam and sweet chestnut. Some very grand oak specimens fringe the northern boundary. The lower canopy includes an attractive blend of birch, hornbeam regeneration and some younger Norway spruce. Decorating the woodland floor is an array of fine mosses and fungi for the weekend botanist such as common striated feather-moss, fox-tail feather-moss, turkey tail and golden scalycap to name just a few. As well as abundant melodic songbird, there is a great amount of activity from local badger and roe deer populations inhabiting the area.

Towards the northern boundary, a dry brook runs from west to east adding pleasant contrast to the topography of the plot. An open space also occupies the south west corner that would make an ideal location for camping or woodland activities.

This lovely property has excellent and easy access via road side frontage off a secluded country lane.

If It Were Mine

If I were fortunate enough to be the new owner of this piece of woodland, I would firstly construct a small wooden bridge crossing the brook. I would also spend as many weekends as I could enjoying BBQs with friends and family during the warmer months. There is also plenty of opportunity to keep the aspiring woodsman occupied, perhaps gathering some firewood for the winter.

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: 189

Ordnance Survey Grid References:

- Roadside gate: TQ 955 422

- Centre of wood TQ 955 422

Nearest postcode: TN26 3DP

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 Ashford exit the town on the A28 in the direction of Bethersden.
- At the Matalan roundabout take the exit signed for Great Chart.
- After 1 mile as you approach the village of Great Chart, take a right turn onto Ninn Lane.
- After 1.5 miles as the road turns sharply to the right, continue straight onto Etchden Road (i.e. turning left) signed Bethersden and Tenterden.
- From here, continue south-west on Etchden Road for roughly half a mile and you will see large pink square set back on a tree on the left (point **A** on the plan), the woodland starts behind the pink square.
- Please park safely to the side of the road not obstructing through traffic.

Chilmington Copse, Ashford, Kent



Boundaries

- The north boundary is indicated by the fence and bank.
- The east boundary is indicated by trees and wooden stakes painted white.
- The south boundary is indicated by trees, wooden stakes and fence posts painted red.
- The west boundary is indicated by trees and wooden stakes painted blue.

Sporting Rights

The sporting rights are owned and included in the sale.

Mineral Rights

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

Rights Of Way

There are no public rights of way in this woodland.

Fencing Liabilities

There are no known fencing liabilities.

Tree Preservation Order

There is a TPO (Tree Preservation Order) within the woodland, this simply means that the agreement of the local Tree Officer must be obtained prior to felling.

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.

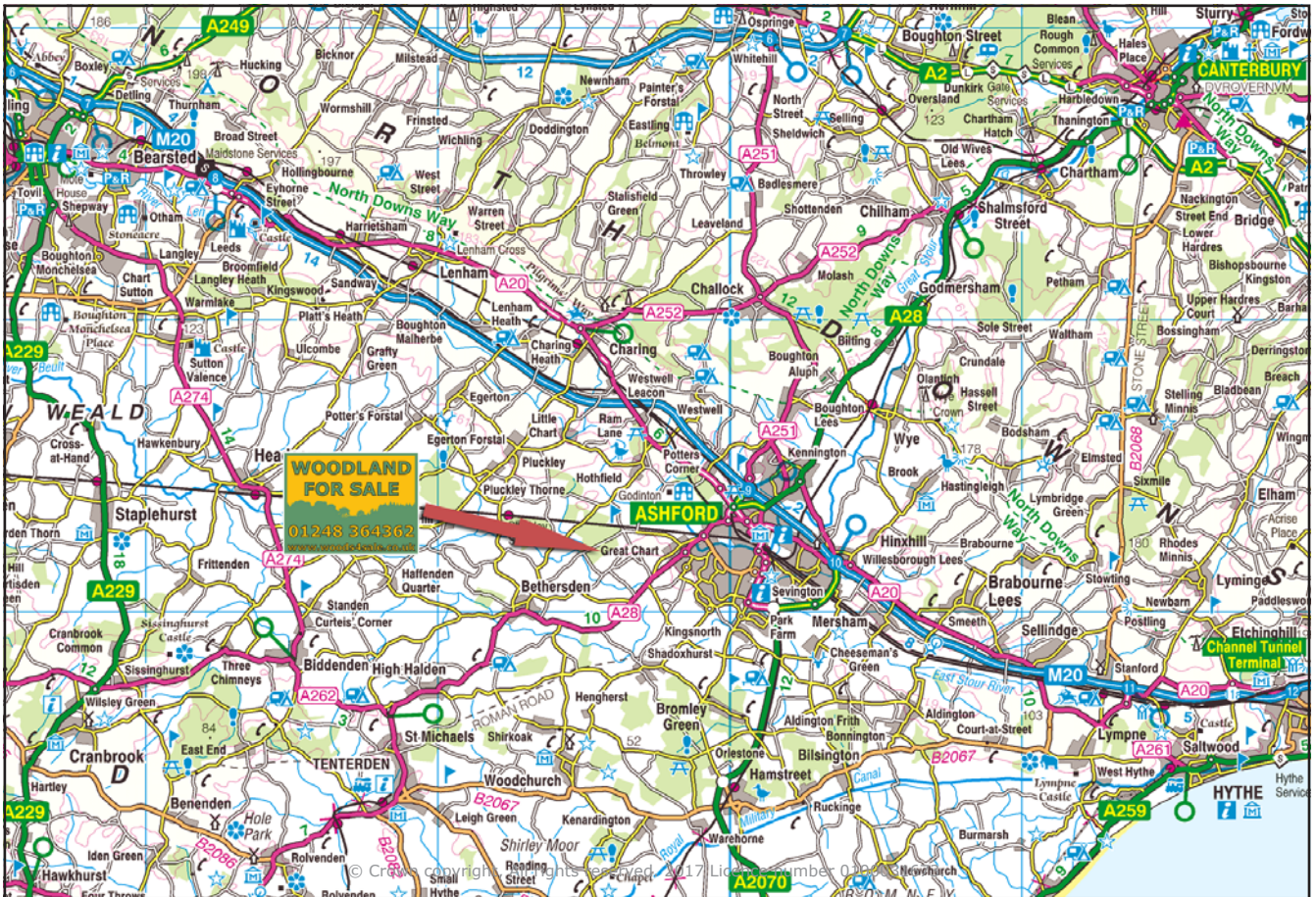
Note

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.

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