

# 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.



## Cole Wood

a broadleaf and commercial conifer plantation near to  
Ashford in Kent, 40.61 acres. Offers in excess of  
£260,000 (freehold)

Fantastic mixed amenity and commercial woodland with excellent internal access and great potential.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK  
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## Cole Wood, Ashford, Kent



### Description

Located a short distance south of Ashford and 8.2 miles from junction 10 of the M20 in rural Kent, Cole Wood offers an excellent opportunity for a new owner to yield some firewood as well as some sizable hard and soft wood logs.

Situated mostly among level loamy clay soils and designated as a Plantation on Ancient Woodland (PAWS), it was formerly planted with a variety of conifer including Douglas fir, Norway spruce, Japanese cedar and Lawson's cypress; a number of stems which still remain and could provide a modest quantity of logs. The current owner has managed the woodland over the last 20 years or so returning it to a mixture of broadleaves comprising oak, ash, sycamore, hornbeam and birch along with hazel coppice. The shrub layer beneath consists of regenerating ash and hornbeam as well as holly and hawthorn. In addition, some areas of the woodland are fringed with some magnificent oak stems likely to be over 150 years old. Colourful ground cover in the warmer months includes bluebell, wood anemones, primrose, foxglove and fern.

Numerous hollows and seasonal ponds can be found within the woodland, providing nourishment for visiting wildlife. A network of internal soft tracks provide superb access to many areas giving vast scope for the next custodian to carry out silvicultural duties if required.

A collection of feathered visitors such as green woodpecker, owl, buzzard, greenfinch and countless acoustic songbirds have been identified in this tranquil location. Woodland mammals include muntjac, roe and fallow deer, wood mouse, badger, fox and hare.

Cole Wood could provide a range of amenity possibilities as well as potential for an appropriate management plan to be produced with light sources

of fuel in mind.

### If It Were Mine

I would firstly clear and install a gate at the access point just off Coldblow Lane. Some consideration would be given to laying stone along some parts of the track for easier winter access. I would also look into a fuel supply. Camping and BBQs would definitely happen.

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.**

### Nearest Postcode

TN26 3PL (This is for the local area, not specific to the woodland).

### What3Words

Entrance: [///shed.rainwater.happen](https://www.what3words.com/#!/en////shed.rainwater.happen)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 189

- Roadside entrance: TQ 963 351
- Centre of wood: TQ 958 350

### Directions & Access

- From junction 10 of the M20, head south along the A2070 towards Hastings and Lydd airfield.

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## Cole Wood, Ashford, Kent



- After 6.3 miles turn right towards Tenterden and Hamstreet bearing left on the link-road.
- After 180 metres turn right towards Shadoxhurst and Kingsnorth, the Fuel Depot Weighbridge and a brown sign for a camp site and continue along Hamstreet Road.
- After 0.6 miles turn left towards Warehorne and Woodchurch and continue along Birchett Lane.
- After 1.9 miles and passing two white sheds with brown doors on the left, the road bears to the right, turn left and you will see a parking area, steel gate and a Woods4Sale sign immediately on the right (point **A**).
- Please park in a suitable safe place neither obstructing the any access points nor through traffic.
- Continue into the woodland to the south of the parking area and steel gate and around the earth bank that currently blocks the access (point **B**) and you will arrive within Cole Wood.

### Boundaries

- The southern boundary (**BC**) is the south side of the woodland ride.
- The southern & western boundary (**CDEFG**) is a wire mesh & post fence.
- The northwest boundary (**GH**) is the inside edge of the footpath & track.
- The northeast boundary (**HA**) is the earth bank with trees.

### 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

- Access is possible along the unclassified road to the north which is classed as Open to All Traffic. A padlocked gate exists at the eastern most point and a historic agreement with the Local Authority has allowed the owners of Cole Wood vehicular access through this gate. Keys will be provided on completion of the sale along with a responsibility to maintain the track with liability according to use.
- We understand that there is a historic right for public to walk through the woodland however this does not appear to be exercised to any great extent other than the two public footpaths within the wood.

### Fencing Liabilities

There are no known fencing liabilities.

### 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.

Offers are being invited in excess of the guide price stated above. Interested parties should contact our office to discuss making an offer.

Please see the 'Buying a Woodland' section of our website for details.

### 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.

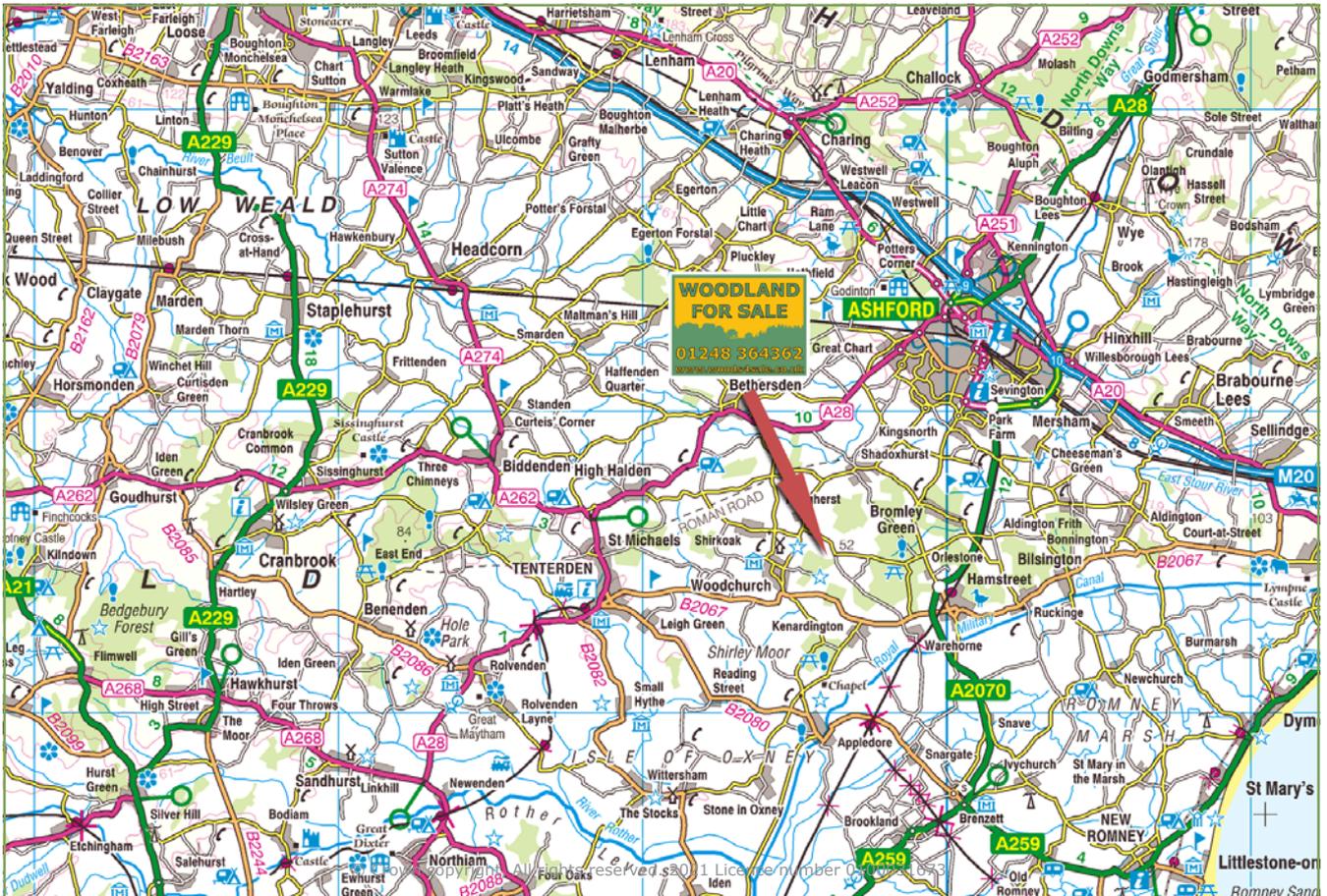
## Cole Wood, Ashford, Kent



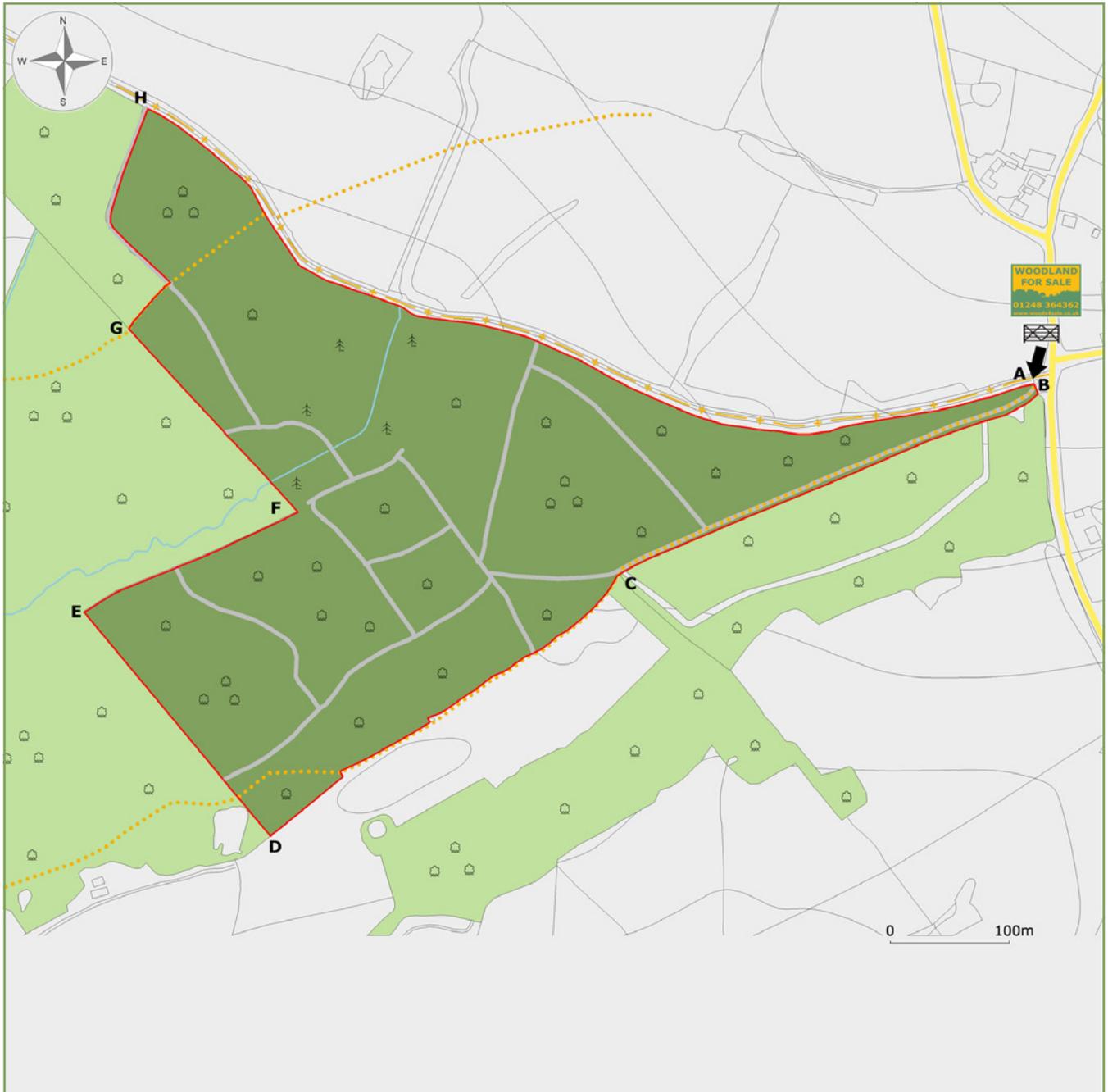
### Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

# Cole Wood, Ashford, 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    | Broadleaf     |
| Minor Road        | Public Footpath  |                   | Conifer       |
| Unclassified Road | Public Byway     |                   |               |
| Railway           | Path             |                   |               |
| Watercourse       | Wall             |                   |               |