

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.



Crackle Wood

near Maidstone, Kent. 3.24 acres of lovely Ancient Woodland with a pond, large oak, ash and bluebells with private access along a hard track. £36,000 (freehold)

A delightful mixed broadleaf woodland and seasonal pond in semi-rural Kent with oak standards, mature ash coppice and hazel with good vehicular access. Located 2 miles from junction 8 of the M20.

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Crackle Wood, Maidstone, Kent



Description

Formerly part of the Leeds Castle Estate, Crackle Wood is within a wider Ancient Woodland known as Warren Wood and lies a short drive east of Maidstone in semi-rural Kent.

Situated on very gentle slopes and standing among loam over clay soils, the wood primarily consists of mature ash coppice and majestic oak standards with a lush hazel coppice shrub layer below. A number of areas also include promising ash regeneration and mature birch. Making use of the Forestry Commission thinning licence currently in place, a new owner could draw up a management plan for the regenerating ash to supply a future fuel stock. Wild flowers cover the ground layer during spring, including carpets of bluebell (an Ancient Woodland indicator), red campion, primrose and wood anemone.

A delightful seasonal pond lies towards the northwest boundary, this would make a great location to camp out during warmer months, perhaps using a little of the ash for a camp fire.

A diverse range of wildlife roam amongst the tree stems, including badger, fallow deer, fox, adder and the occasional frog. Feathered visitors are plentiful; the sound of eager woodpeckers and the call of buzzards can be heard as well as owl and many tuneful songbird species echoing throughout the trees.

Crackle Wood is accessed by a private hard surfaced track navigable with a 2WD car. This delightful copse offers numerous opportunities for recreation and light woodland management.

If It Were Mine

My first port of call would be to clear an area near the seasonal pond for a camping and bushcraft area. Many of the trees lend themselves perfectly for a hammock to be hung between them, perfect for overnighting by a cosy fire. Being a keen woodsman, I would carefully choose a few ash trees (possibly some of the birch too) for firewood both for home and camp fires.

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: 188

Ordnance Survey Grid References:

- Roadside gate: TQ 844 540

- Centre of wood: TQ 845 538

Nearest postcode: ME17 1QG

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 8 of the M20, head southeast on the A20 towards Lenham and Leeds Castle.
- Passing the Mercure Hotel on the right, take the second exit off the roundabout and continue on the A20 towards Lenham and Herrietsham.
- Shortly after, take the first exit off the roundabout and continue along the A20.
- After half a mile, turn left just after the Park Gate Inn pub on the right, onto Hospital Road.
- Continue along the lane passing under the motorway and bear left, crossing a railway bridge after 90 metres.
- Bear right and continue along Hospital Road passing a white cottage on the left.
- After 480 metres, you will arrive at a black security bar gate on the right, indicated by an orange **X** and a Woods4Sale sign on a tree (point **A** on the plan below).
- Please park in a suitable safe place off the road not obstructing through traffic. Sorry we do not provide keys for viewings.
- Climb under the security bar and continue along the stone track for 143 metres and you will arrive at a short green and red painted wooden post (point **B**), where the woodland begins on the right.

Boundaries

- The northeast boundary is indicated by green paint on wooden posts and trees.
- The southeast boundary is indicated by blue paint on wooden posts and trees.
- The southwest boundary is indicated by orange paint on wooden posts and trees.
- The northwest boundary is indicated by red paint on wooden posts and trees.

Crackle Wood, Maidstone, Kent



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

- There is a right of way granted for all times and all purposes over the route **AB** on the plan below.
- A right of way is reserved over the route **BC** for the benefit of the woodland beyond.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There are no public rights of way in this woodland.
- An easement exists for a water supply pipe between point **DE** on the plan. Please see the Restrictive Covenants section for further information.

Fencing Liabilities

There are no known fencing obligations.

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
 - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

The transferees covenant

a) to grant the owners of the residential properties at Hospital Road, Harpswood the right to take water through the existing water supply pipe under the retained land

b) not to damage or block the water supply pipe or prevent the existing water supply pipe from providing

water to the residential properties at Hospital Road, Harpswood (whether by action or inaction)

c) to grant the owners of the residential properties at Hospital Road, Harpswood the right of entry on reasonable notice (save in cases of emergency) onto so much as shall be reasonably necessary of the retained land to inspect, maintain and repair the existing water supply pipe.

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.

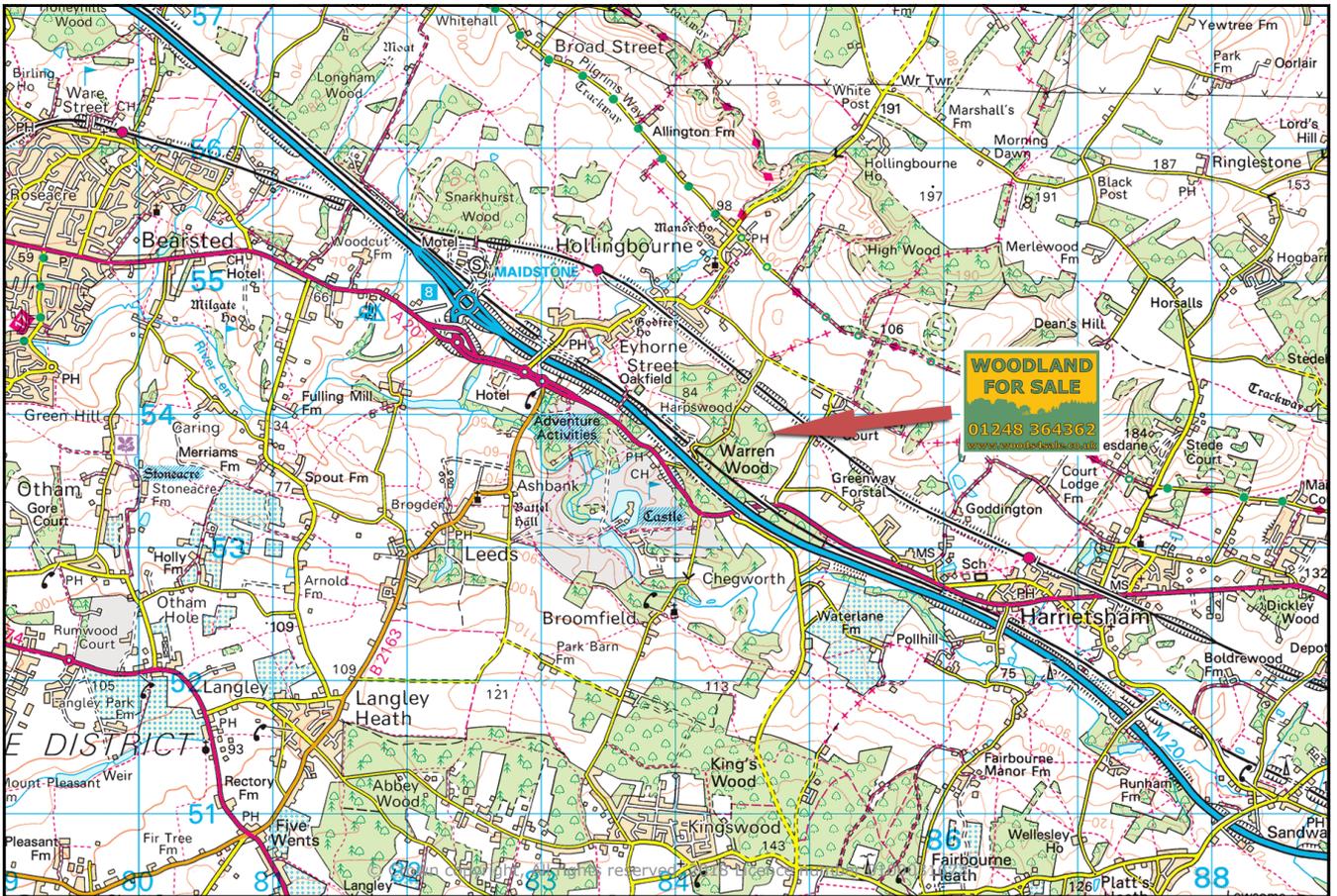
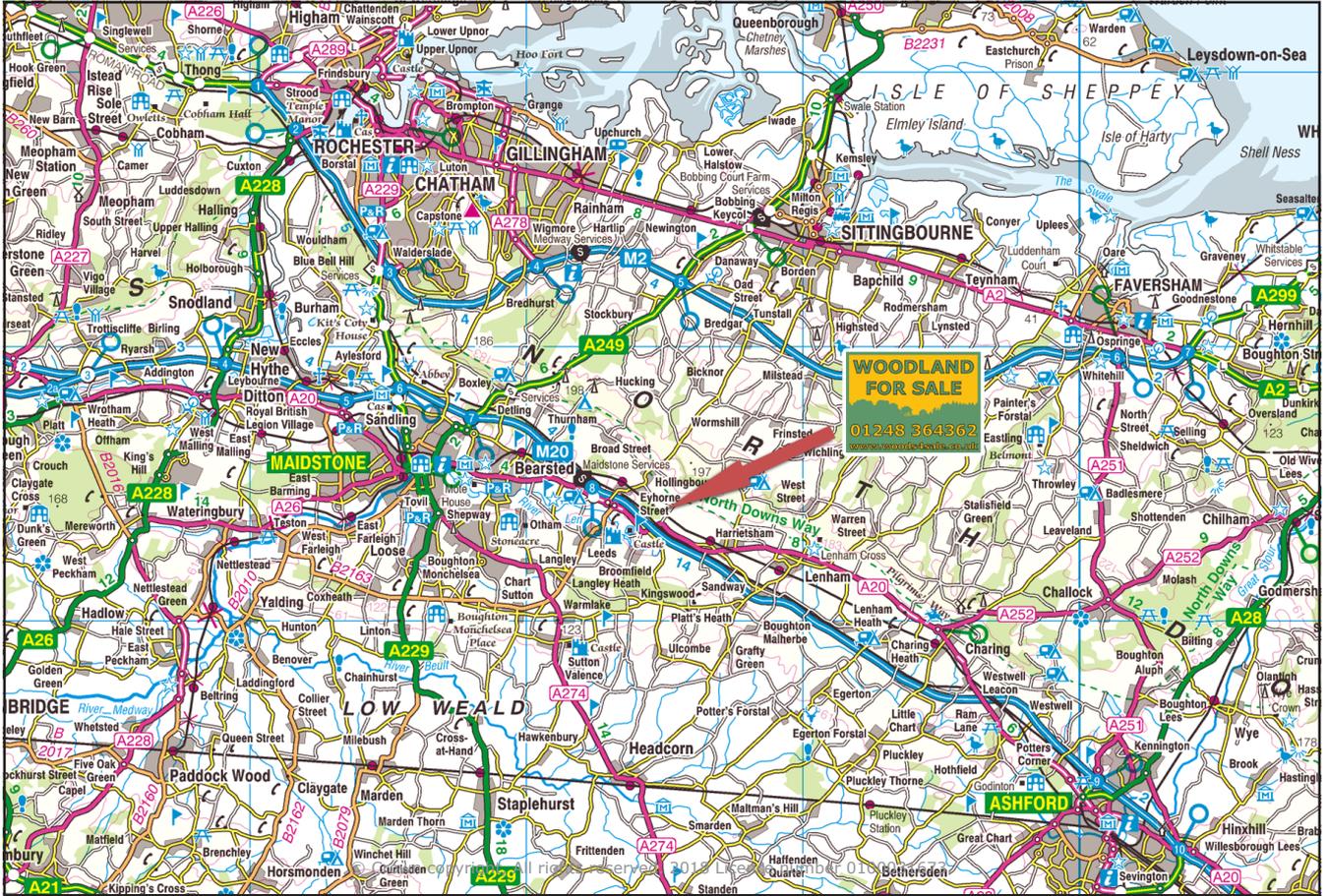
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

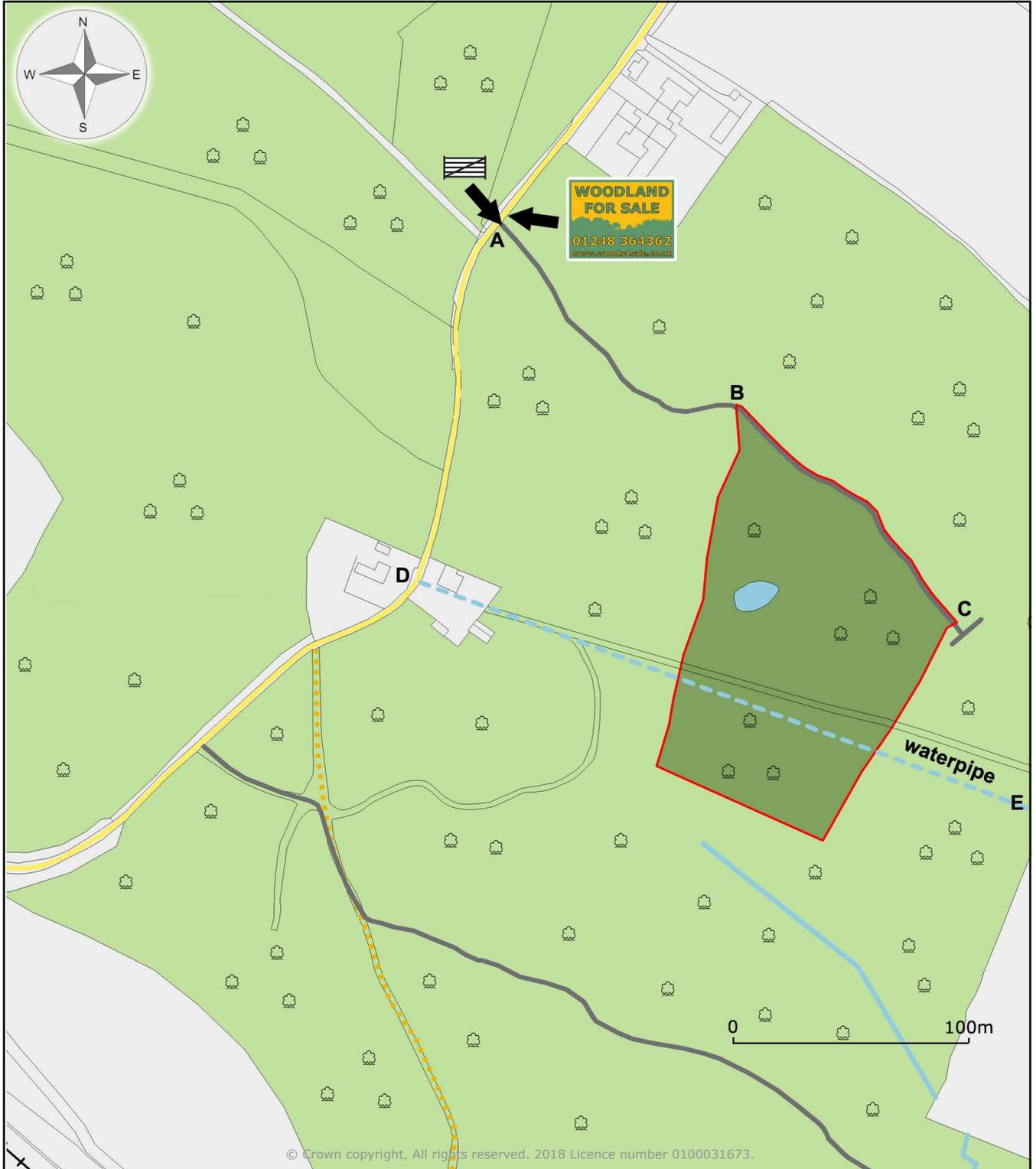
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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