

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.



Fern Copse **Old Wives Lees, near Canterbury,** **Kent. 3.75 acres of Ancient broadleaf** **woodland with a stream for** **£30,000 (freehold)**

A delightful copse of fertile, mixed broadleaf Ancient coppice and mature standards with an attractive year-round stream.

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Fern Copse, Old Wives Lees, Canterbury, Kent



Description

Fern Copse is an attractive Ancient Woodland in the heart of Kent. It forms part of a mainly Ancient and semi-natural woodland of around 1,300 acres. This is the largest tract of semi-natural woodland in England, much of which is managed by the Kent Wildlife Trust. The historic city of Canterbury is some twenty minutes by car.

This attractive copse benefits from a forest track leading to, and along the northern boundary, ideally suited for a 4WD vehicle but which could be used by a car in the drier months. The woodland floor gently falls to a small, attractive stream delineating the eastern boundary. Easily traversed by foot, there is also a disused track running southwards through the wood.

Predominantly ash and sycamore with sweet chestnut coppice, Fern Copse is very fertile with freely draining, loamy soils. This is reflected in the profuse ground flora, with large ferns including scaly male and broad buckler along with wildflowers such as bluebell, dog's mercury and wood anemone.

Being part of such a large swathe of continuous woodland there is a rich diversity of wildlife. Green woodpeckers, nightingales and redstarts are all known to the region, whilst roe, fallow and Chinese muntjac deer inhabit the wider wood.

The wood has been well maintained. You can see in places old tree shelters where the current owner has previously under-planted. This excellently located, peaceful wood has great amenity potential for the aspiring woodland owner.

If It Were Mine

I would clear back and improve the disused track and carry out some small scale coppice works. There is potential to supply a household with wood fuel, and

the peaceful setting would be perfect for a family camping expedition.

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

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

Directions & Access

From Canterbury take the A28 south and after around three miles you will pass a sign for Shalmsford Street on your left.

Entering the village of Chilham take the next right along Shalmsford Road.

Pass Pilgrims Lane on the left and follow this road for around 600 metres. Take the next right along Lower Ensden Road and continue for around 800 metres.

Follow the bends in the road and passing a large farm on the right, turn right through the farmyard before the black barn, indicating a bridleway (point **A** on the plan).

Continue along the track through the farmyard and past agricultural fields and after 500 metres you will cross a railway track.

Carry on ahead, and upon entering the woodland, take the first right (point **B**) and continue along the forest track for 900 metres. You will come to a turning with some large wooden gates painted black (point **C**).

Park here being careful not to obstruct the track and continue ahead for 50 metres along the track down the hill. You will see our 'Woods4Sale' sign on the right. Fern Copse is behind the sign.

Locators

OS Landranger Series Sheet No:

Ordnance Survey Grid References: 179.

- Roadside gate: TR 073 556.

- Centre of wood: TR 083 565.

Nearest postcode: CT4 8BA.

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Boundaries

The northern boundary is the southern edge of the forest track.

The eastern boundary is the centre of the stream.

The southern boundary is marked by trees with red paint.

The western boundary is either the inside edge of the track or marked by trees with white paint.

Sporting Rights

The sporting rights are included and not let.

Mineral Rights

The mineral rights are included except where reserved by statute.

Rights of Way

A right of way at all times is granted from the roadside to the woodland boundary marked **ABCD** on the plan. A shared maintenance clause covers this right of way. There are no public rights of way within the woodland.

Fencing Liabilities

There are no 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 as a commercial campsite.

Viewing

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.

Contact

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

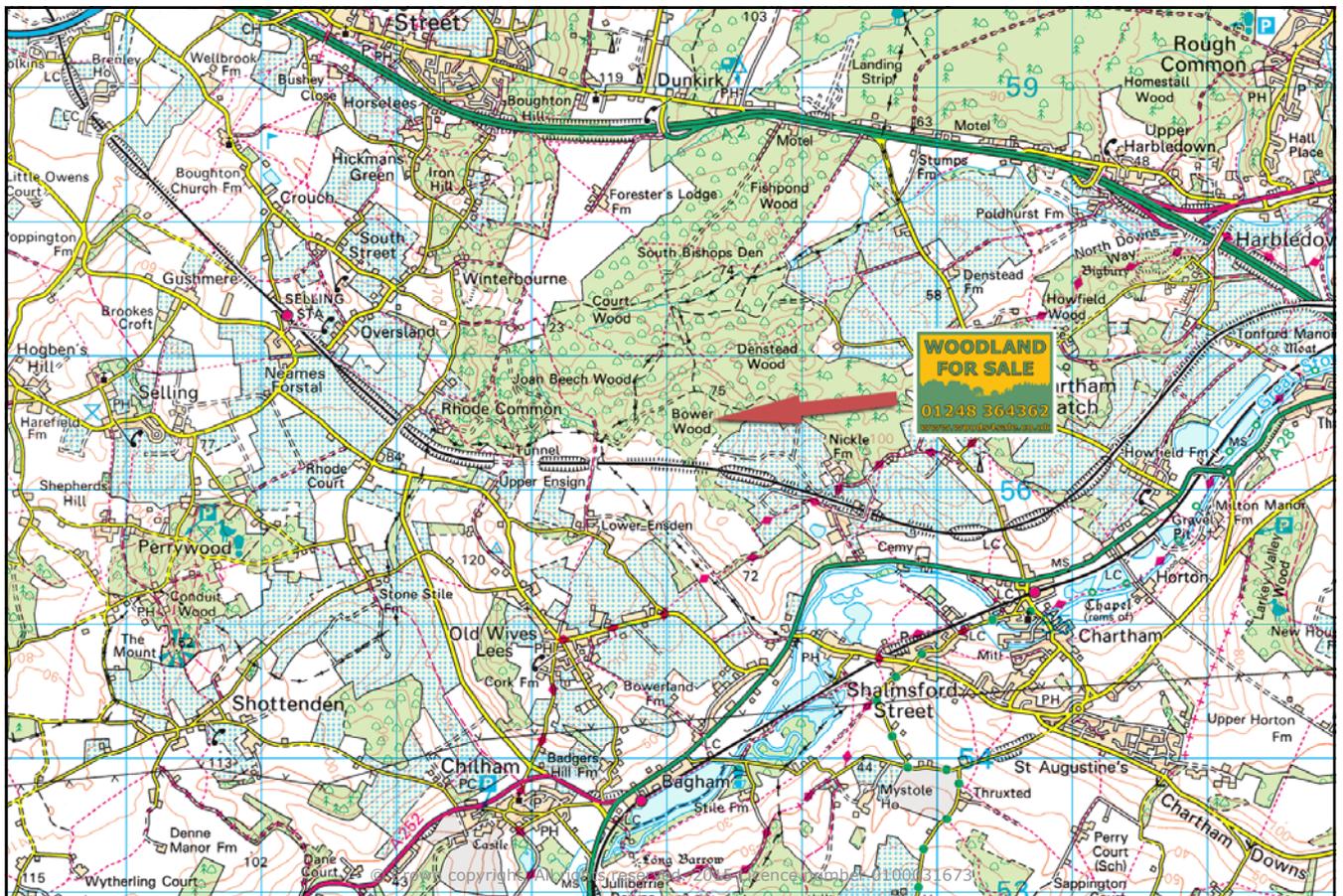
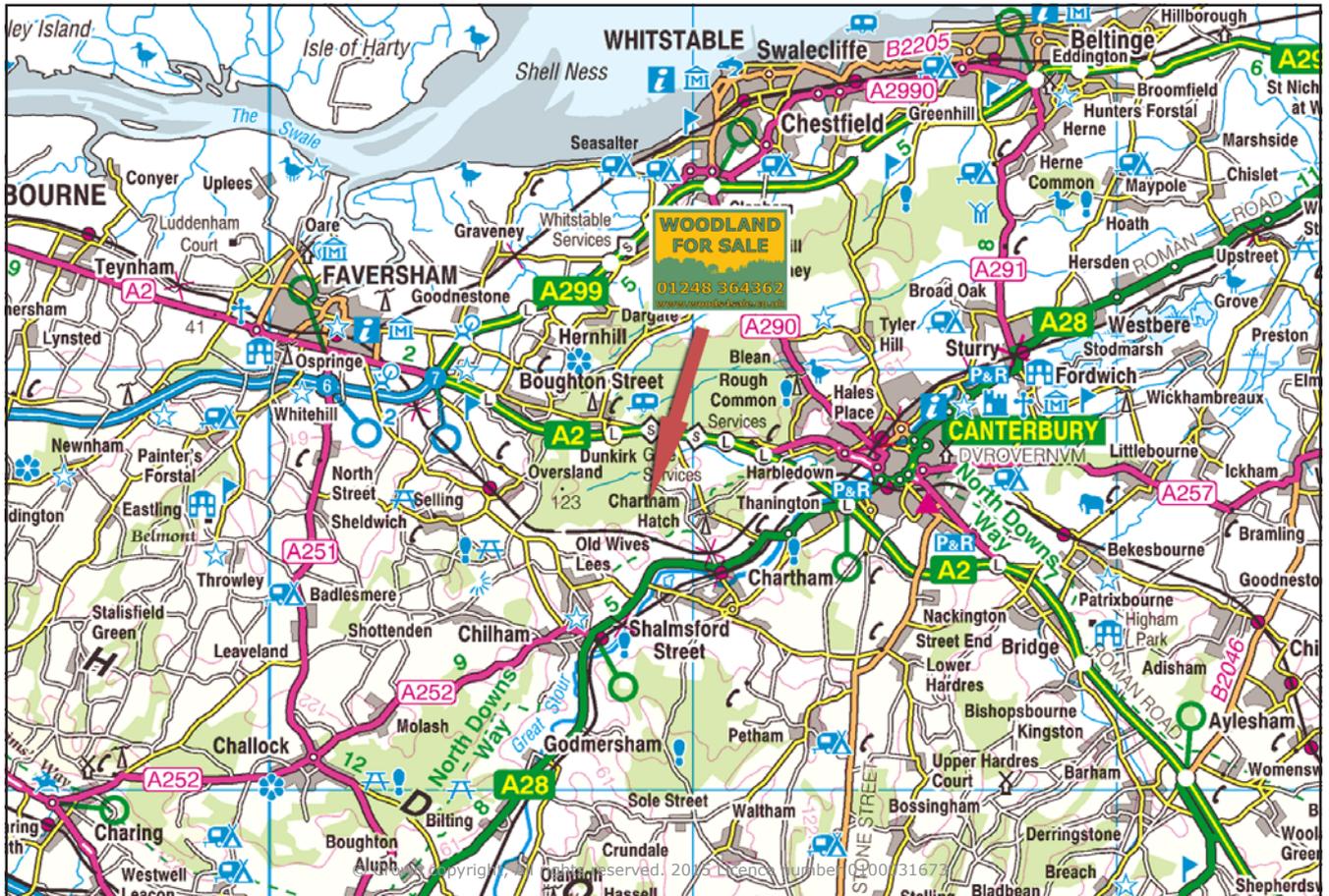
How to Buy this Woodland

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.

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