

# 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.



**Green View Copse**  
**Ashford, Kent. 2.18 acres of outstanding mature**  
**broadleaf woodland, close to Maidstone.**  
**£25,000 (freehold)**

An excellent Ancient Woodland with wonderful specimens of oak and hornbeam in a peaceful part of Kent. With excellent access and under an hour from historic Canterbury.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK  
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## Green View Copse, Ashford, Kent



### Description

Situated in serene Kent countryside, Green View Copse lies on the fringes of the quaint village of Bethersden and roughly 20 minutes west of Ashford. Easily accessible, the southwest boundary borders onto a quiet wooded road that leads west out of the village.

This level woodland comprises fertile loamy clay soils resulting in some superb tall examples of oak and fine-looking hornbeam coppice, which bear testament to its former silvicultural management. Below the canopy, the occasional attractive holly tree adorns the wooded scene providing a hiding place for roe deer. Other wildlife such as common dormouse, badger and sparrowhawk, to name a few, are also visitors to the area. A fine array of flora occupies the woodland floor including fly agaric fungi, *climacium* moss and fruitful *rubus*.

A dry shallow channel runs from the west of the lot heading northeast, adding a distinctive undulation to the topography. Expansive views of rural Kent can also be enjoyed looking out from the northern boundaries.

This very manageable woodland lends itself perfectly as an idyllic spot for recreation or for the weekend woodsman.

Green View Copse is subject to an Article 4 Direction preventing some types of permitted development.

### If It Were Mine

If I were lucky enough to own this woodland, I would create an access point into the woodland. I would also yield a little hornbeam to fuel a wood burner at home.

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 914 406

- Centre of wood: TQ 914 407

Nearest postcode: TN26 3AJ

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 west along the A28 towards Bethersden.
- After roughly 6 miles you arrive in the village of Bethersden.
- Once almost through the village, turn right into School Road.
- After 200 metres turn left into Wissenden Lane.
- Continue along Wissenden Lane for just under 1 mile and you will see a Woods4Sale sign a tree on the right (point **A** on the plan).
- The woodland is situated behind the Woods4Sale sign and fenced bank.
- Please park in a safe place off the road not obstructing traffic.
- Climb over the fence to enter the woodland, this is currently the only way to access the wood.

### Boundaries

- The south boundary is indicated by the fenced bank.
- The southeast boundary is indicated by wooden stakes and trees painted pink.
- The northeast boundary is indicated by the fence.
- The northwest boundary is indicated by the fence.
- The west boundary is indicated by wooden stakes

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and trees painted white and starts at the hanging post with white paint on top to the right of the gate (the gate belongs to the neighbouring woodland and is not an access point into Green View Copse).

### **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**

The woodland is designated as an Ancient Woodland and 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.

### **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.

(v) The Purchaser further agrees not to place any caravans on the property.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### **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.

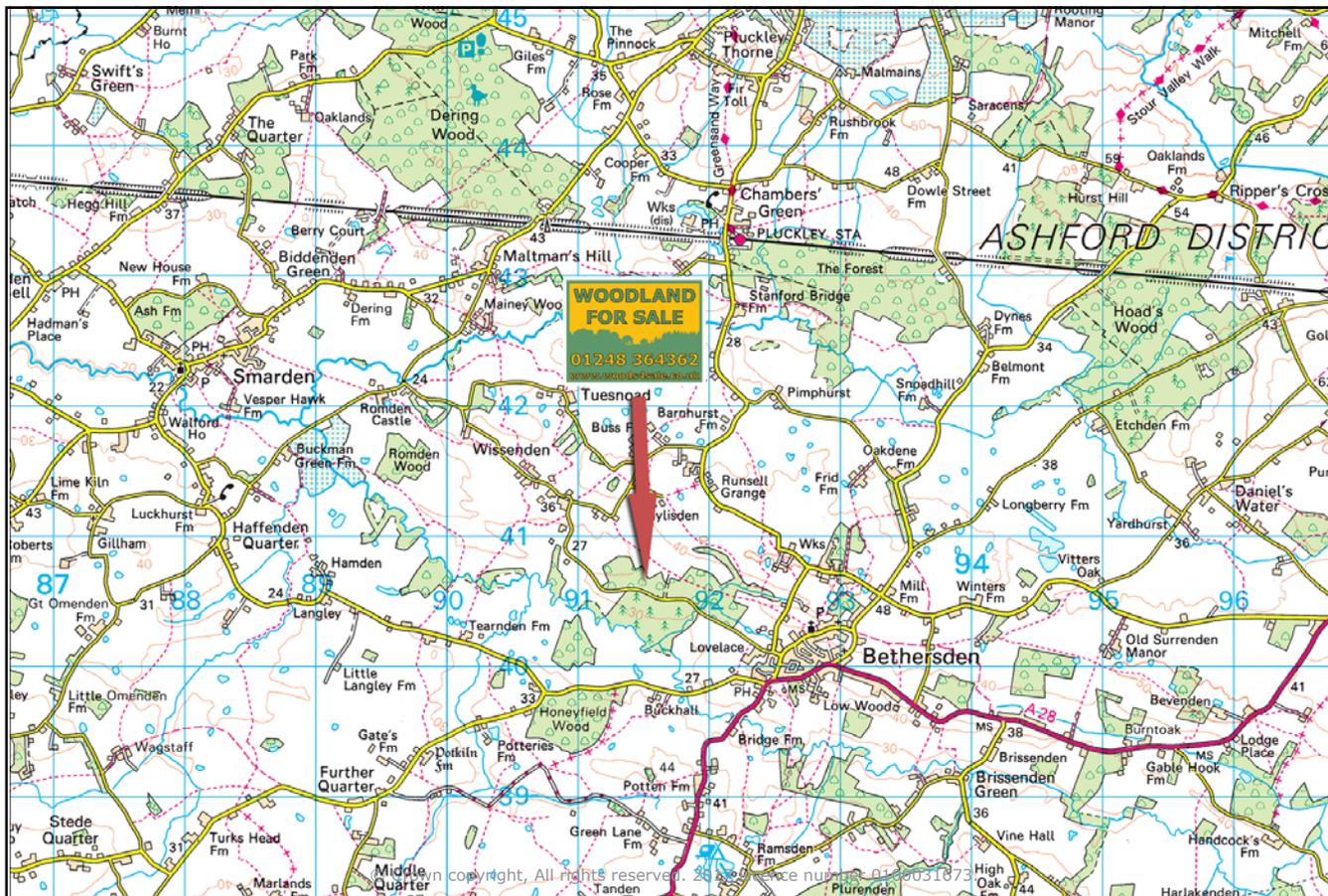
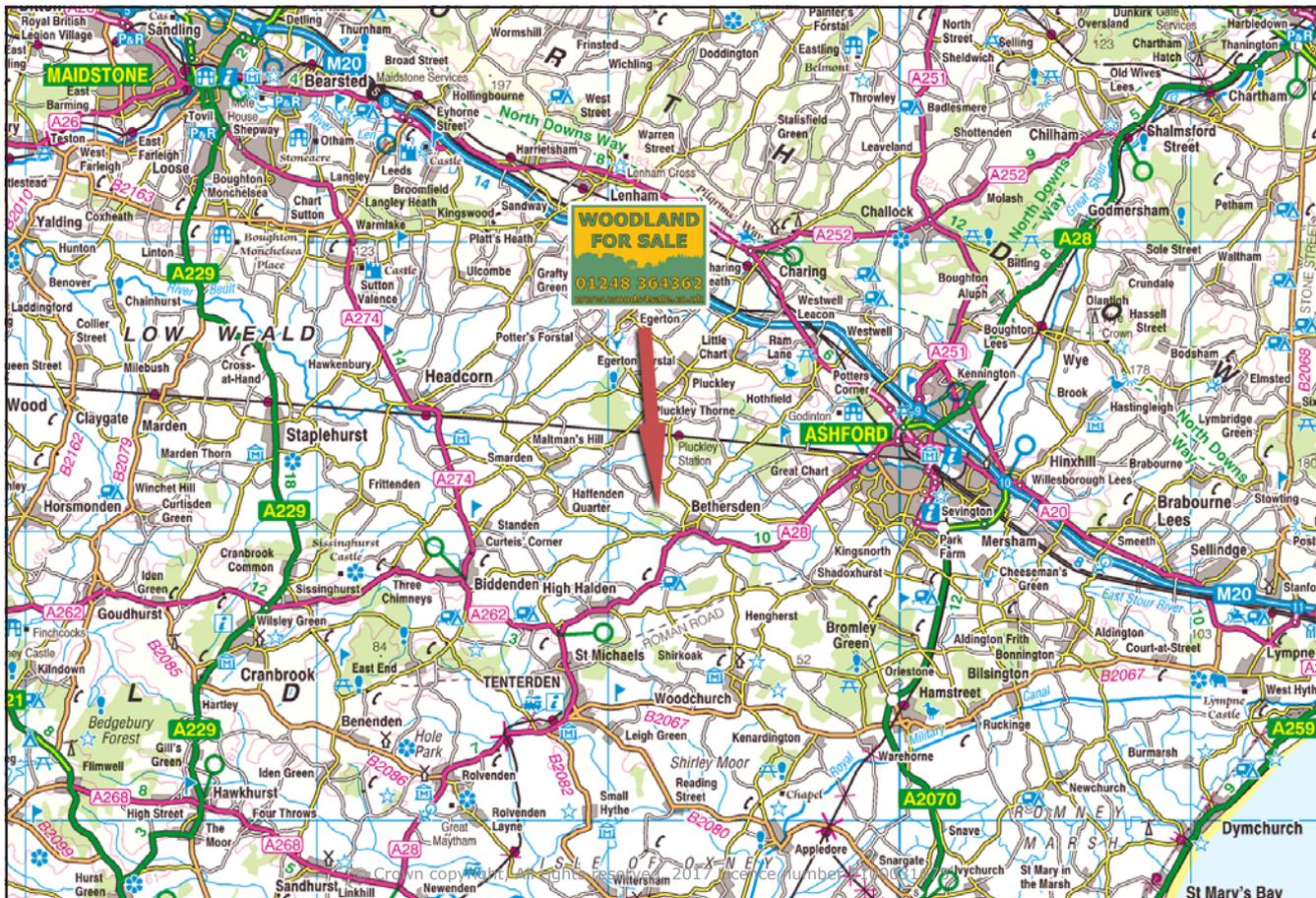
### **Note**

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**

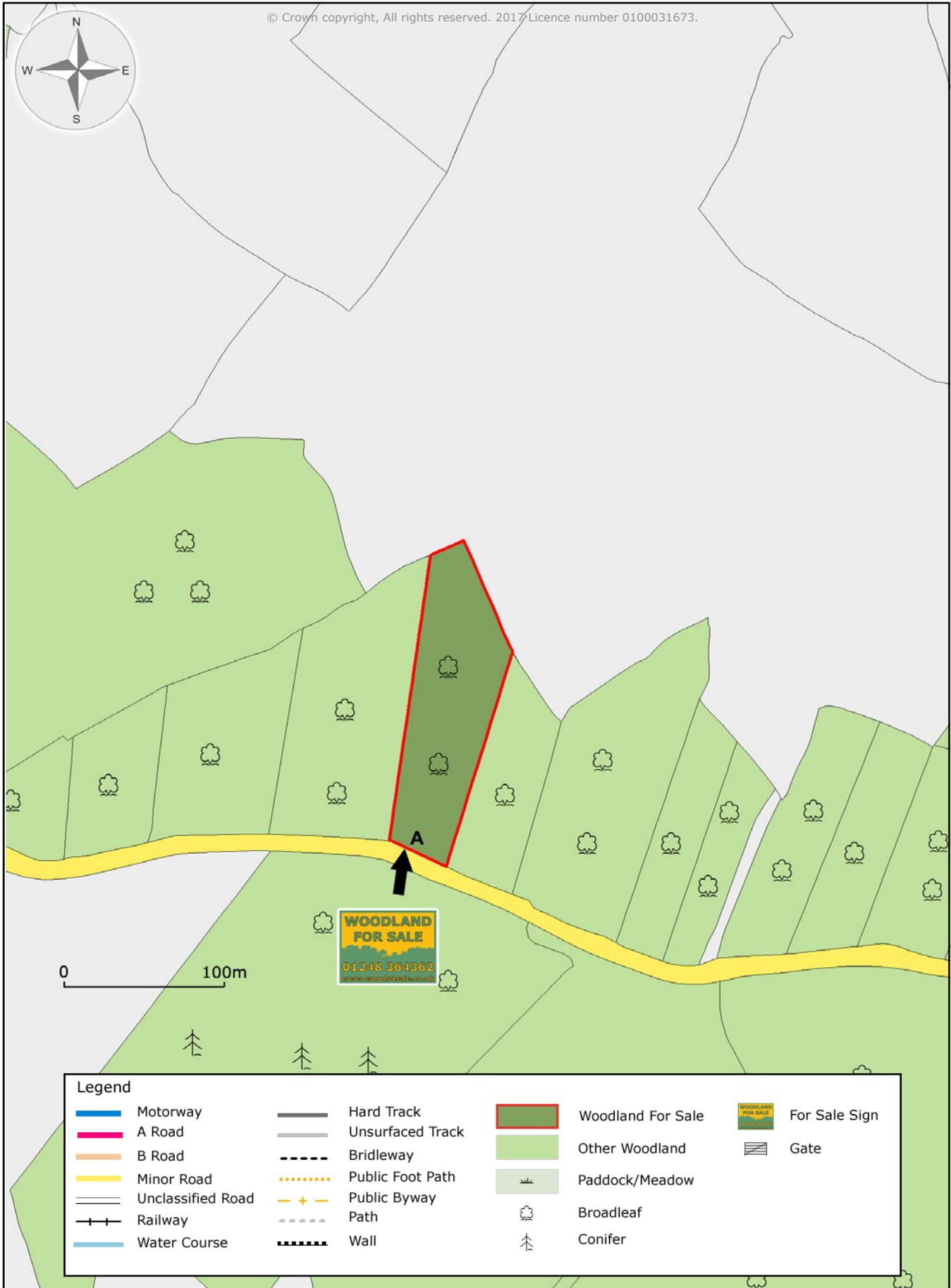
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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