

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.



Heane Wood

near Folkestone, Kent. 19.64 acres of mature broadleaf and conifers, 16 miles south of Canterbury.

£157,000 (freehold)

A charming woodland with sweet chestnut and Norway spruce with a stream and a shed, 1 mile from junction 11 of the M20.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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Heane Wood, Folkestone, Kent



Description

Heane Wood is part of a wider woodland located 10 miles southeast of Ashford in semi-rural Kent in an Area of Outstanding Natural Beauty.

Partly designated as Ancient Woodland, the mostly mature canopy is formed on undulating free draining loam over clay soils with a lush mix of conifer and broadleaf. These include magnificent sweet chestnut, horse chestnut, oak, beech, ash, birch and Norway spruce; there is a compartment of lofty spruce that occupy an area towards southwest area, making a nice spot for bushcraft activities. Species in the shrub layer comprise of younger birch, sycamore, rowan, holly and hazel coppice. In addition, a number of lovely veterans can also be found. Come spring and summer, the ground layer is awash with bluebells, foxglove, primrose and fern.

Towards the centre of the woodland is a meandering stream, creating an ideal habitat for insect life. There is also a large seasonal pond in the southwest corner. Many openings within the wood offer good camping locations as well as a handy storage shed towards the northeast corner.

A diversity of woodland creatures including muntjac deer, badger, fox, rabbit and field mouse have all been identified. Many feathered guests such as little owl, green woodpecker, buzzard, and an assortment of acoustic songsters enjoy the atmosphere of this location.

Heane Wood has huge scope for a weekend forester and is a wonderful place to enjoy with family and friends.

If It Were Mine

I would certainly make use of the shed, perhaps installing a rustic footbridge and hand rail across the

stream. Overnighting would definitely feature in many plans too. There is plenty of opportunity to practice bushcraft with lots of material to hand. Any number of areas would be perfect for a rope swing for kids and grown-up kids alike!

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

CT21 4HG (This is for the local area, not specific to the woodland).

What3Words

Point **A**: ///applause.busy.saturate
Point **X**: ///uniform.inferior.decorated

Ordnance Survey Grid References

OS Landranger Series Sheet No: 179

- Roadside gate (point **A**): TR 147 367
- Centre of wood: TR 151 367

Directions & Access

- From junction 11 of the M20, travel towards Hythe along the A20.
- One hundred metres after the large junction 11 roundabout, turn left towards Newington, Lyminge, Saltwood also following the brown sign

Heane Wood, Folkestone, Kent



for Brockhill Country Park (if you cross over the railway to the second roundabout beyond, you have gone too far).

- Continue along the A20/Ashford Road passing some black iron fencing and the entrance for Stanford Depot on the left.
- After 720 metres turn right onto Sandling Road following the brown Country Park sign.
- Continue along Sandling Road passing over both railway lines.
- After 0.3 miles you will arrive at the entrance to Sandling station car park just beyond the second railway bridge, with a steel mesh gate next to it (point **A** on the plan below).
- Please park in a safe and suitable place not obstructing any access or please park in the station pay and display car park.
- For viewing purposes, continue from point **X** at the end of the car park passing through the gates and green steel fencing either side and follow the track.
- After 120 metres you will arrive at a locked steel gate (point **B**) on the left with the woodland behind it and you will see our Woods4Sale board beyond.
- Climb over the low wire fence to the side of the gate (sorry we do not provide keys for viewings) and you will be within the woodland.

Boundaries

- The north and west boundaries are the chain-link fence.
- The south boundary follows partly an old wire fence with concrete posts along with a chestnut pale fence.
- The east boundary is partly a dilapidated fence with residential property beyond along with occasional wooden posts with yellow paint.

Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

Mineral Rights

The mines and mineral rights are included in the sale apart from an area to the northeast corner.

Rights Of Way

- There is a right of way over the route **AB** for agricultural purposes only. We understand that the current owner accesses the woodland via the station car park along the dismantled railway line which is a public right of way.
- A maintenance clause covers all the rights of way, with liability according to use.
- There is a short section of public footpath along the southern boundary.

Fencing Liabilities

There are no known fencing obligations.

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

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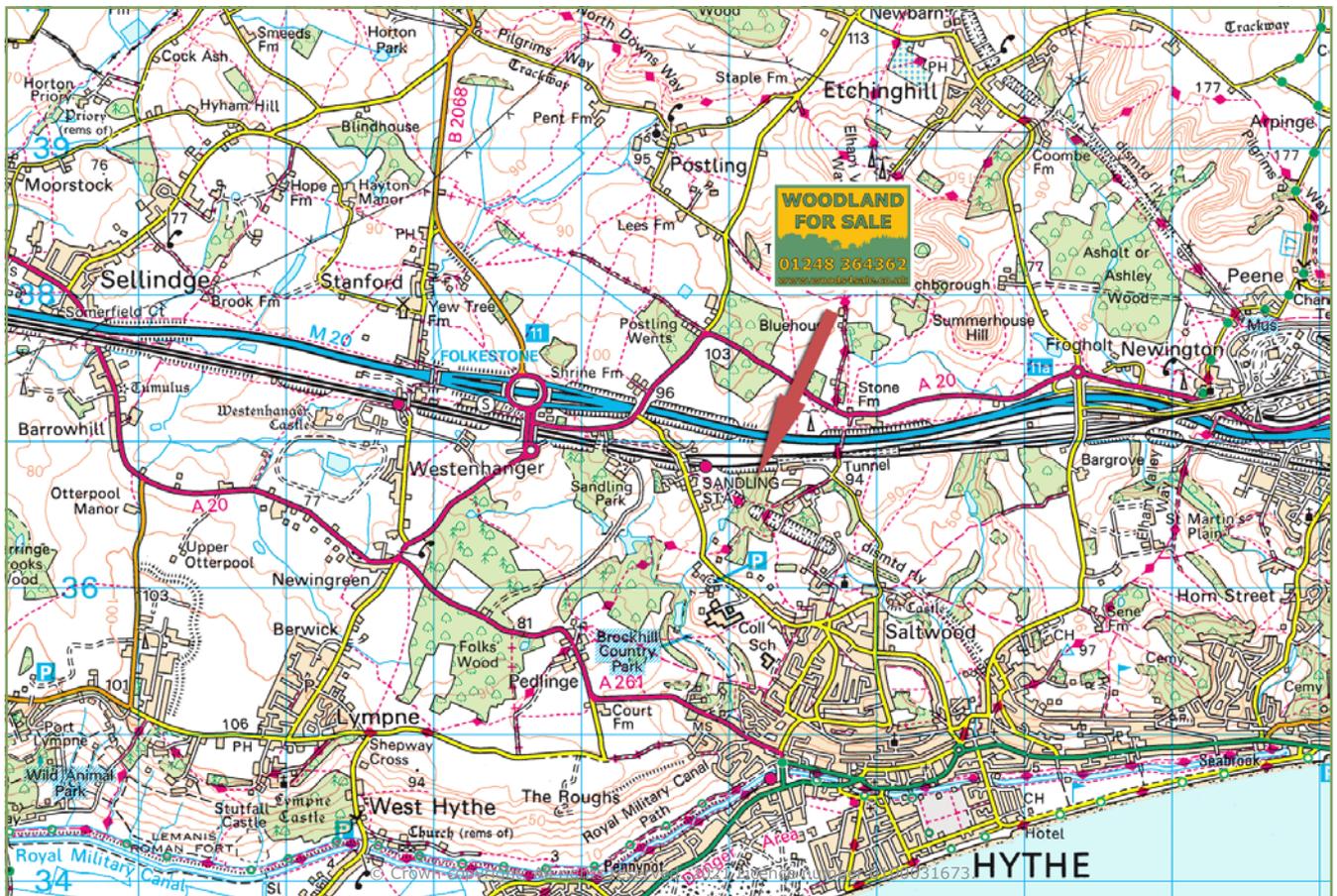


satisfy themselves, and we will give as much help as possible with all information we have available.

Contact

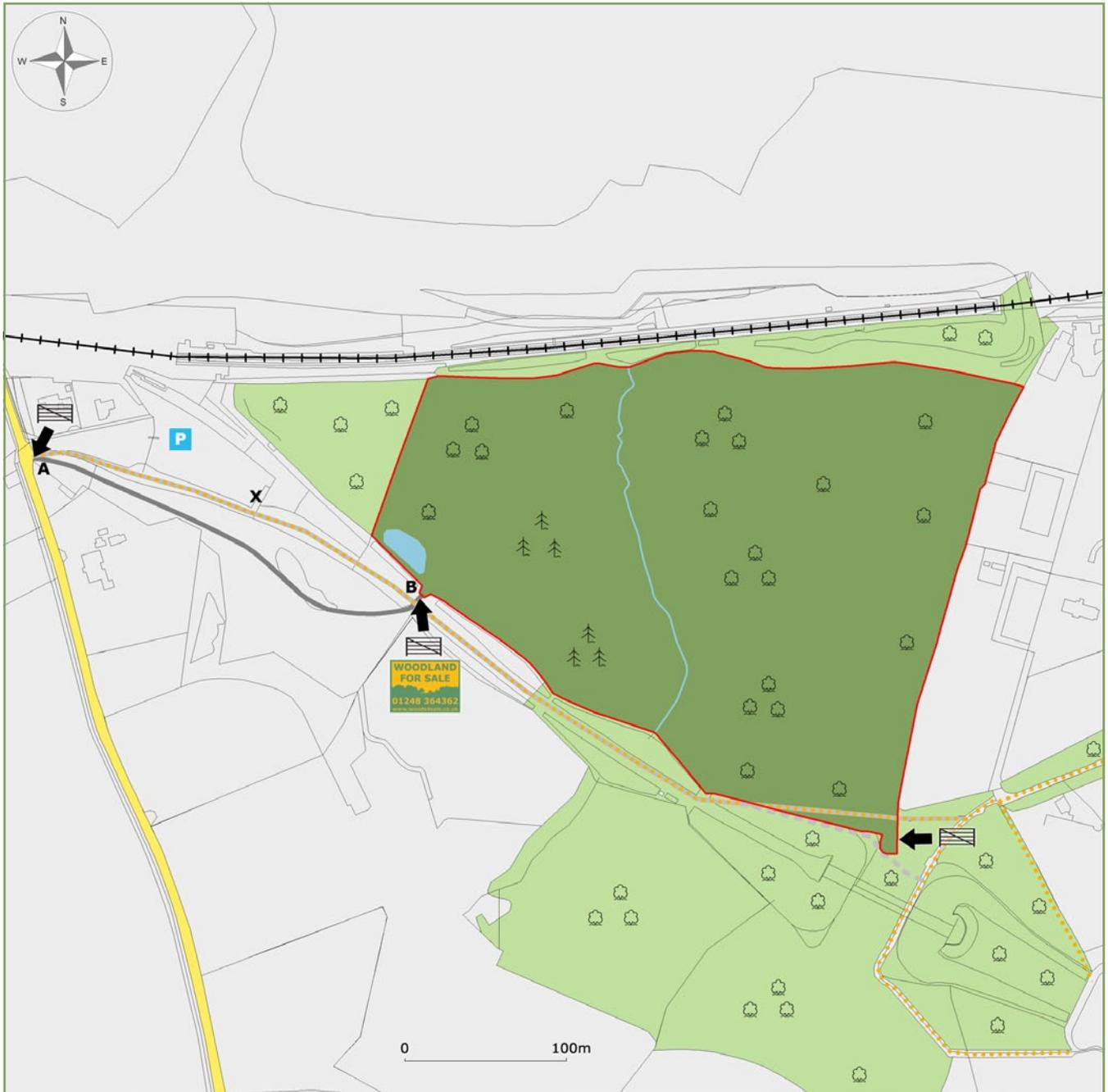
For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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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 Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		