

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Hillside Wood

**Bredhurst, nr. Maidstone, Kent. 1.44 acres of
Ancient Woodland with mixed broadleaves. £15,000
(freehold)**

A stunning broadleaf woodland with bluebells in an Area of Outstanding Natural Beauty, 6 minutes from junction 7 of the M20.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Hillside Wood, Maidstone, Kent



Description

Located in semi-rural Kent, Hillside Wood is part of a much wider Ancient Woodland known as Bredhurst Wood lying just northeast of Maidstone.

This delightful woodland situated on well drained lime over chalk soils have produced a strong canopy of mature beech, oak, hornbeam and sweet chestnut coppice. A lush shrub layer of hazel coppice, ash, sycamore and holly occupy beneath. There are also several majestic veteran beech flanking the southwest corner, a possible location for a rope swing perhaps! Swathes of bluebell (an indicator of Ancient Woodland), mosses and occasional purple orchid add vibrancy to the ground cover.

Topography is level to the north of the copse, before gently sloping in a southeasterly direction, encountering a few pleasant flint filled undulations as the woodland descends, eventually levelling again at the southeast boundary.

Rich wildlife populations frequent within, ranging from badger, yellow-necked mouse, dormouse, buzzard, sparrowhawk, greenfinch, cuckoo and treecreeper.

This manageable amenity woodland presents an opportunity for an aspirant woodsman to produce a stock of domestic fuel as well as providing a good location to practice bushcraft.

We are informed there is an Article 4 direction on the woodland which we believe precludes the building of any structures without planning permission.

If It Were Mine

I would clear an area towards the southwestern part of the woodland for a location to set up a small camp fire, perhaps setting up a hammock to overnight in.

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: 178

Ordnance Survey Grid References:

- Roadside access point: TQ 800 607
- Centre of wood: TQ 801 612

Nearest postcode: ME14 3HL

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 7 of the M20, head northeast on the A249 towards Sittingbourne.
- After 1.4 miles, turn left off the dual carriageway onto Scragged Oak Road, sign posted towards Bredhurst.
- Continue along Scragged Oak Road, passing the large green Entrance 7 and then Entrance 6 signs on the right.
- After 0.8 miles, turn left continuing along Scragged Oak Road, passing equestrian fencing on the left.
- After 0.8 miles, a public byway entrance (point **A**) is on the left, indicated by the Woods4Sale sign and a locked steel gate.
- Please park safely not obstructing any entrances, bridleway or traffic.
- From here, climb through the gate and walk north along the bridleway, continuing downhill and up the opposite side, passing some yew trees and a second steel gate on the left, as the bridleway plateaus.
- After 670 metres, turn right at the third steel gate.
- Continue through the gate and along the track for 110 metres and the woodland is on right, indicated

Hillside Wood, Maidstone, Kent



by the yellow **X** on the tree.

Access for viewing purposes is via a hard track and we believe that the current owners access the woodland on foot from Scragged Oak Road. The byway (**ABCDE**) leading to Hillside Wood has a Traffic Regulation Order (TRO) on it and any vehicle using it must obtain a permit from Kent County Council. Once a permit has been obtained, a lock combination code can be provided to a new owner by Kent County Council.

Boundaries

- The boundary between points **HIJKX** on the plan is indicated by red paint on trees and wooden posts.
- The northeast boundary (**XF**) is indicated by green paint on trees and wooden posts.
- The southeast boundary is indicated by green paint on trees and wooden posts.
- The southwest boundary is indicated by blue paint on trees and occasional wooden posts.

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

- A right of way is granted for Hillside Wood over the routes **ABCDE** and **CX** marked on the plan below.
- The northeast edge of the woodland between **XF** has a public right of way, however in reality and to the best of our knowledge, people appear to walk outside of the woodland boundary.
- A shared maintenance clause covers all the rights of way with liability according to use.

Fencing Liabilities

There are no known fencing liabilities.

Tree Preservation Order

The woodland 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.

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.

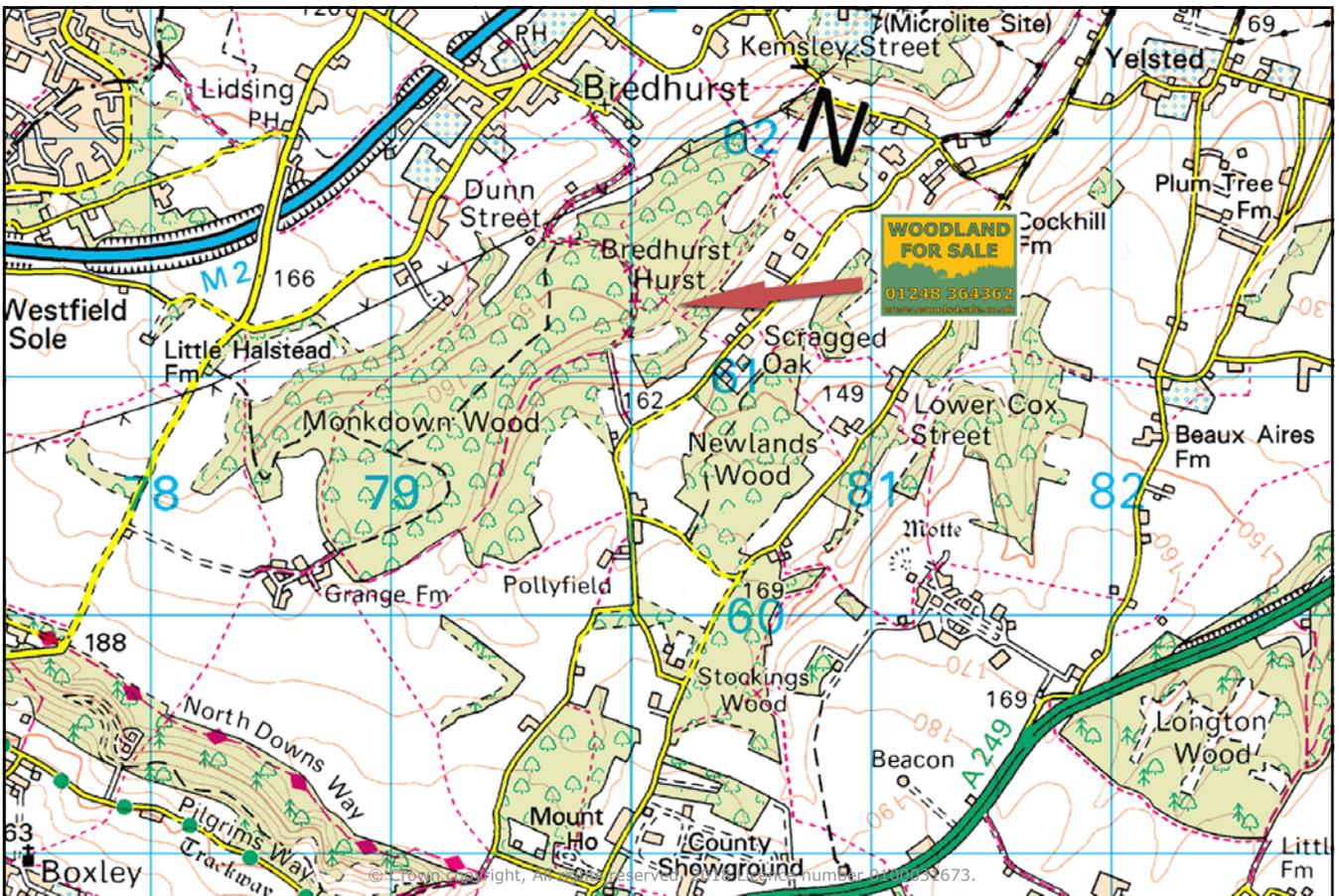
Note

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.

Hillside Wood, Maidstone, Kent



Hillside Wood, Maidstone, Kent

