

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.



Kilnden Wood

**2.71 acres of native broadleaf woodland
with good access, a stream and road
frontage near Ashford in Kent.
£35,000 (freehold)**

A small ancient broadleaf woodland with numerous mature coppice hornbeam, stream frontage, road access and plenty of space.

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Kilnden Wood, Ashford, Kent



Description

Kilnden Wood is an ancient native broadleaf woodland sitting on the edge of a much larger forest (Lamberden Wood). The woodland is predominantly coppice Hornbeam, but there are a good number of large mature oaks, ash, hawthorn, poplar and blackthorn to add diversity. The main block of woodland starred in the filming of the 'Darling Buds of May', so there is some celebrity provenance too!

As you enter the property through a shared access gateway you initially arrive on a flat area with widely spaced hornbeam coppice stools. The coppice has not been cut for 50 years and would benefit from a re-coppicing sometime in the near future.

Further into the property you will find a section of dry ditch with high banked sides. This is part of a circular formation, clearly man-made and is likely to have some historical significance. An all-year stream marks the northern boundary; along its banks and in the surrounding areas you will find some good-sized trees of mixed species. Large ancient hornbeam coppice stools line part of the bank.

The woodland is carpeted in many areas by a magnificent display of bluebells in the spring, and many other woodland flowers create a rich and diverse ground flora. The birdlife is prolific and regular visitors include green woodpeckers, spotted woodpeckers, tawny owls, various warblers, many tits, robins, thrushes and blackbirds. The larger mammals include rabbits, roe deer, foxes and occasional badgers.

There is a track running along the south-east boundary and although this is outside the ownership of Kilnden Wood, there is a right of



way over this.

The trees are subject to a Tree Preservation Order, but this should not prevent a new owner gaining consent to fell the trees as part of a normal coppice management exercise.

If It Were Mine

There is the opportunity to re-manage the coppice sustainably. This would yield a useful quantity of timber perhaps for woodfuel or crafts. It is a truly picturesque spot to enjoy recreational activities.

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:

- Woodland entrance: TQ 921 402.

- Centre of wood: TQ 920 405.

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 on the A28 towards Bethersden.

- After 5½ miles you will have the village of Bethersden on your right.

Kilnden Wood, Ashford, Kent



- Take the turning right into School Road.
- After around 160 metres turn left into Wissenden Lane.
- After a further ½ mile you will see our 'For Sale' sign on your right.
- Kilnden Wood is behind the sign.

Boundaries

- The southwest boundary is the low earth bank, with a slightly dilapidated fence and ancient hornbeam trees at the side of the road.
- The southeast boundary is the edge of the track and has been marked with yellow paint on hornbeam trees and wooden posts.
- The northern boundary is the centre of the stream.
- The northwest boundary is indicated with yellow paint on boundary trees and wooden posts.
- We have made our best efforts to accurately mark the boundaries where we think it was necessary, but the definitive boundaries are mapped in the Land Registry title plan.

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

- The owner of Kilnden Wood has a right to use the track that runs along the southeast boundary from the gateway at point **A** marked on the plan (subject to a maintenance clause).
- There are no public rights of way inside the woodland.

Fencing Liabilities

There are no known fencing liabilities.

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.

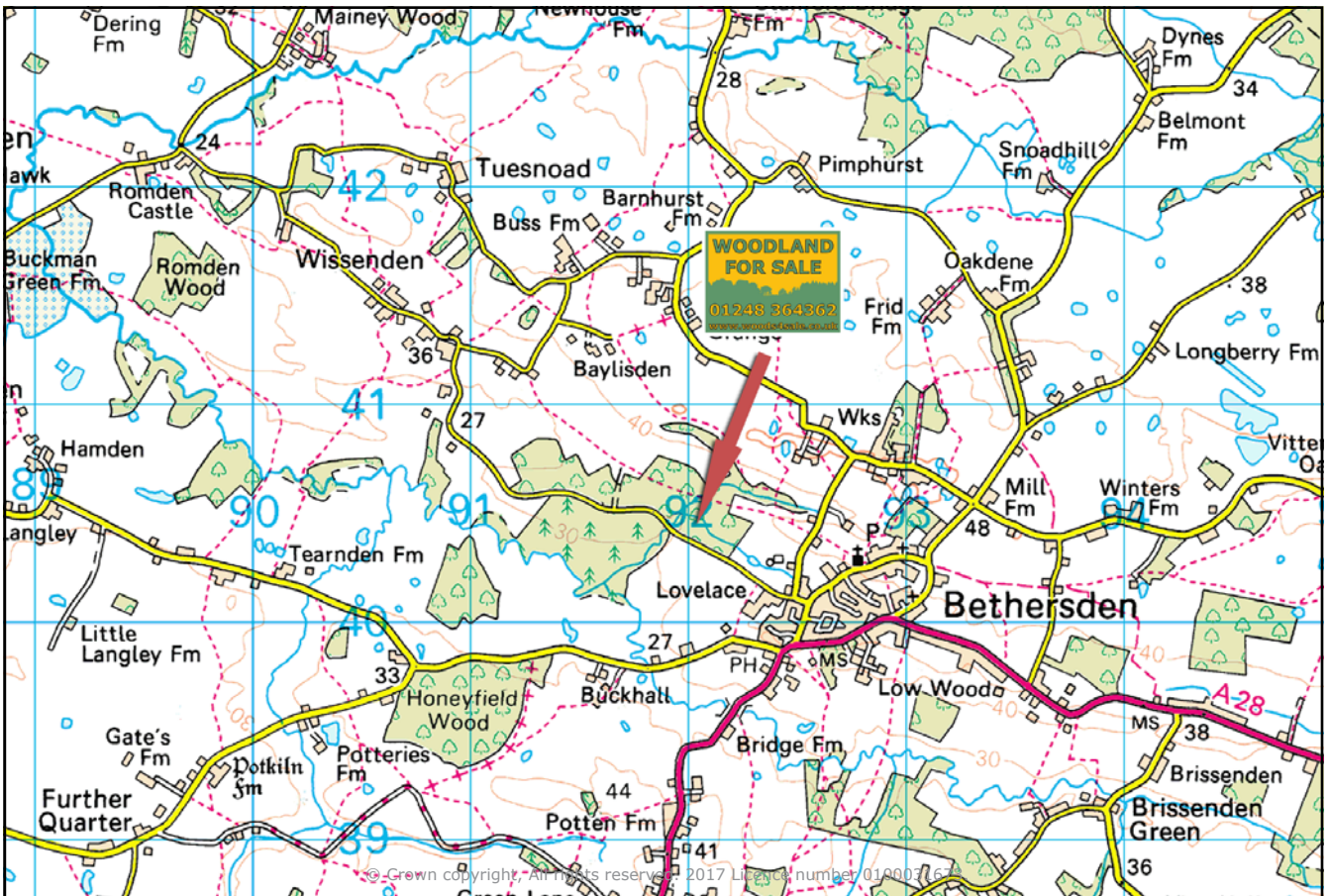
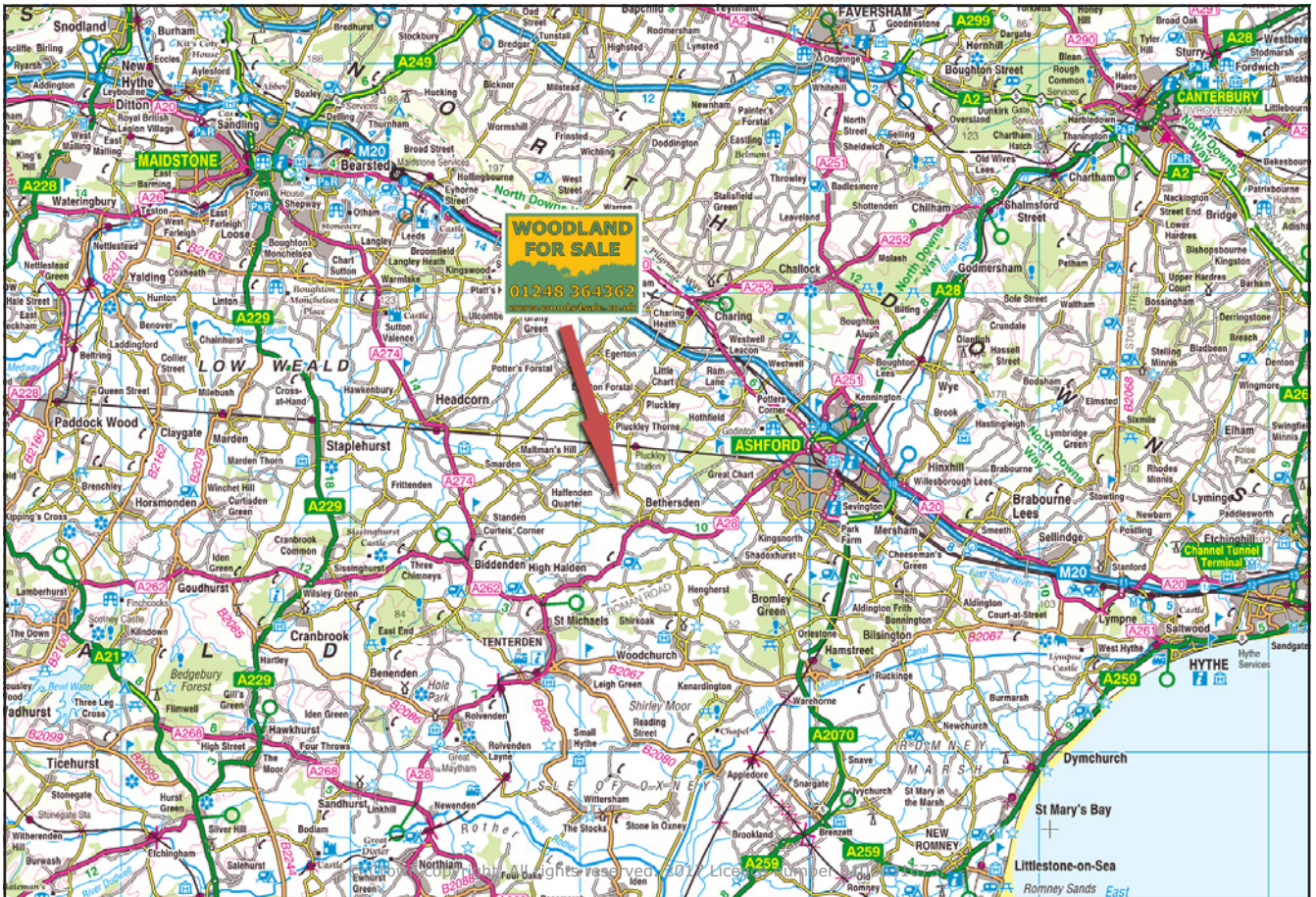
Note

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.

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