

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.



Little Aspen Wood

near Maidstone, Kent. 4.22 acres of beautiful Ancient Woodland with rural views. Two miles from junction 8 of the M20. £45,000 (freehold)

Superb mixed broadleaf woodland in an Area of Outstanding Natural Beauty with many recreation opportunities, 40 miles from London.

Little Aspen Wood, Maidstone, Kent



Description

Located within a serene gated Ancient Woodland, Little Aspen Wood lies 4 miles east of the town of Maidstone in semi-rural Kent.

Situated on level loamy clay soil, the maturing canopy that re-established through natural regeneration approximately 30 years ago consists of oak, aspen, ash, birch and hornbeam (a few of these would make good fuel for a log burner). In addition, the woodland is occasionally varied by a mature majestic broadleaf canopy tree. The lush shrub layer below is made up of ash thickets, hazel, hawthorn and young oak. Flanking its eastern boundary are a number of mature hornbeam and oak. The ground layer looks a delight in warmer months with patches of bluebells, wood anemone, celandine, wild rose and wild strawberry.

Towards the east is a grassy ride giving good additional access, along with a seasonal stream that flanks its boundary. This area also looks out east to picturesque farmland, a great spot for bushcraft and overnights.

A diversity of bird life such as nightingale, woodlark, kestrel, little owl and an abundance of songsters enjoy the serenity of the area. Many mammals also frequent; roe deer, hare, badger, fox and common pipistrelle bats have all been observed.

Little Aspen Wood has good access along a hard track that is navigable all year round with a 2WD vehicle.

There is a Tree Preservation Order (TPO) on the woodland, this simply means that the agreement of the local Tree Officer must be obtained prior to and felling of trees.

If It Were Mine

Strimming the grassy ride to the east of the woodland



would create a delightful area to overnight, while also enjoying the rural views. My bushcraft skills would also be honed here, and what a perfect place to forest bathe amid the stems!

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: 188

Ordnance Survey Grid References:

- Roadside gate: TQ 819 561

- Centre of wood: TQ 828 555

Nearest postcode: ME14 3LY

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 8 of the M20, continue west along the A20 towards Bearsted passing Bearsted car wash on the right.
- After 0.7 miles turn right at the bus stops and post-box on the left into a narrow road called Crismill Road. If you pass 'Potted Garden' nursery then you have gone too far.
- Continue along Crismill Road over the red brick railway bridge and under the M20, and bear left at

Little Aspen Wood, Maidstone, Kent



the other side onto Crismill Lane.

- Continue along Crismill Lane bearing right where the tarmac will finish and continue straight along the track.
- After 360 metres you will come to a locked steel gate on the right (point **A** on the plan below) with a residential sign saying 'Home Court' ahead. Please park in a suitable place not obstructing any entrances or tracks. Climb the gate (sorry, we do not provide keys for viewing).
- Continue along the track crossing over a stream (point **B**) following the occasional blue arrows on trees and passing a pond on the right
- After 930 metres you will arrive at another steel gate (point **C**), climb over the gate and continue along the track.
- After 290 metres turn left at the T junction (point **D**) just after the green shed, also on the left.
- Continue along the track for 90 metres and you will arrive at a steel gate ahead of you and our Woods4Sale sign and green **X** on a tree just below it to the right (point **E**), the woodland is to the right.

Boundaries

- The north boundary **EF** is the inside edge of the ride, indicated by yellow paint on occasional wooden posts that may be offset by a short distance.
- The east boundary **FH** is the stream with fields beyond.
- The south boundary **HG** is the outside edge of the track, indicated by red paint on occasional wooden posts that may be offset by a short distance.
- The west boundary **GE** is the stock fence on the outside edge of the track.

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

- There is a right of way granted for all times and all purposes over the route **ABCDEF**.
- A right of way is reserved over the route **EG** and **GH** for the benefit of woodland beyond.
- There are no public rights of way in this woodland.
- A shared maintenance clause covers all the shared rights of way, with liability according to use.

Fencing Liabilities

There are no known fencing obligations.

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

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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.

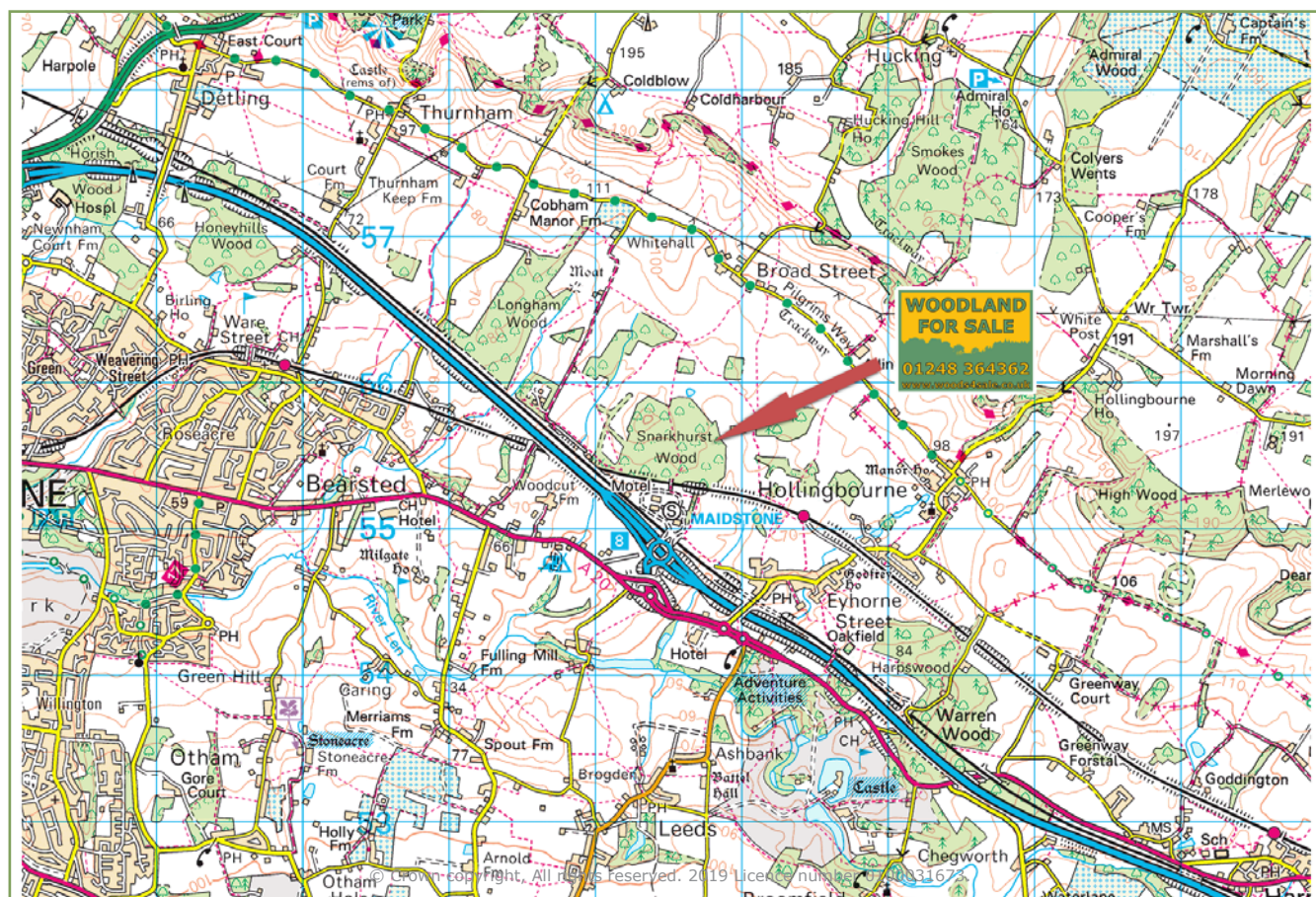
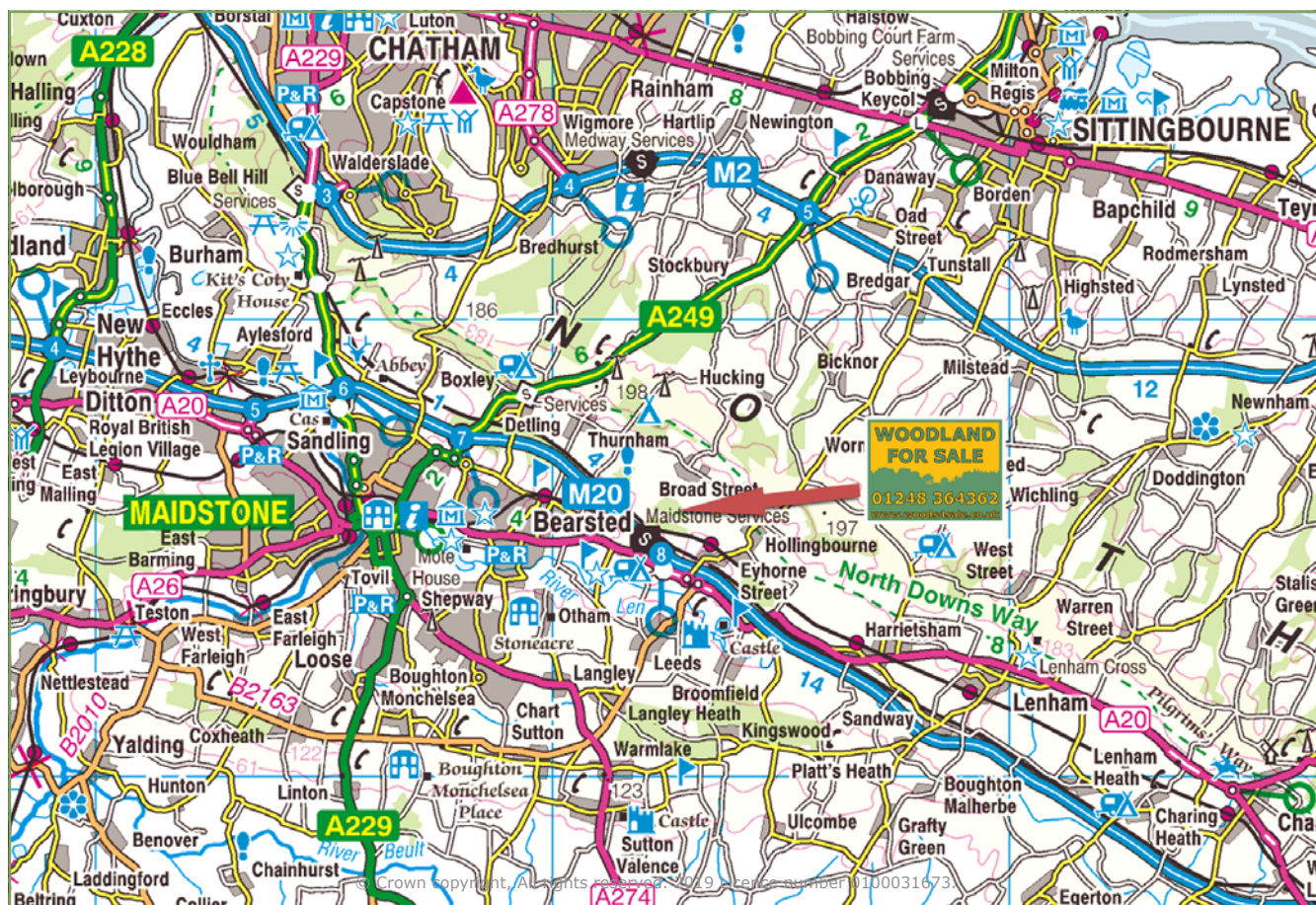
Note

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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Legend

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