

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.



Little Brook
near Maidstone, Kent. 2.65 acres of bluebell
woodland with a stream and seasonal
pond. £27,000 (freehold)

An attractive maturing broadleaf bluebell wood flanked by a stream with superb access, 2 miles from junction 8 of the M20.

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Little Brook, Maidstone, Kent



Description

Part of a larger Ancient Woodland, Little Brook is a charming and well established replanted wood in semi-rural Kent lying a short distance southeast of Maidstone.

Situated on slightly undulating loamy clay soils, there is a vigorous canopy layer of maturing ash, alder and sweet chestnut, with a lush shrub layer of hawthorn and field maple beneath. A few majestic mature oak, ash and sweet chestnut also occupy the northeast corner of the wood. The ground layer during spring is an absolute delight, with swathes of bluebells (an Ancient Woodland indicator) rolling gently through the copse. Other vibrant ground flora include red campion, wood anemone, primrose and blackberry.

The western boundary is flanked by a meandering stream that meets with a seasonal pond halfway, occasionally a home for mallards. The stream is bridged further south by a fallen mature sweet chestnut, a useful crossing for fauna. Other bird visitors include the lesser spotted woodpecker, willow tit, buzzard and a number of songsters. Mammals such as badger, fox, common dormouse and fallow deer add to the diverse community of wildlife. Pleasant rural views looking out from the northeast and southeast boundaries can be enjoyed.

The woodland is a perfect location, particularly near the pond, for an evening barbeque followed by a night's camping. It has the benefit of a Forestry Commission thinning licence, giving scope for yielding some firewood. Little Brook is accessed via a good hard track that crosses over the stream into the wood, navigable with a 2WD car.

If It Were Mine

Given the advantageous Forestry Commission thinning licence, I would consider a management programme for the future of this thriving wood. I would certainly also clear an area for overnighting with a campfire, perhaps using hammocks between the trees.

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 843 538
- Centre of wood: TQ 847 535
Nearest postcode: ME17 1QG

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, head southeast on the A20 towards Lenham and Leeds Castle.
- Passing the Mercure Hotel on the right, take the second exit off the roundabout and continue on the A20 towards Lenham and Herrietsham.
- Shortly after, take the first exit off the roundabout and continue along the A20.
- After half a mile, turn left just after the Park Gate Inn pub on the right, onto Hospital Road.
- Continue along the lane passing under the motorway and bear left, crossing a railway bridge after 90 metres.
- Bear right and continue along Hospital Road for 200 metres and you will see our Woods4Sale sign and after 30 metres on the right, a black security bar gate (point **A** on the plan below).
- Please park in a suitable safe place off the road not obstructing through traffic. Sorry we do not provide keys for viewings.
- Climb under the security bar and continue along the stone track for 400 metres, cross over a stream indicated by two orange painted wooden posts (point

Little Brook, Maidstone, Kent



B) and arrive at the end of the track, where the woodland begins.

Boundaries

- The northeast boundary is the low earth bund with fields beyond.
- The southeast boundary is the low earth bund with fields beyond.
- The south boundary is the low earth bund with fields beyond.
- The west boundary is the centre of the stream.

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 **AB** on the plan below.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There are no public rights of way in this woodland.

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.
(iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
(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.

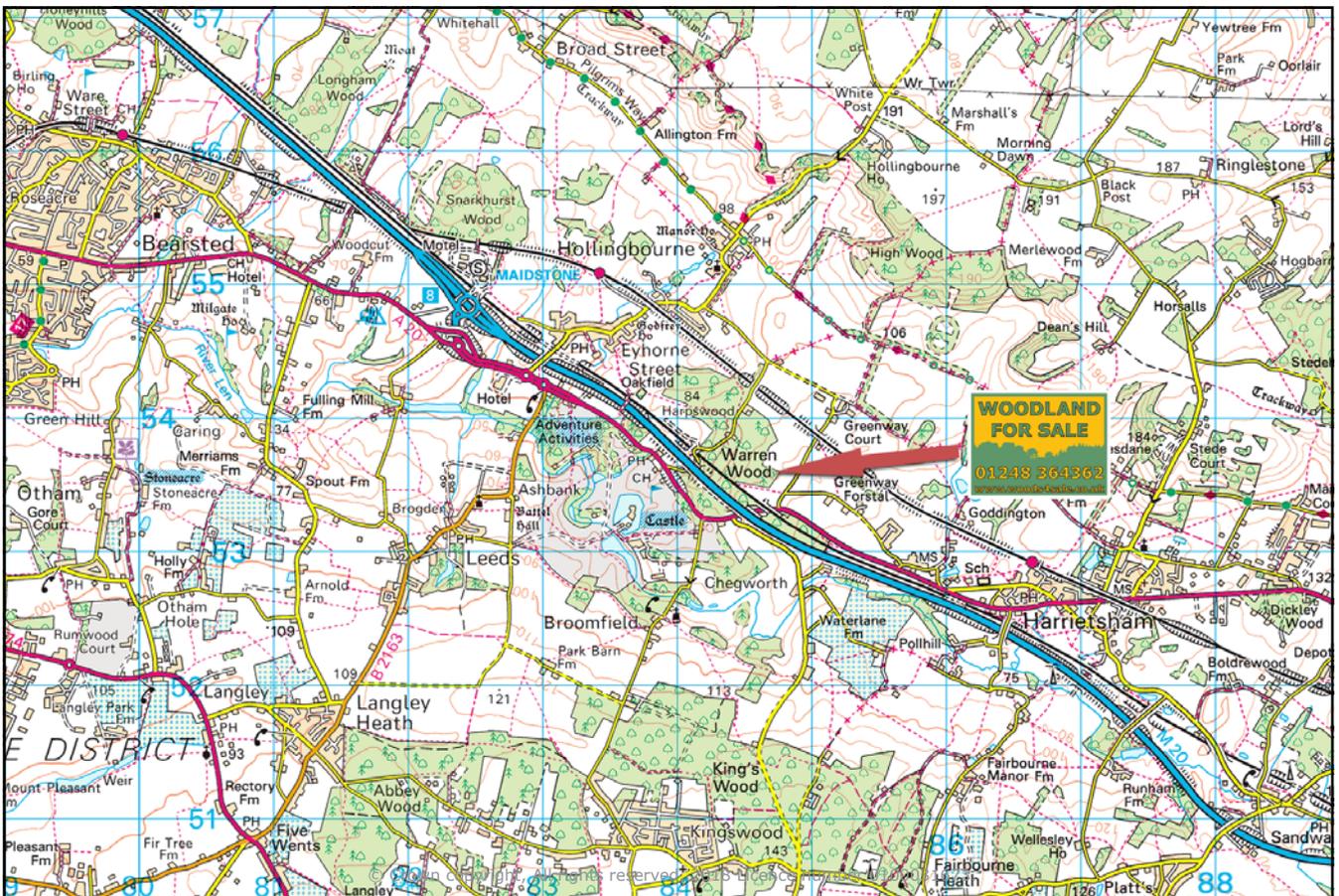
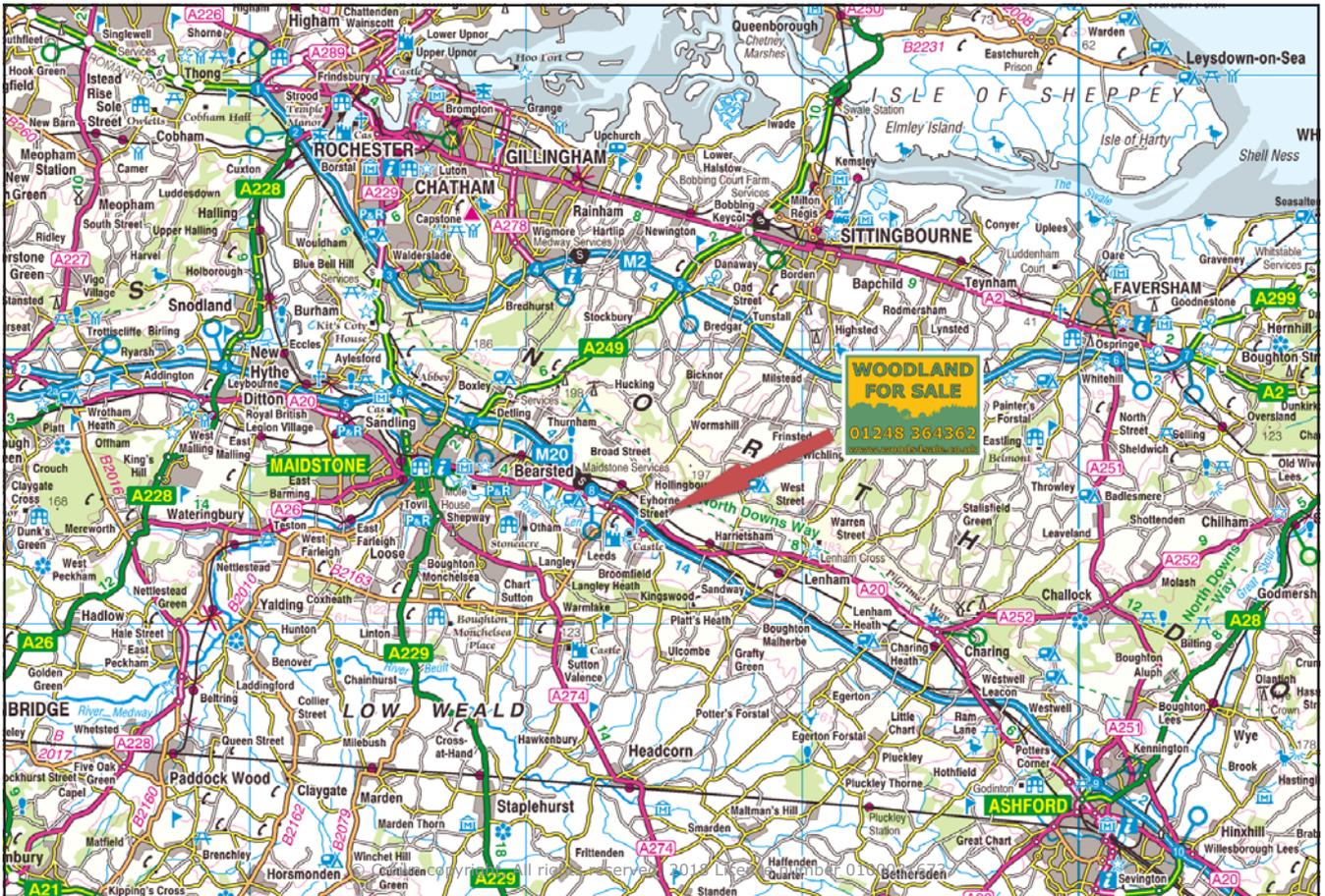
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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		Broadleaf
	Minor Road		Public Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				