

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.



Little Monk Wood

14.89 acres Ancient Woodland
near Rochester, Kent
£52,000 (freehold)

Mature mixed broadleaves on gentle slopes. Packed with firewood and carpeted with bluebells in the spring. Well-priced woodland near Rochester in Kent.

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Little Monk Wood, Rochester, Kent



Description

Little Monk Wood is an Ancient Woodland with all the benefits that brings in terms of species diversity, biological equilibrium and conservation value. The woodland has had very little done to it for several decades and it is now full of valuable firewood timber that could be removed during a sensitive thinning operation without any detrimental effect to the woodland.

The tree species present here are Sweet Chestnut (both singles and coppice stools), some large mature canopy Oak standards, Hornbeam, Ash and Hazel coppice. The ground conditions are largely good for easy access to all areas. The slope is mainly gently falling to the north east with a few "terraced" areas near the south western boundary.

This would be a great woodland for a rough shoot and could be developed for sporting purposes by an enthusiastic owner.

The proximity of the railway and motorway are really the only negative aspect of this property, which is otherwise very remote for such a convenient location.

Directions

From J3 on the M2; leave the roundabout following signs for Chatham,

Continue over two more roundabouts following signs for Chatham and Borstal, then at the last roundabout just for Borstal on the B2097.

1 mile up this road and just after a right turn to the Airport Industrial Estate, turn sharp left down a narrow road called Stoney Lane.

After about 100 metres you will come to a steel barrier. This barrier may be open but our advice is to

park here where you will not be blocking the track. It is just over a ½ mile walk to the woodland gate, but the risk of driving on is that the gate will be locked and you might not be able to exit. If you purchase the woodland you will get a key with full access to Little Monk Wood.

Walk around the barrier and over the two bridges until you see our For Sale sign on the right hand side of the road. The woodland gate is next to the sign.

As you walk up the track in to the woodland, Little Monk Wood will be on your right hand side. If you get to some yellow marks on trees then you have walked to the south west boundary at point **D** on the plan below.

Locators

OS Landranger Series sheet: 188.

Gate: TQ 738 643.

Centre of wood: TQ 737 644.

Nearest postcode: ME1 3QJ.

Boundaries

The south-east and south-west boundaries are indicated by orange paint marks on boundary trees. The long finger of land to the south has not been marked.

The north-west and north-east boundaries are fenced.

Sporting Rights

The sporting rights are owned and included in the sale.

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Mineral Rights

These are included in the sale, except where reserved by statute.

Rights of Way

There is a right of way all the way from the council highway up to the woodland gate (**ABC** on the plan below).

There are no public rights of way inside the woodland. There is a right of way over the track **CD** for the benefit of the woodland beyond.

Fencing Liabilities

There are no known fencing liabilities.

Viewing

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

How to Buy this Woodland

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once

you have written to us confirming that you want to buy a woodland, 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.

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