

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.



Richmond Wood

near Sissinghurst, Kent. 5.76 acres of superb Scots pine and sweet chestnut with good vehicular access, 15 miles south of Maidstone. £64,000 (freehold)

A charming Ancient Replanted Woodland with western hemlock, Scots pine and sweet chestnut in a quiet rural location, conveniently located 3.2 miles from the A229.

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Richmond Wood, Sissinghurst, Kent



Description

Richmond Wood is located in pleasant rural Kent, two and a half miles east of Sissinghurst village and forms part of a wider forested area.

Situated on level fertile loam over clay soils, the copse consists predominantly of a Scots pine canopy with occasional majestic western hemlock (particularly in the southeast corner), sweet chestnut and oak standards. Beneath, there is a good variety of shrub layer species comprising of western hemlock regeneration (known for its shade tolerance), sweet chestnut, birch and a number of hornbeam. Towards the southwest of the wood, a small area of maturing sweet chestnut coppice and birch would make a useful source of fuel for a new owner. A lush ground layer of bracken, eared lady fern, heather and foxglove grow amongst the tall tree stems.

Birdlife is abundant in this peaceful woodland; hawfinch, long-eared owl, buzzard, lesser redpoll and many harmonious songsters are regular visitors. Rich mammal populations also often frequent the area including common pipistrelle, deer (roe and sika), badger and fox.

Richmond Wood benefits from very good access via a hard surfaced track that reaches to the northeast corner navigable with a 2WD car, with a further soft track that extends along the full length of the northwest boundary.

If It Were Mine

There is a lovely clearing encompassed by some mature western hemlock, this is a perfect location for an overnight stay or two around a camp fire. I would certainly be inclined to yield some sweet chestnut and birch from the southwest corner for my log burner at home. A simple management plan could also be established for this.

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 825 367

- Centre of wood: TQ 827 370

Nearest postcode: TN27 8ET

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 Sissinghurst village, continue east on the A262 turning right opposite The Bull Inn pub onto Chapel Lane.
- After 0.7 miles turn left at the triangular junction onto Tenterden Road initially and continue east along Cranbrook Road passing Forestry Commission owned woodland on the right.
- After 1.9 miles, you will arrive at 2 steel gates on the left indicated by a pink **X** on a tree (point **A** on the plan below).
- Please park in a suitable safe place off the road not obstructing the gates or through traffic. Sorry we do not provide keys for viewings.
- Climb the gates and continue along the stone track for 274 metres and you will arrive at a junction (point **B**).
- Turn left and continue along the track for 110 metres and you will arrive at Richmond Wood indicated by a 'Pride Wood' sign (the wood's former name) and our Woods4Sale sign (point **C**).

Boundaries

- The southeast boundary is indicated by blue paint on trees.
- The northwest boundary is indicated by blue paint on trees.
- The southwest boundary is indicated by blue paint on wooden posts.

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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 where reserved by statute.

Rights Of Way

- There is a right of way granted for all times and all purposes over the route **ABCDE** 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 within the woodland.

Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants By The Transferees

(1) The Transferee to the intent and so as to bind the transferee and all persons in whom the property of any part thereof shall for the time being be vested and to bind the same and every part therein into whosoever hands the same may come hereby covenants with the transferor that the land or any part of it shall not be used in such a way as to create and nuisance to the neighbouring owners (including the transferor) and specifically shall not:

- (i) Do any rough or game shooting or pest control at times or in a manner constituting a nuisance or danger to any neighbour.
- (ii) Use the land for any sort of racing with motor bikes, cars, or other vehicles.
- (iii) Use the land for a commercial campsite.
- (iv) Use the land for clay pigeon shooting.
- (v) Conduct any business from the land other than that of forestry.
- (vi) Use the land in any way that causes or is likely to cause damage to access tracks other than fair wear and tear.
- (vii) Sell the land except as a whole specifically not in such a way that it could be registered in separate titles or in separate ownerships.
- (viii) Erect any sign board that is or may become visible from the public highway.
- (ix) Block or in anyway obstruct the tracks shown

coloured green on the plan annexed hereto or in any way prevent access being obtained to any neighbouring or adjoining land or property.

(2) The transferee covenants with the transferor for himself and for his successors in title to observe and perform the covenants restrictions conditions and other provisions on the register that affect the property hereby transferred and to indemnify the transferor against any non-observance or non-performance of the same.

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.

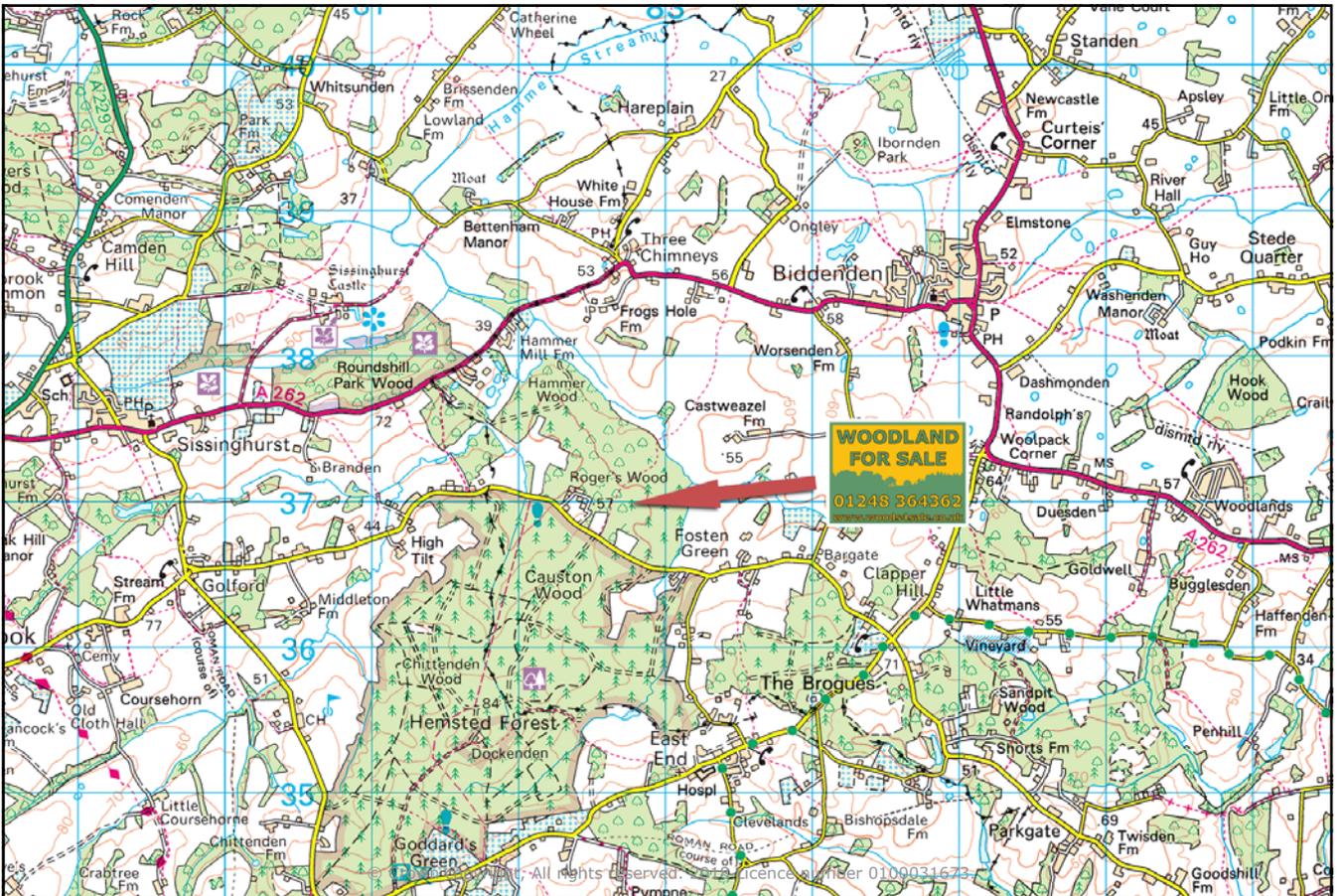
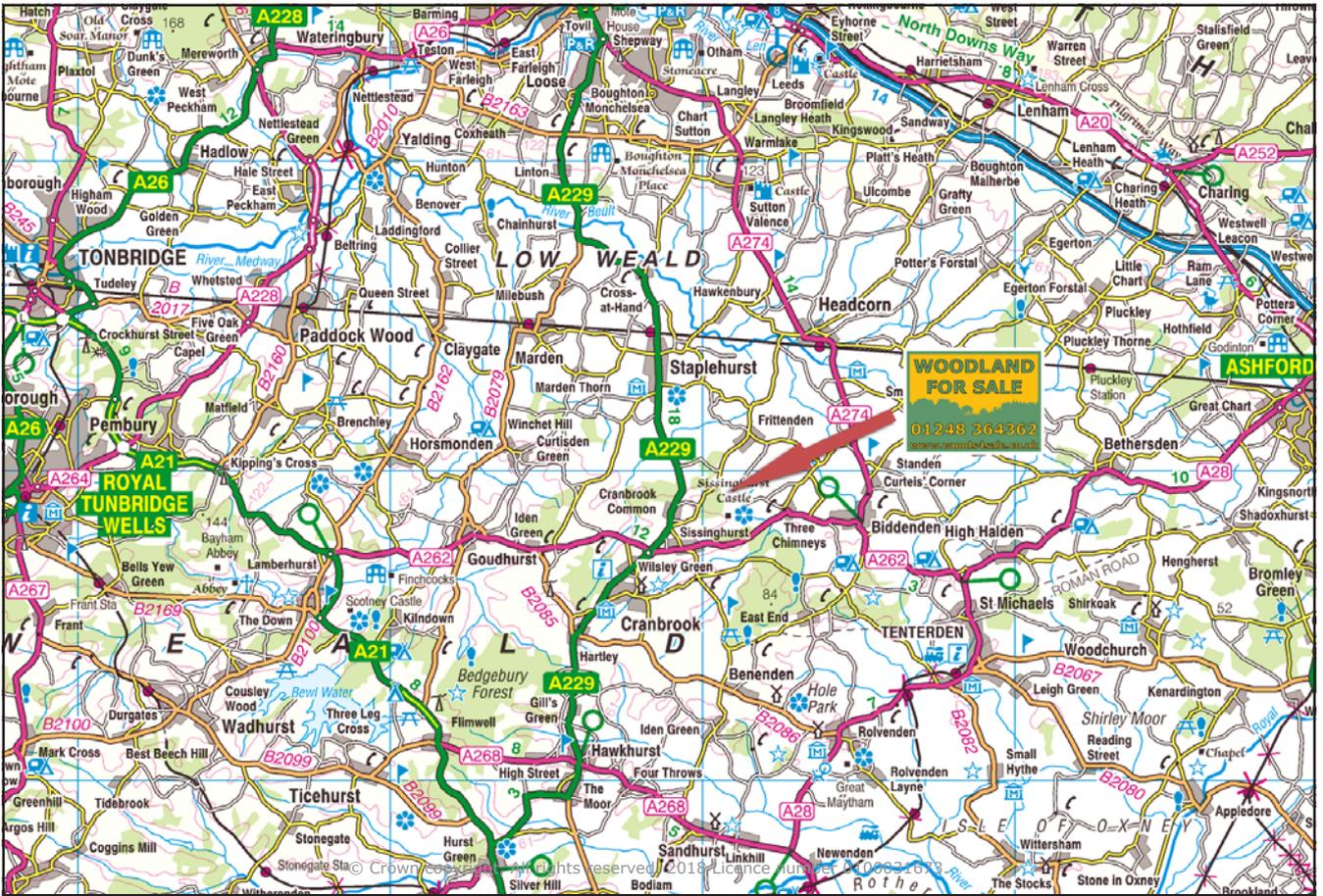
Note

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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