

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.



Roe Wood

near Maidstone, Kent. 1.84 acres of superb Ancient Woodland. Mature ash coppice, oak standards and bluebells with access along a private hard track. £20,000 (freehold)

A delightful mixed broadleaf woodland with oak, ash, hazel and farmland views with good vehicular access. Situated 2 miles from junction 8 of the M20.

Roe Wood, Maidstone, Kent



Description

Roe Wood forms part of a wider Ancient Woodland known as Warren Wood, previously part of the Leeds Castle Estate and lies a short drive east of Maidstone in semi-rural Kent.

Located on very gentle slopes and standing on loam over clay soils, the wood primarily consists of mature ash coppice and majestic oak standards with a lush hazel coppice shrub layer below. A number of mature birch are also present throughout the copse. Making use of the Forestry Commission thinning licence currently in place, both the birch and some carefully selected thinned ash could yield a useful fuel stock for a new owner. Wild flowers cover the ground layer in the warmer months, including carpets of bluebell (an Ancient Woodland indicator!), red campion, primrose and wood anemone.

Feathered visitors are abundant; the call of buzzards and the sound of eager woodpeckers can be heard as well as many harmonious songsters echoing through the tree stems. A diverse mixture of wildlife roam amongst the lush hazel, including fallow deer, badger, common dormouse, adder and the occasional frog.

Pleasant rural views can be enjoyed from the northeast boundary, a discreet area could be cleared here for bush craft and camp fires. Roe Wood is serviced by a hard surfaced track navigable with a 2WD car.

If It Were Mine

I would make good use of the hazel coppice, perhaps fashioning some walking canes. A stock of firewood is a must for my log burner at home; I would carefully select a few of the ash for this, possibly a little of the birch too. A barbeque or two in the summer, perhaps near southeast boundary would also feature in my plans.

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 access: TQ 844 540

- Centre of wood: TQ 845 539

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 passing a white cottage on the left.
- After 480 metres, you will arrive at a black security bar gate on the right, indicated by an orange **X** and a Woods4Sale sign on a tree (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 110 metres and you will arrive at a short green and blue painted wooden post (point **B**), where the woodland begins on the left.

Roe Wood, Maidstone, Kent



Boundaries

- The northeast boundary is the low earth bund with fields beyond.
- The southeast boundary is indicated by white paint on wooden posts and trees.
- The southwest boundary is indicated by green paint on wooden posts and trees.
- The northwest boundary is indicated by blue paint on wooden posts and trees.

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 **ABC** 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.

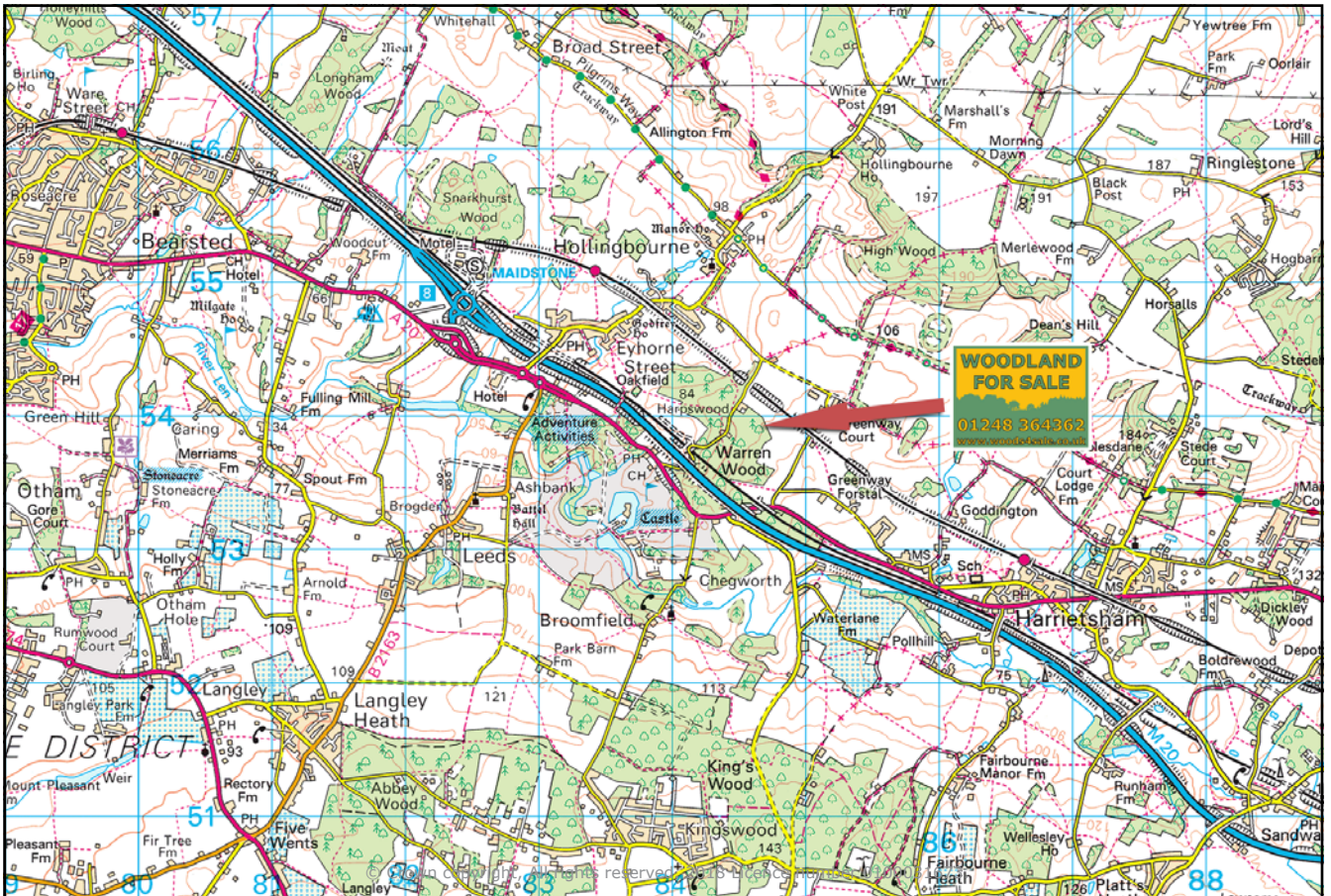
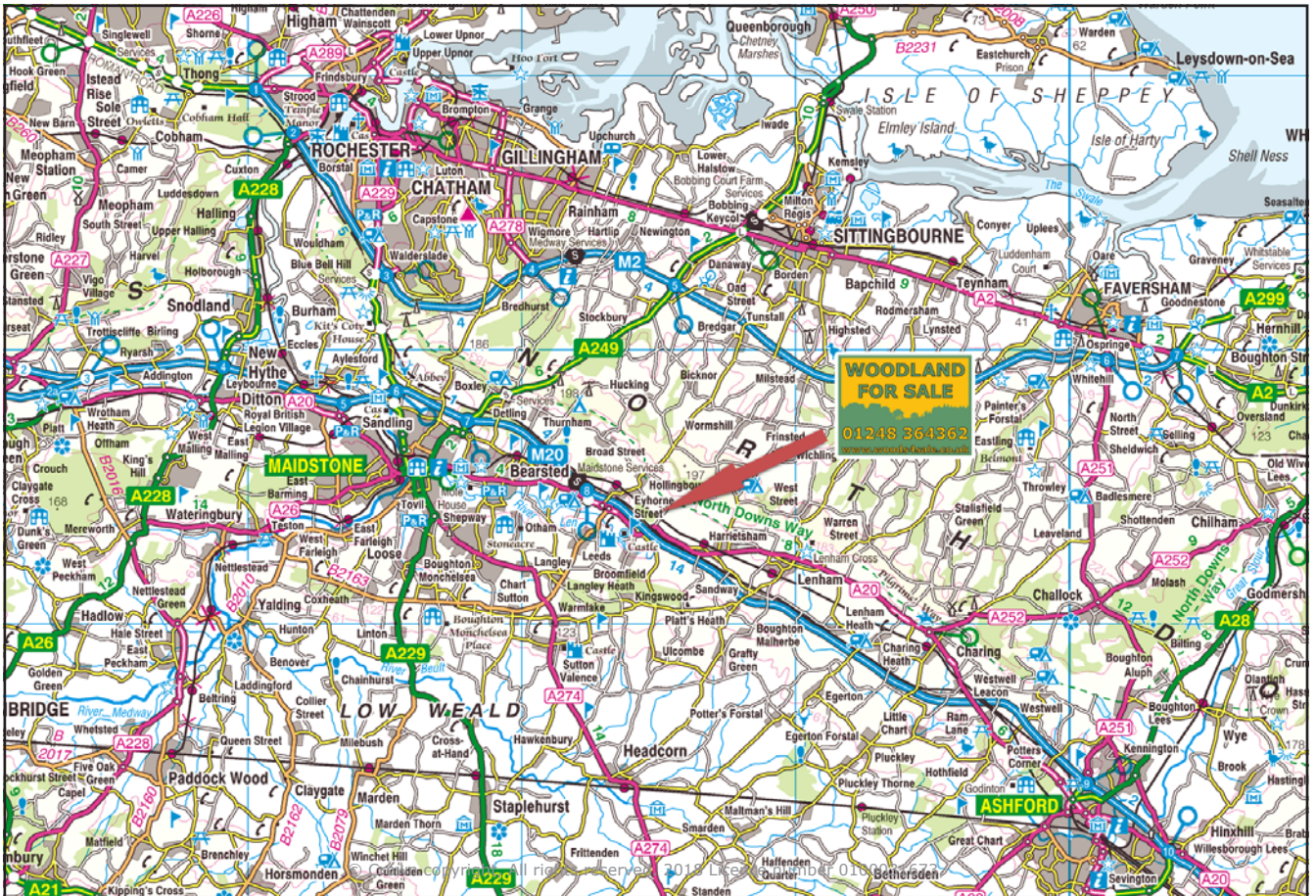
Woods4Sale Interest

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.

Roe Wood, Maidstone, Kent



Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Roe Wood, Maidstone, Kent

