

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.



The Sidings near Maidstone, Kent. 1.76 acres of Ancient Broadleaf Woodland. £23,500 (freehold)

A mature wood with large sweet chestnut coppice and oak along the edge of a country lane accessed via a hard track, 2 miles from junction 8 of the M20.

The Sidings, Maidstone, Kent



Description

Part of a wider wooded area known as Warren Wood, The Sidings is located a short distance southeast of Maidstone in semi-rural Kent.

Situated on loam over clay soils that slope gently northwest, the predominantly mature canopy includes majestic sweet chestnut coppice and oak standards. The shrub layer below consists of young hazel coppice and thickets of sycamore and ash. An area of establishing birch, ash and oak towards the south offers a new owner the opportunity to begin a simple plan to yield some firewood from this part of the copse, using the existing Forestry Commission thinning licence. An attractive open area in the middle of the wood could be a lovely overnighting location if cleared. Patches of bluebells, primrose and wood anemone make the woodland a delightful place to be during spring.

Frequent mammal and reptile visitors include badger, fox, fallow deer, wood frog and adder. Feathered visitors include a number of acoustic songsters as well as owls, buzzards, willow tits, and lesser spotted woodpeckers.

Previously part of the Leeds Castle Estate, The Sidings has superb potential for a new owner keen to learn about woodland management as well as recreation, with the prospect to also yield some quality firewood. Flanking the edge of a country lane, it benefits from good access along a hard-surfaced track navigable with a 2WD car.

If It Were Mine

I would clear the open space towards the centre and then consider producing a good stock of fuel to warm my home during the winter months. Some of the trees would be ideal for a hammock, great for occasional overnighting during summer!



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 843 537
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

The Sidings, Maidstone, Kent



not obstructing through traffic. Sorry we do not provide keys for viewings.

- Climb under the security bar and the woodland is immediately on the right.

Boundaries

- The northeast boundary is indicated by green paint on wooden posts on the outside edge of the track which may be offset by a short distance.
- The southeast boundary is indicated by blue paint on wooden posts and trees.
- The northwest boundary **DE** is indicated by white paint on occasional wooden posts, **EF** is the steel barrier and **FA** is the edge of the public road indicated by white paint on occasional wooden posts and trees which may be offset by a short distance.
- The southwest boundary is the fence.

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

- A right of way is reserved over the route **AB** for the benefit of the woodland beyond.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There are no public rights of way in the 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.

The Sidings, Maidstone, Kent



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.

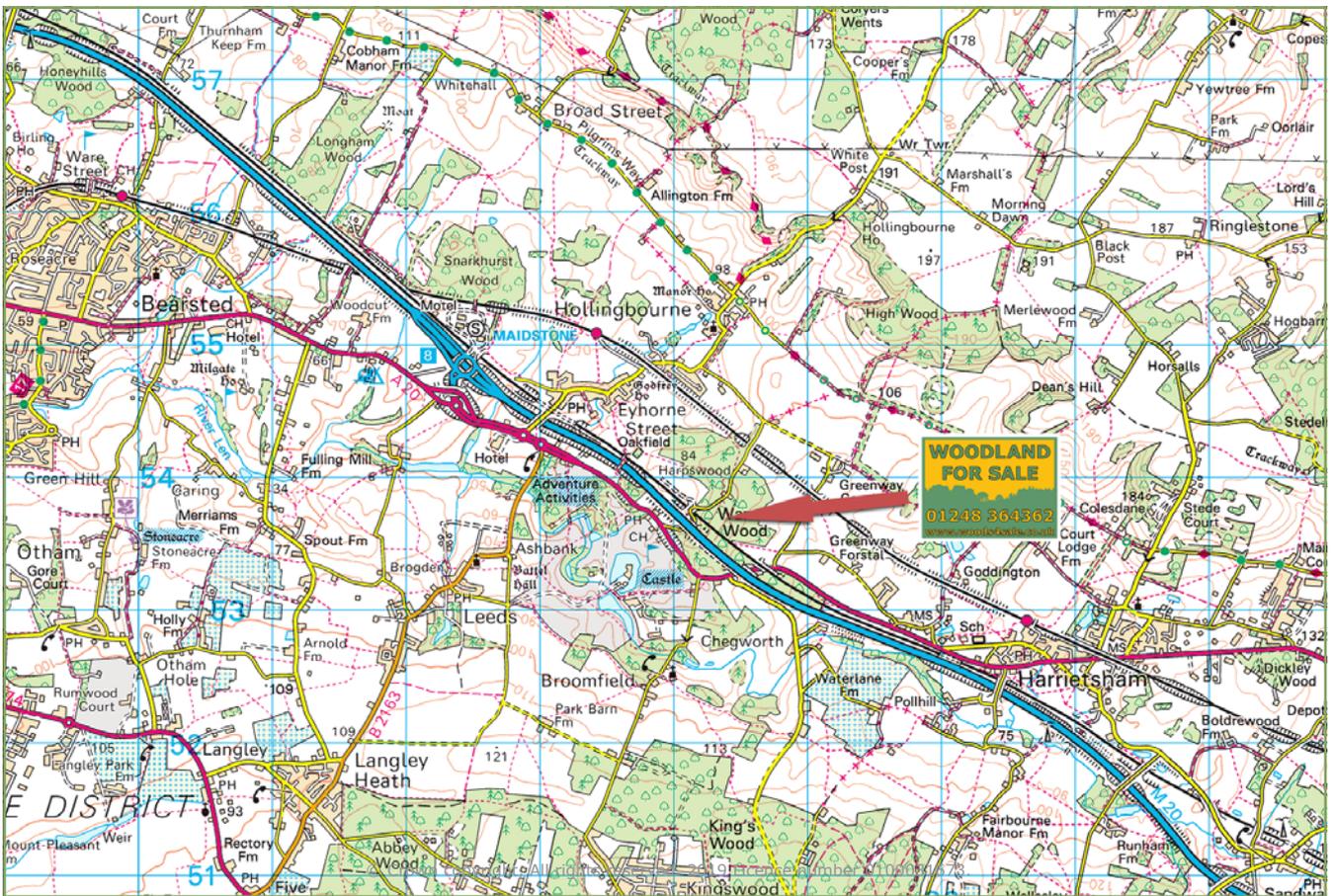
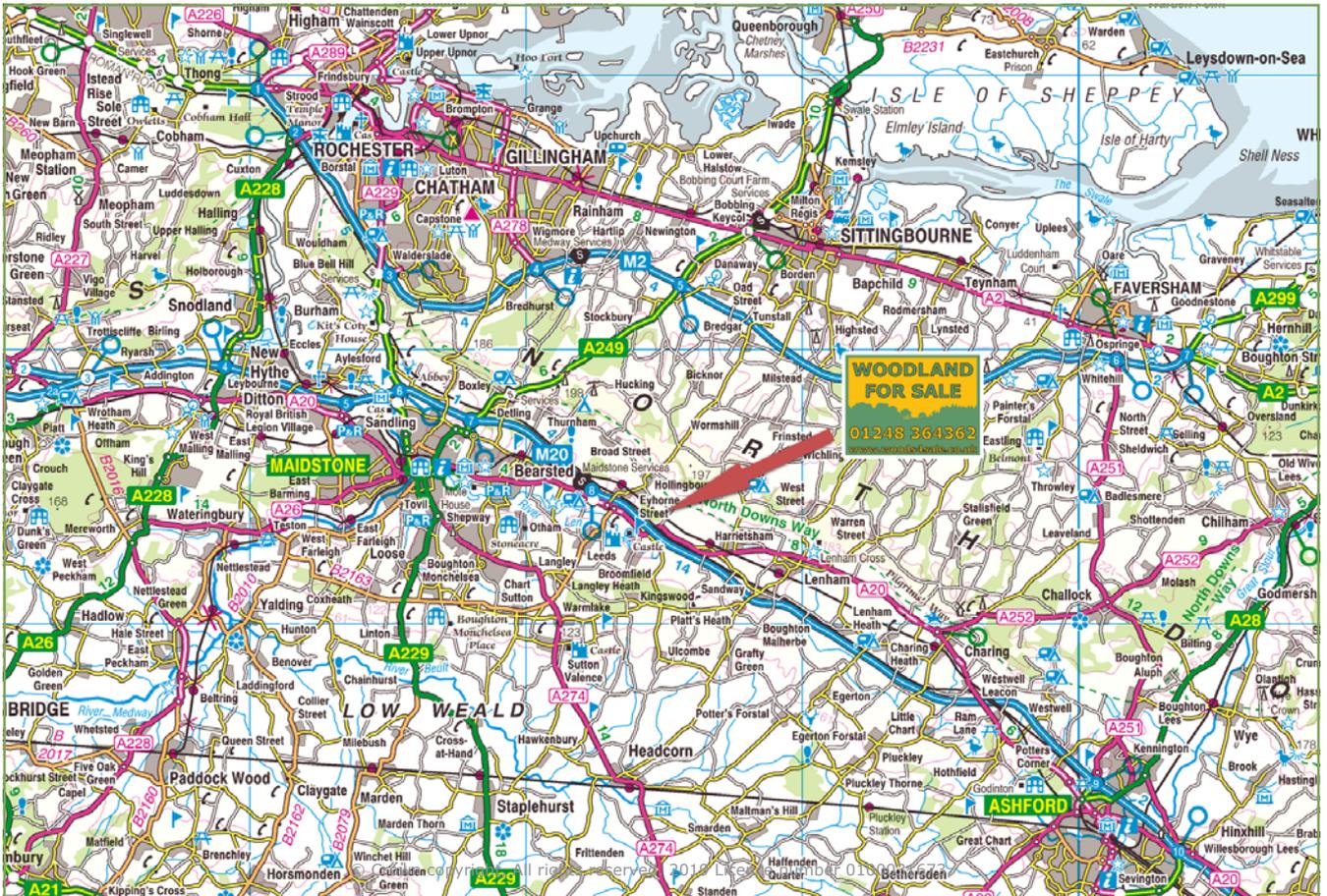
Woods4Sale Interest

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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