

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.



Thurnham Wood

Bredhurst, nr. Gillingham and Chatham, Kent. 0.78
acres of Ancient Woodland with mature mixed
broadleaves. £9,500 (freehold)

A superb sweet chestnut and oak woodland with bluebells in an Area of Outstanding Natural Beauty, 1.7
miles from junction 4 of the M2.

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Thurnham Wood, Gillingham, Kent



Description

Thurnham Wood is part of a wider Ancient Woodland known as Bredhurst Wood situated just south of Bredhurst village, in semi-rural Kent.

This lovely woodland sits on level well drained lime over chalk soils resulting in a strong canopy of majestic sweet chestnut coppice (a handful of them approximately 400 years old), oak standards and occasional ash. A lush shrub layer of hazel coppice, hornbeam, sycamore and holly occupy beneath. An occasional yew and Norway spruce in the understory also enhance this copse. Carpets of bluebell (an Ancient Woodland indicator), purple orchid, blackberry and lush green mosses add vibrancy to the ground layer.

Rich mammal populations regularly frequent the woodland, ranging from badger, yellow-necked mouse and dormouse. Feather visitors are abundant; buzzard, sparrowhawk, greenfinch, cuckoo, treecreeper and many harmonious songsters can be heard.

This manageable woodland presents huge scope for an enthusiastic woodsperson to produce a stock of domestic fuel as well as providing a good location for bushcraft. Thurnham Wood benefits from good access along a hard track that extends along both its north-eastern and south-eastern boundaries, useful for woodland management purposes.

An Article 4 direction covers Thurnham Wood and the wider woodland which we believe precludes the building of any structures without planning permission.

If It Were Mine

I would clear an area towards the north-eastern part of the woodland to create a small camp fire, perhaps setting up a hammock for overnighting. I would also consider a management programme to yield some firewood for those chilly winter nights at home.

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: 178

Ordnance Survey Grid References:

- Roadside access point: TQ 798 621

- Centre of wood: TQ 801 614

Nearest postcode: ME7 3JZ

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 4 of the M2, head north on the A278 towards Gillingham.
- After 0.5 miles, turn right at the roundabout towards Wigmore Parkwood and turn right again at the mini roundabout onto Wigmore Road, sign posted towards Bredhurst.
- Continue along Wigmore Road, crossing over the mini roundabout.
- After 0.4 miles, turn right at the roundabout towards Bredhurst and continue along Maidstone Road (changing into 'The Street' shortly after) passing the Wigmore coach park and ride on the left and over the bridge.
- After 0.6 miles, turn left at the school and The Bell pub onto Hurstwood Road.
- After 278 metres you will arrive at a public byway entrance (point **A**) on the right, indicated by the 'Permit holders only Except for access' sign on a steel gate.
- Please park safely not obstructing any entrances,

Thurnham Wood, Gillingham, Kent



bridleway or traffic.

- From here, climb the gate and walk along the bridleway, continuing downhill and passing under the power lines (sorry, we do not provide keys for viewings).
- After 800 metres, bear sharply left (point **B**) and continue up the track.
- After 340 metres, take the fork right (point **C**) passing a second steel gate on the left and continue along the track.
- After 140 metres, take the fork left (point **D**) through the third steel gate and along the track for 125 metres. The woodland is ahead and to the left (point **E**), indicated by our Woods4Sale sign on the tree and a short wooden post painted blue.
- The byway (**ABCD**) leading to Thurnham Wood has a Traffic Regulation Order (TRO) on it and any vehicle using it must obtain a permit from Kent County Council. Once a permit has been obtained, a lock combination code can be provided to a new owner by Kent County Council.

Boundaries

- The northeast boundary is indicated by blue paint on trees and wooden posts.
- The southeast boundary is the centre of the track.
- The southwest boundary is the centre of the track.
- The northwest boundary is indicated by blue paint on trees and wooden posts.

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 granted for over the route **ABCDE** on the plan below.
- There is a right of way for the owner of Thurnham Wood and a right reserved for the benefit of the woodland beyond, over the routes **EF** and **EG**.
- There is a public footpath along the edge of the

southwest boundary.

- There is a bridleway along the edge of the southeast boundary.
- A shared maintenance clause covers all the rights of way with liability according to use.

Fencing Liabilities

There are no known fencing liabilities.

Tree Preservation Order

The woodland is subject to a Tree Preservation Order (TPO). This does not prevent appropriate tree felling. However, the agreement of the local Tree Officer must be obtained in advance.

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.

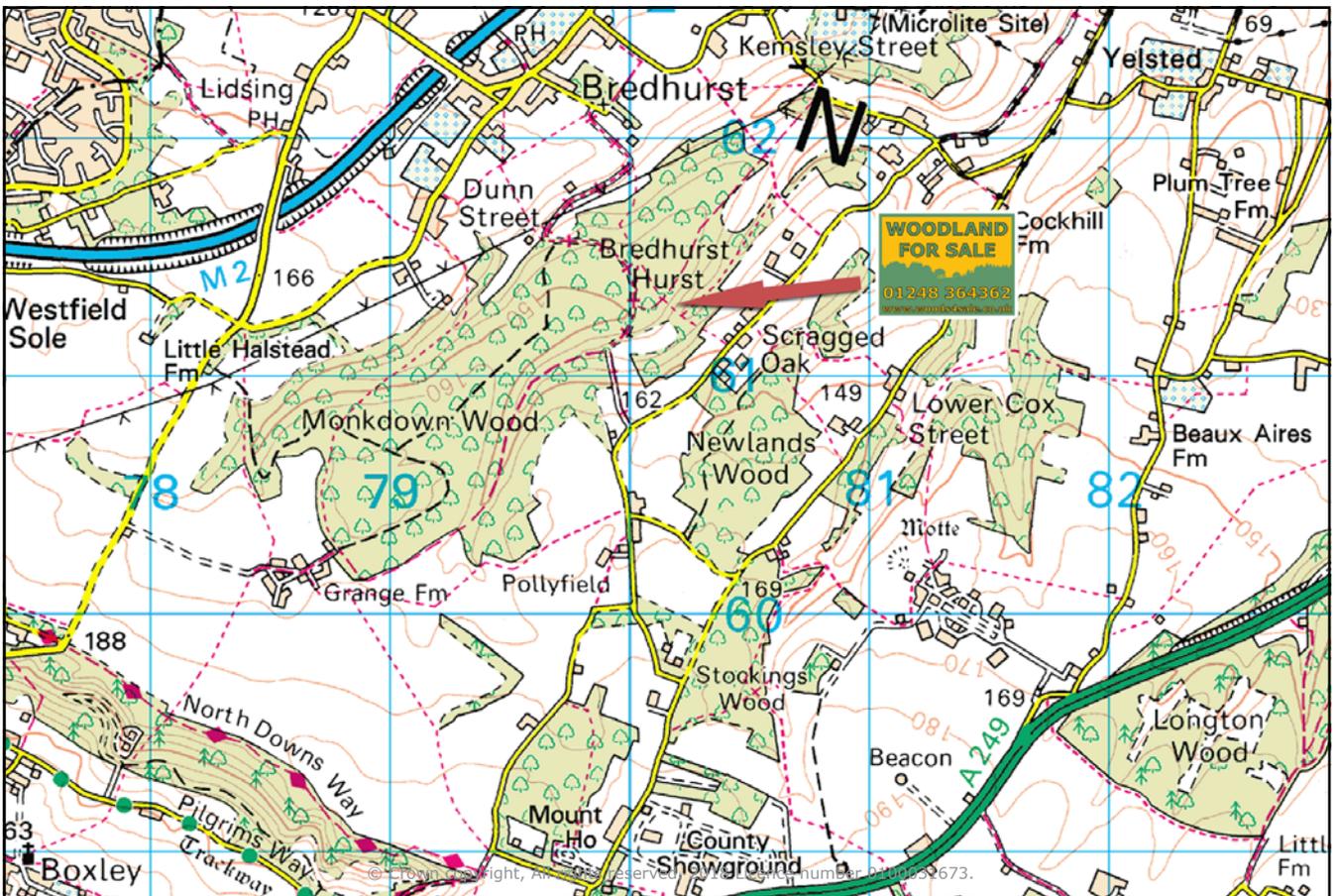
Note

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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