



Honey Wood, Tyler Hill, Kent



35.30 acres, Offers in excess of £320,000 (freehold)

Nearest postcode: CT2 9NG **OS Map No:** 179 TR 141 614 **what3words:** Entrance ///nags.slung.correct



A beautiful woodland with a varied mix of rotation sweet chestnut coppice along with oak, birch and hazel, open space and a pond, presenting a great opportunity for an ecologically minded, enthusiastic forester.

Located a short distance north of the historic city of Canterbury, Honey Wood is a majestic Ancient Woodland, designated as a Site of Special Scientific Interest (SSSI) and forms part of a wider wooded area in pastoral northern Kent. It is accessed along a woodland track that runs from the west to the northeast boundary, with a few further tracks and trails that spur off, allowing access to other spots of the wood, and could prove useful for potential harvesting projects.

Located over mostly flat loamy clays, the woodland is a blend of mixed broadleaves, and could be separated into two parts, northeast and west of a ride which accommodates a power line above.

The western side of Honey Wood is largely comprised of sweet chestnut coppice at varying ages of rotation; this has traditionally been coppiced every

15 to 20 years or so in small felling coupes, sympathetic to the woodland's SSSI status. Several coupes are nearing maturity and could be felled, subject to the appropriate permissions, providing possible income from firewood, fencing materials, or standing sales to local craftspeople. Many machinery options could be considered for extracting timber from here, such as a nimble all-terrain vehicle (ATV) or a low impact mini forwarder, perhaps in conjunction with handsaws or, for the more adventurous, a walking tree harvester. Compartments of birch can be found near the southern boundary, with some excellent oak standards throughout.

Northeast of the ride presents a pleasant contrast with species that include further majestic oak, ash, beech, sweet chestnut, willow, hornbeam and birch. Shrub layer dwellers include hazel coppice, hawthorn, field maple, wild service tree, and holly. This area of the wood is certainly ideal for any number of activities perhaps close to the small section of a stream that meanders into the boundary and out again at its northern point. Equally, a lovely large glade west of the powerline would make an ideal spot for woodland recreation. A seasonal pond that flanks the southwestern edge of the ride is home to a wealth of insect activity; rare water beetles have been identified here.

An interesting ecological feature found throughout Honey Wood is a number of wood ant colonies - known as ecosystem engineers because their construction of nests helps cultivate and aerate the soil. Their presence indicates a thriving and healthy woodland. A diverse mammal population includes deer (muntjac and fallow), badger, hare, fox and wood mouse. A number of fairly unusual birds are known to the area, including hobby, long-eared owl, nightjar, and tree pipit, to name a few. Countless harmonious songbirds make their presence known in the tree canopy with their mellifluous sounds.

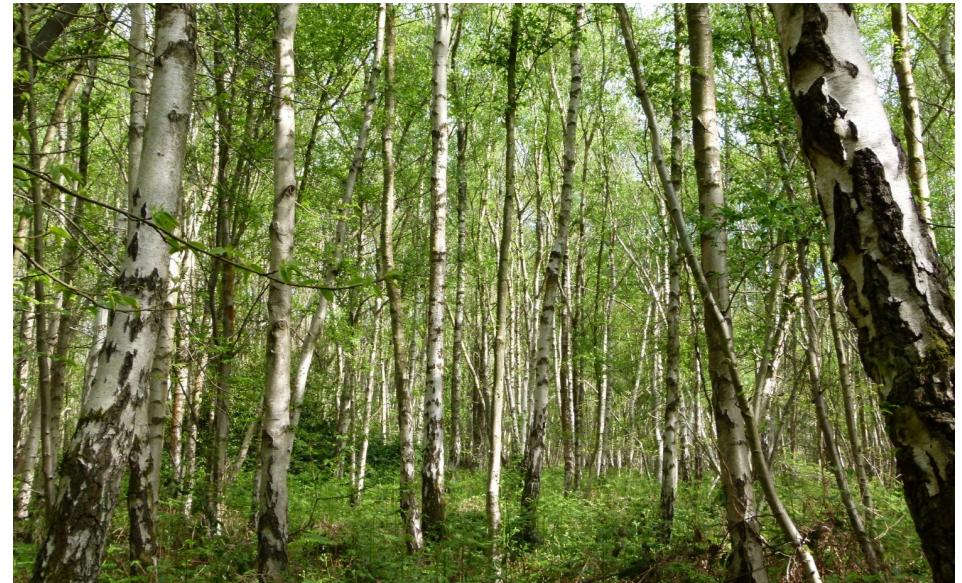
During warmer times of the year, the ground layer is adorned with woodland flora including bluebells, wood anemones, dog's mercury, herb Robert, wood sorrel, primrose and climbing honeysuckle.

Our Forester's Thoughts

Sam says...

"Chestnut coppice is historically known to this corner of England and subsequently could potentially meet the needs of an already established local market. Uses range from fence posts, hop poles to corduroy (timber) roading and rustic furniture. I would be keen to make connections and encourage visits from ecologists to study the woodland further - perhaps also hosting a visit from the Royal Forestry Society and other professionals."

Please remember some management operations require approval and/or a licence.



Directions

- From the city of Canterbury, head north towards Tyler Hill village, passing the University of Kent campus.
- Continue through the village of Tyler Hill, passing The Tyler's Kiln pub on the left.
- As you leave the village, there is a fairly discreet pull-in on the right (Point **X** on the plan) with a weeping willow tree and low panelled garden fence just beyond. There is also a sign on the fence for 'Cheese Court Lodge'.
- Please park in the pull-in of the road, taking care not to obstruct the woodland track.
- Continue along the track into the woodland with the residential garden and woodlands on the left, also passing a track that spurs south on the right shortly after.
- After 235 metres, you will arrive at Honey Wood ahead of you (point **A**), as fields emerge on the left, indicated by our Woods4Sale sign and orange paint on a tree and a wooden post.

Boundaries

- The southwestern boundary **AB** is indicated by orange paint on occasional wooden posts and trees.
- The southeastern boundary **BC** is indicated by blue paint on occasional wooden posts and trees, **CD** is indicated by a dilapidated agricultural fence, for the most part just beyond an earth bund just within the woodland, **DE** is indicated by a historic agricultural fence, for the most part following on top of an earth bund.
- The boundary **EF** is, for the most part, indicated by blue paint on occasional wooden posts and trees with a steel livestock fence beyond.
- The boundary **FG** is a dilapidated stock fence beyond a stream, **GH** is the centre of a stream and ditch, and **HJ** is indicated by white paint on occasional wooden posts.
- The boundary **JA** is, for the most part, indicated by a fence, mostly with scrubland and paddocks beyond.



Rights of Way

- There is a right of way granted for all times and for all purposes over the route **XA**.*
- There are public footpaths and public bridleways through the woodland as shown on the plan.*

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.

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.

Fencing Liabilities

There are no known fencing obligations.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Third Party Rights

- There is a 3rd party right of access to maintain the land and trees under the powerlines.
- There is a historic right for the potential construction of a reservation in the NW corner of the woodland.

Site of Special Scientific Interest (SSSI)

Information about the SSSI designation can be found via a link on the web page.

Restrictive Covenants—below is a summary taken from the Land Registry documents

The Transferee for herself and her successors in title the owners and occupiers of the Property hereby covenants with the Transferor and their successors in title the owners and occupiers of the Retained Land and each and every part of it:

- to pay a fair share according to user of the repair replacement and maintenance of the access road
- not to cause any nuisance or annoyance to the Transferor or other the owners and occupiers of adjoining land
- not to obstruct the use of the access road by others.

How To Buy

This woodland is being sold via 'Offers in excess of' the advertised price. We require the following information in writing before we forward your offer to our client (please ensure you have funds in place before doing this):

- The name of the woodland and the offer you wish to submit*
- Confirmation you have viewed the woodland*
- Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- Please confirm how you will be funding the purchase and that you have cleared funds available*
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors.





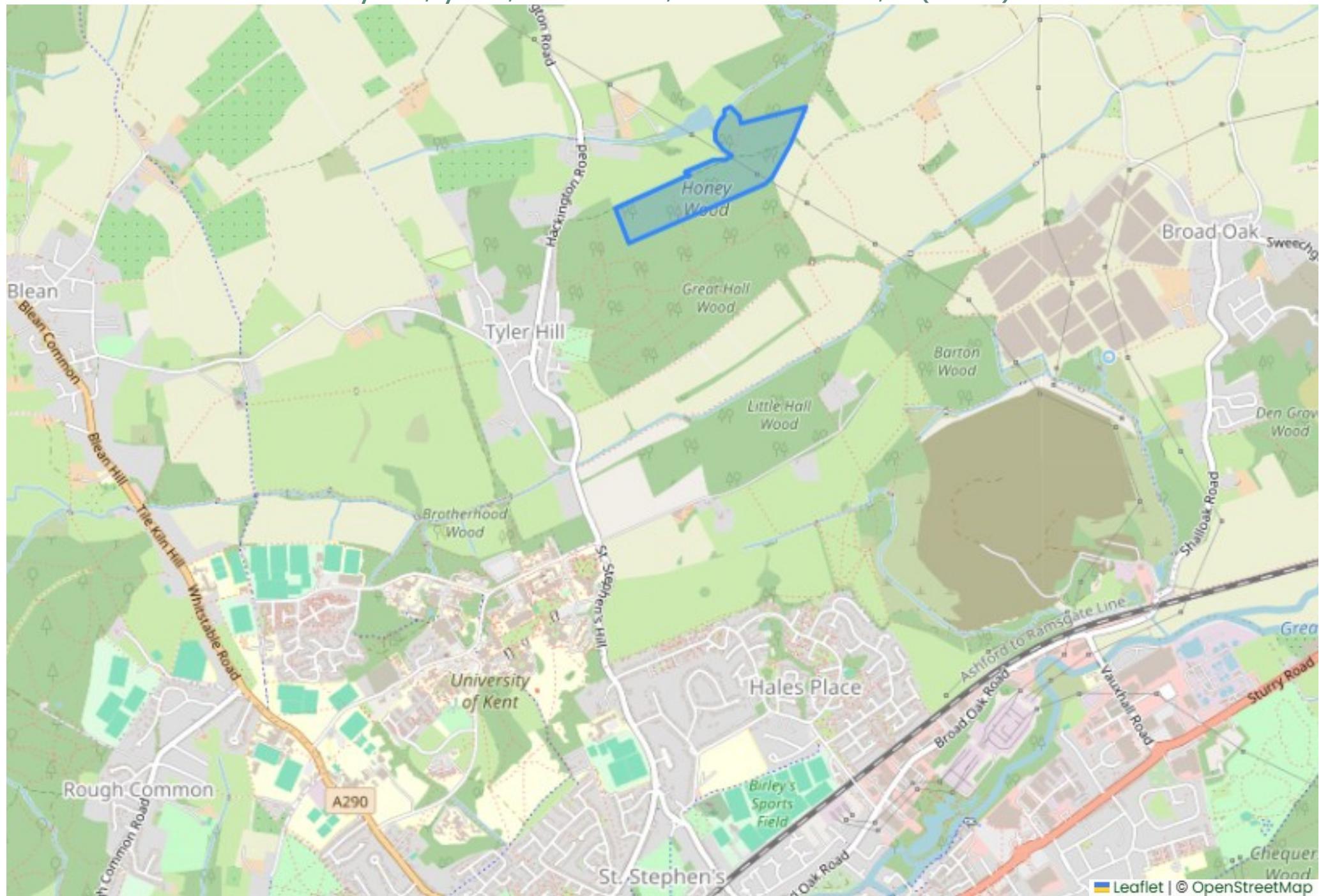
Disclaimer

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Note

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

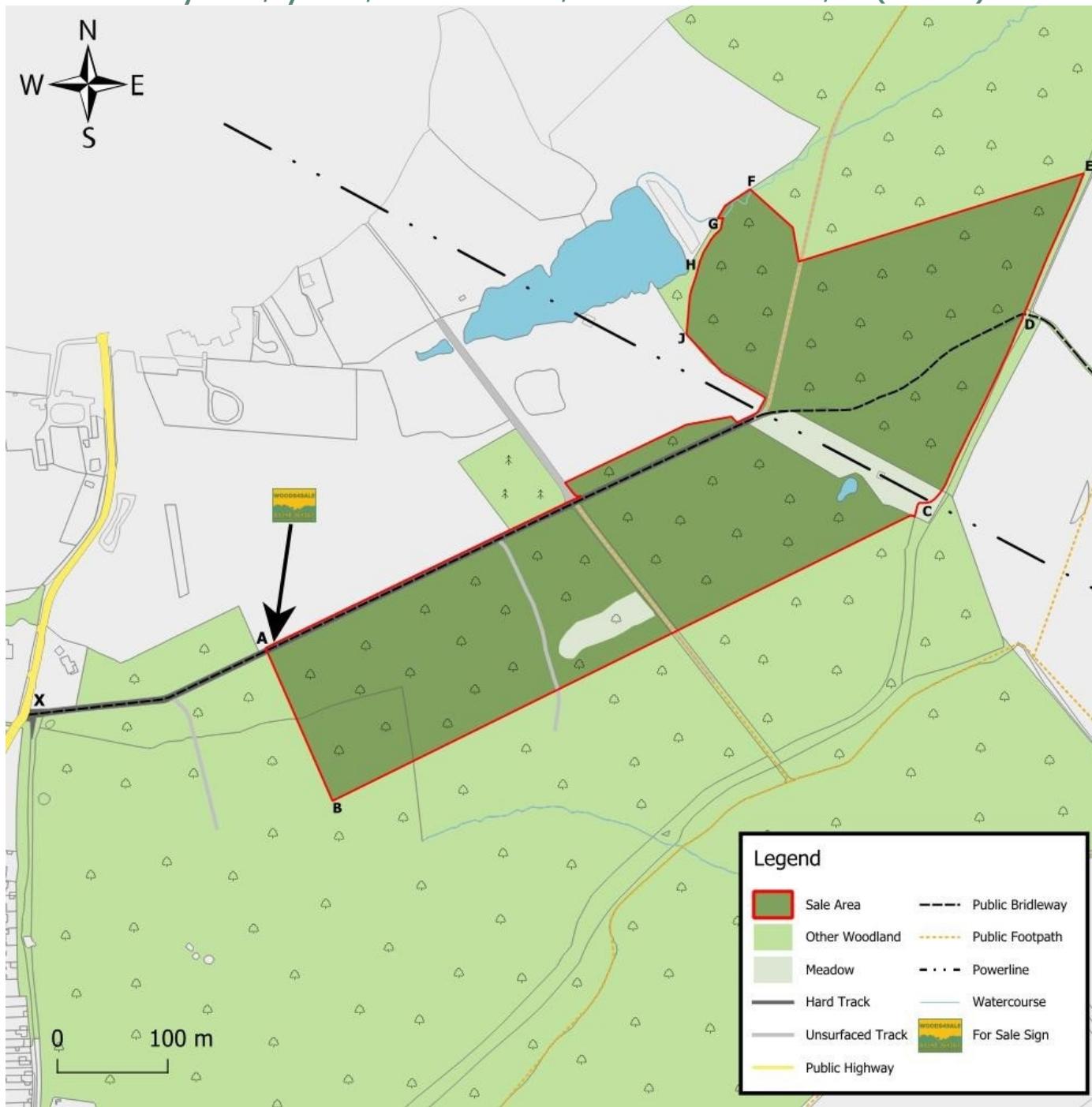
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