



Wilsford Wood, nr. Gillingham and Chatham, Kent



Woods4Sale

1.96 acres, £27,500 (freehold)

Nearest postcode: ME7 3JZ **OS Map No:** 178 TQ 798 621 **What3Words:** Centre of Wood: ///snipped.cured.frown



A lovely blend of oak, sweet chestnut and hornbeam immersed within a wider Ancient Woodland with plenty of recreation opportunities.

Part of a wider Ancient Woodland known as Bredhurst Wood, Wilsford Wood is situated a short distance south of Bredhurst village in semi-rural Kent.

This peaceful woodland sits on partly level and gently sloping lime over chalk soils resulting in a lofty canopy of majestic sweet chestnut coppice, cherry, oak, hornbeam, ash, birch and beech. A lush shrub layer of hazel coppice, hornbeam, sycamore and holly occupy beneath. Occasional yew in the shrub layer also add to this woodland's pleasant appeal. Ribbons of bluebell (an Ancient Woodland indicator), purple orchid, dogs mercury, blackberry and lush green mosses add vibrancy to the ground layer.

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

An open ride in the northwest accommodates a power line offering a pleasant area for wildlife to bask in sunshine on clear days.

Wilsford Wood makes an ideal first purchase for someone wishing to dip their toe into woodland ownership. There is the opportunity to have a go at producing a stock of domestic fuel, or even some bushcraft activities, for the more adventurous. The wood is reached over a series of tracks and paths and is best reached by foot or bicycle, as nature has been allowed to reclaim some of the accessways, all adding to the charm of the area.

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

Our Forester's Thoughts

Sam says...

"There are a number of lovely spots throughout that offer a little privacy and could certainly be used for camping and bushcraft areas. I would also be tempted to mount trail cameras on some of the taller trees to try and spot the visiting creatures. Several of the larger sweet chestnut trees are now becoming overstood and could yield some seasoned logs for the hearth.

I would invest in a heavy duty garden trolley (they cost under £100) and use to bring my tools and tent into the woodland, to while away the hours enjoying the solitude on offer here. I could enjoy some truly wild camping adventures in a hammock or bivouac "

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

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Directions

- 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 (Byway Open to All Traffic) entrance (point **X**) on the right, indicated by the 'Permit holders only Except for access' sign on a steel horse gate.
- Please park safely not obstructing any entrances, bridleways or traffic.
- From here, step over the recessed in the gate and walk along the bridleway, continuing downhill and passing under the power lines.
- After 800 metres, bear sharply left passing Bredhurst K9 on the right (point **A**) and continue up the track.
- After 340 metres, take the fork left (point **B**) step over another steel horse gate on the left and continue along the track.
- Shortly after, go straight at the crossroads in the track and path (point **C**), indicated by the circle of wooden mushrooms, and continue ahead along the track.
- After a further 330 metres (from the circle of wooden mushrooms), you will arrive at the woodland on the left (point **G**), indicated by blue and yellow paint on a tree along with a green diamond on another tree

Rights of Way

- *There is a right of way over the route **XABCDEF** and **CGH**.*
- *There are no public rights of way within this woodland.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*



Boundaries

- The northeastern boundary is indicated by red paint on occasional trees, wooden posts and the southwestern legs of the pylon.
- The northwestern boundary is indicated by blue paint on occasional trees and wooden posts.
- The southwestern boundary is indicated by yellow paint on occasional trees.
- The southeastern boundary is indicated by the northwestern edge of the track, indicated by blue paint on occasional 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.

Fencing Liabilities

There are no known fencing obligations.

Residential Planning Permission

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

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.

Article 4

Please note that Wilsford Wood is subject to an Article 4 Direction, which removes permitted development rights. This means that planning permission will be required for all normally permitted development. Further information is available via a link on the website.

**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.**

How To Buy

This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *The name and price of the woodland*
- *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.



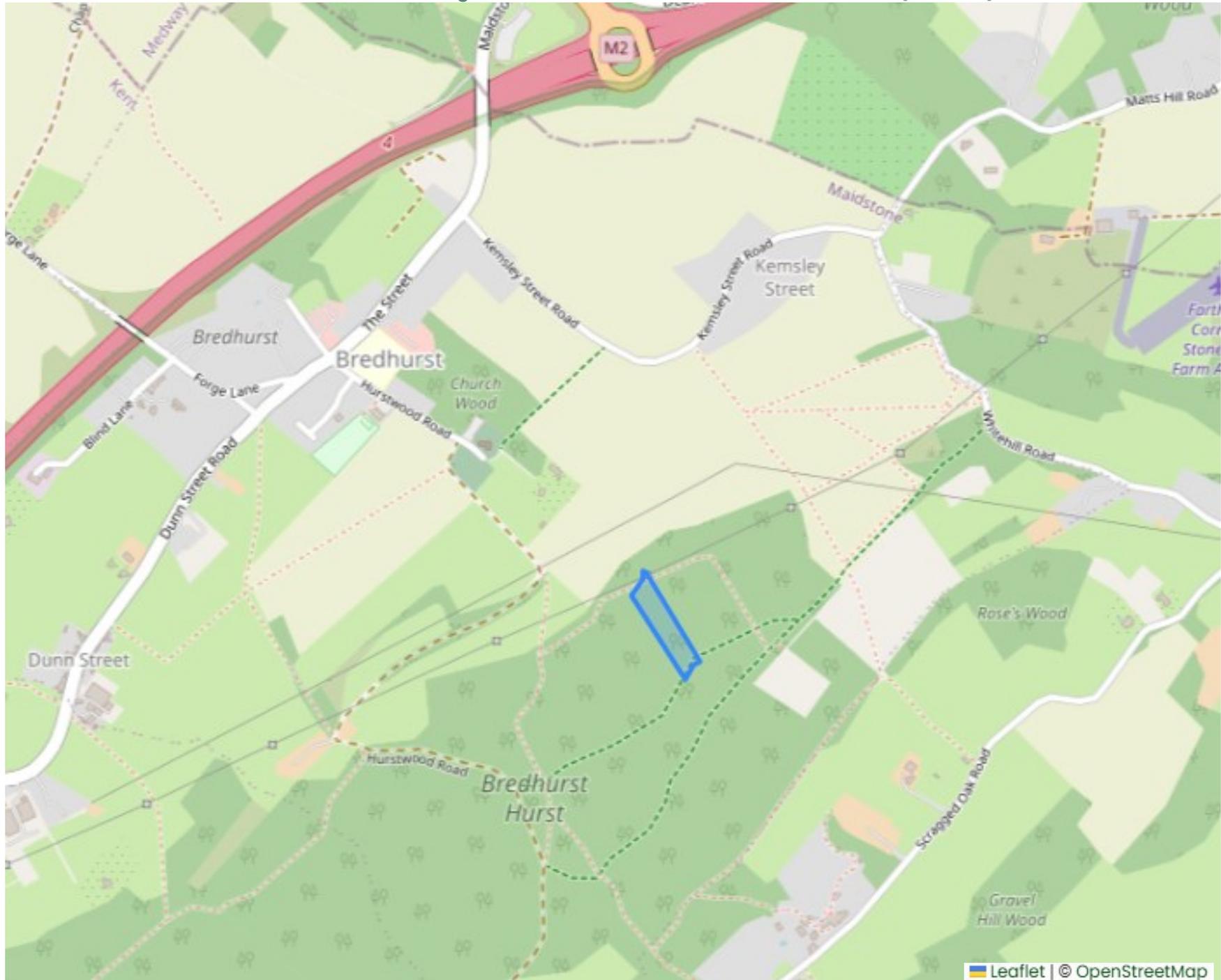
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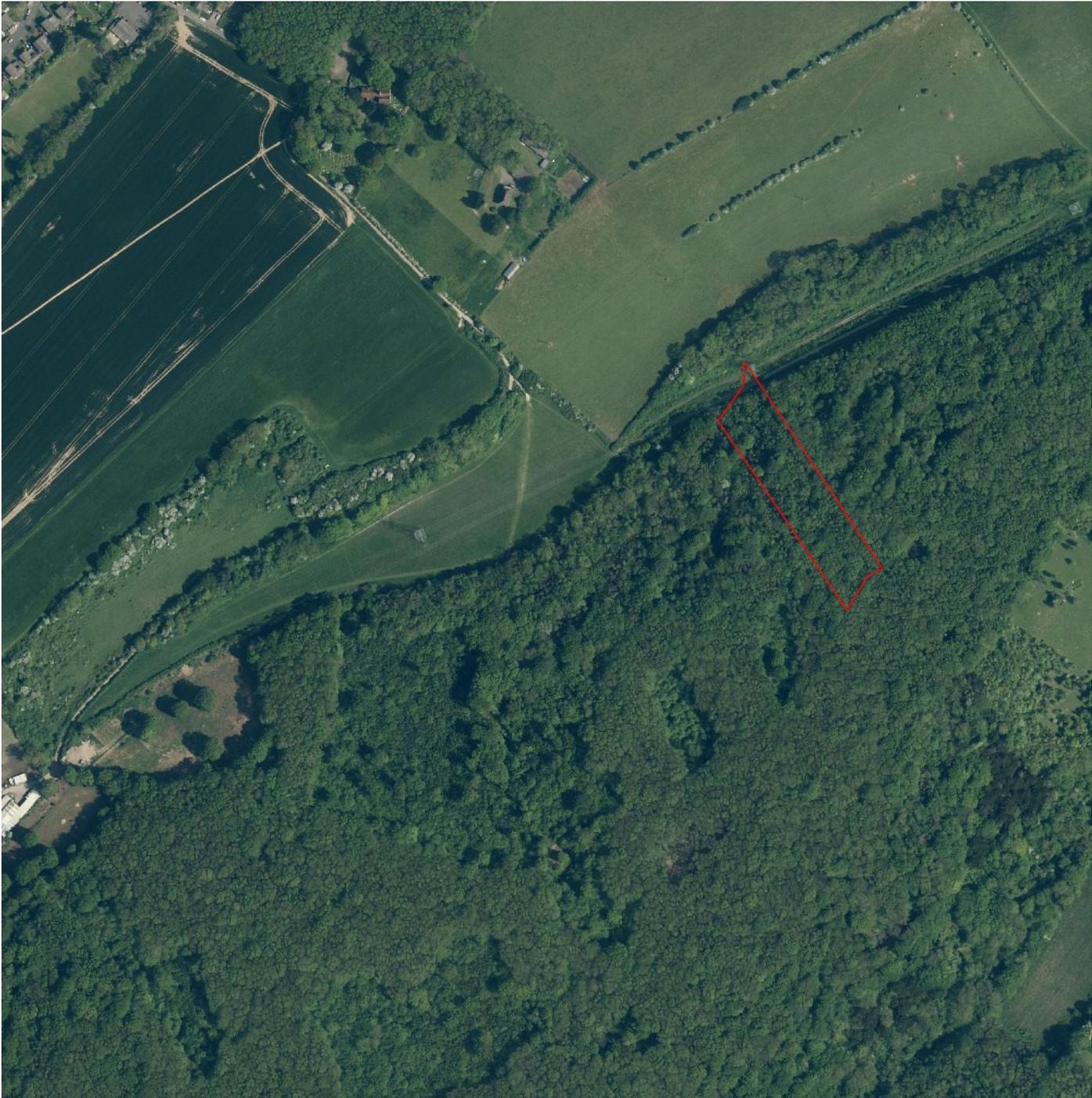
Disclaimer

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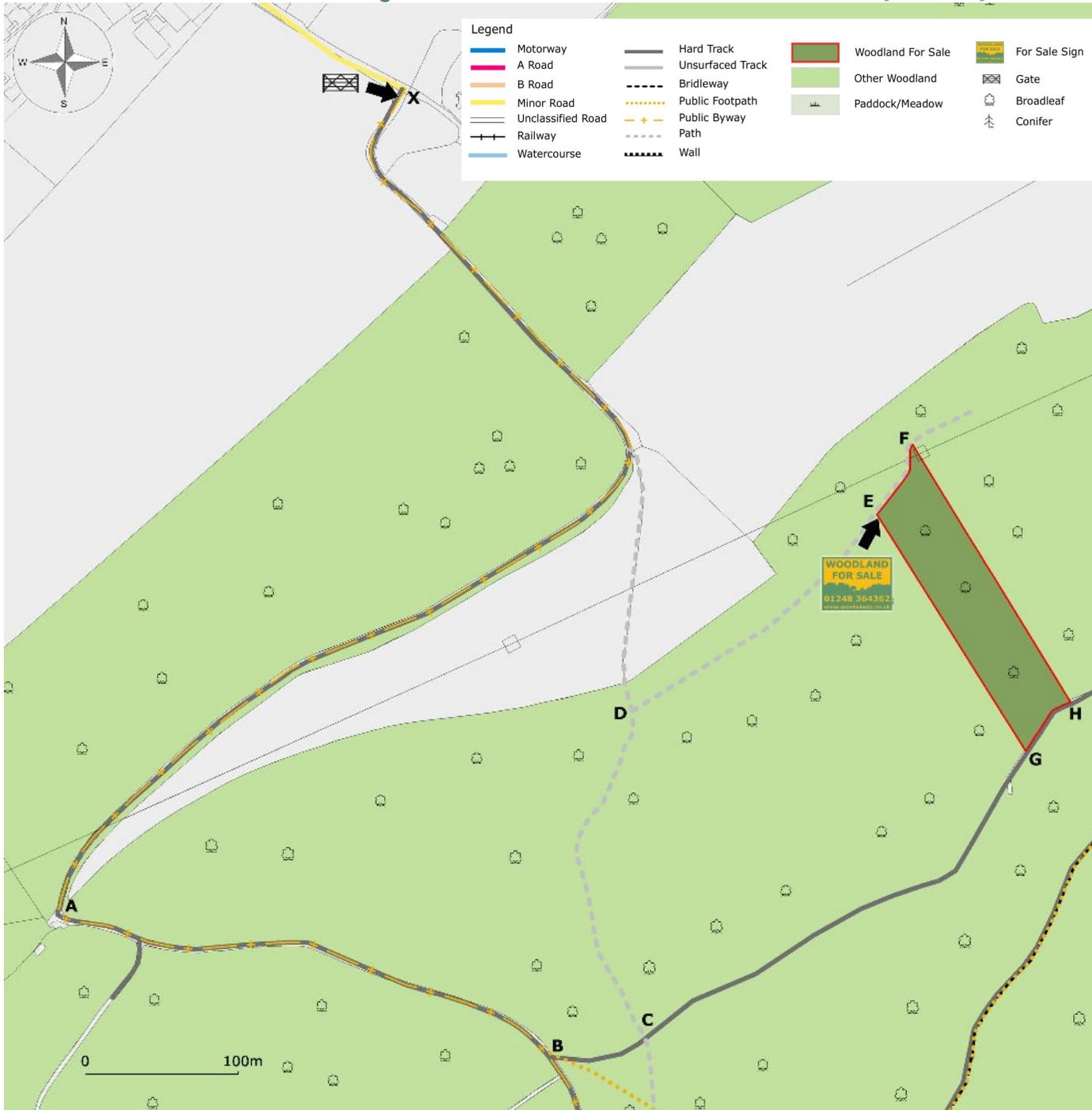
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