

Chaff Wood, Kent - Over 5½ acres, £45,000



Capel Road, a no through road, leaves the pretty village of Petham heads north and enters sweet chestnut coppice woodland. Almost at the far end is the bridleway which connects with Pennypot Lane and Anvil Green to the south. Chaff Wood is accessed off this bridleway, through a ride-stop where a short track leads to an opening under a large oak tree. The bridleway, previously a council maintained road, is solid.

Oak, and silver birch with sweet chestnut as both standard and coppice, shade large areas of bluebells. Considered to be semi-natural ancient woodland, although dominated by chestnut, is of high conservation quality and designated as an Site Nature Conservation Interest (SNCI), the map and description can be viewed by clicking [HERE](#). This covers a wide area of woodland including Capel and Mounts Wood. In spring this area is favoured by [nightingales](#) and their loud song can often be heard in season. This part of Kent has a beauty recognised by its inclusion in the [Kent Downs Area of Outstanding Natural Beauty](#).

Ancient tribes, later displaced by the Romans, would have occupied these lands, the only remnants surviving are their [Barrows](#), click here for details and see the location just to the south of Chaff Wood. The names Capel and Mounts are derived respectively from the name for a horse *Equus caballus* (corruption of caballus, Latin for horse) and the Mounts were local landowners.

Access is off Capel Road along a solid private track where there is a right of way, owners will have a key to this gate. Sporting rights included. There is an local authority article iv on these woods.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Price: £45,000 Freehold
Location: Petham, Canterbury, Kent
Size: Over 5½ acres for sale

Local manager

Richard Scholfield

07811 818 277

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How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our

woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Location

OS Landranger: OS No 179

Grid ref: TR 109 508

Nearest post code: CT4 5RQ

Directions

Chaff Wood at Petham is just a short drive south of Canterbury, in Kent.

1. [Click here for Bing Maps Directions](#) enter your own postcode, (the coordinates for the locked wooden entrance gate are already entered) and click on the "Go" box to get your route.

Please phone 07811 818277 for the combination lock number, this will enable you to drive down to the parking/turning area on the right.

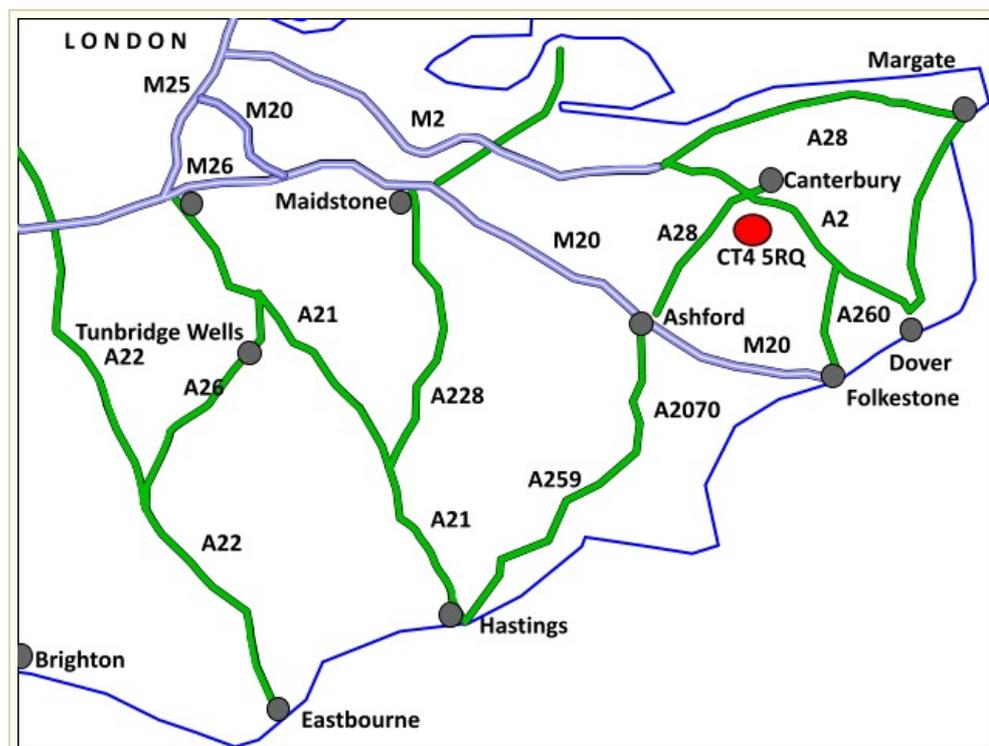
After parking continue on foot along the track until reaching the wood on the right hand side, with blue markings and the Chaff Wood name plate.

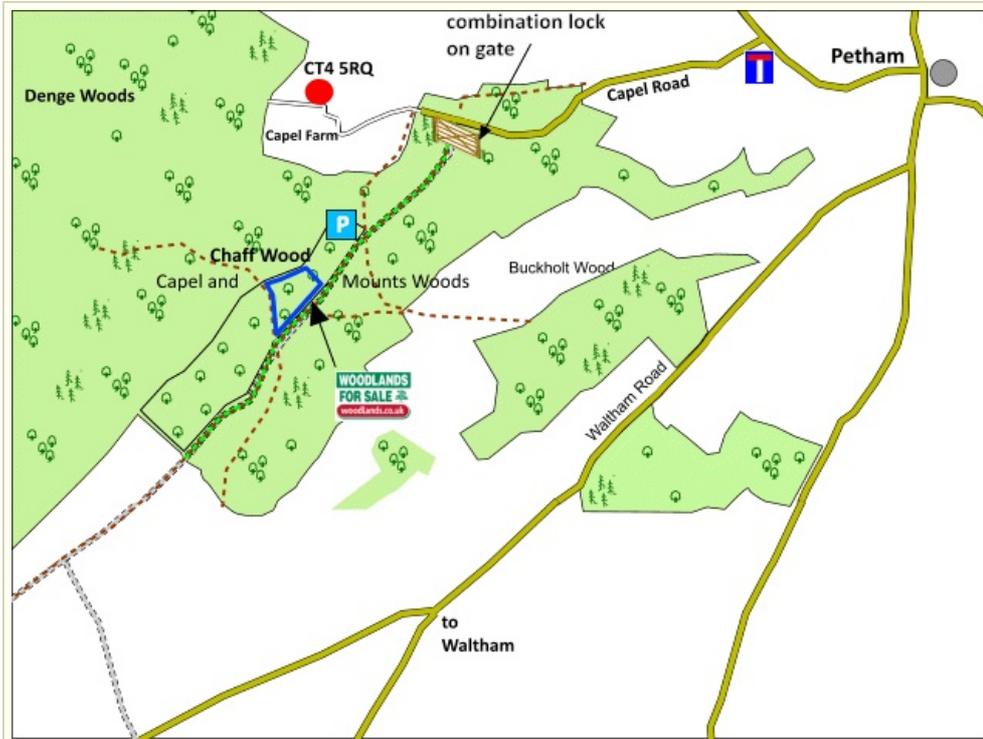
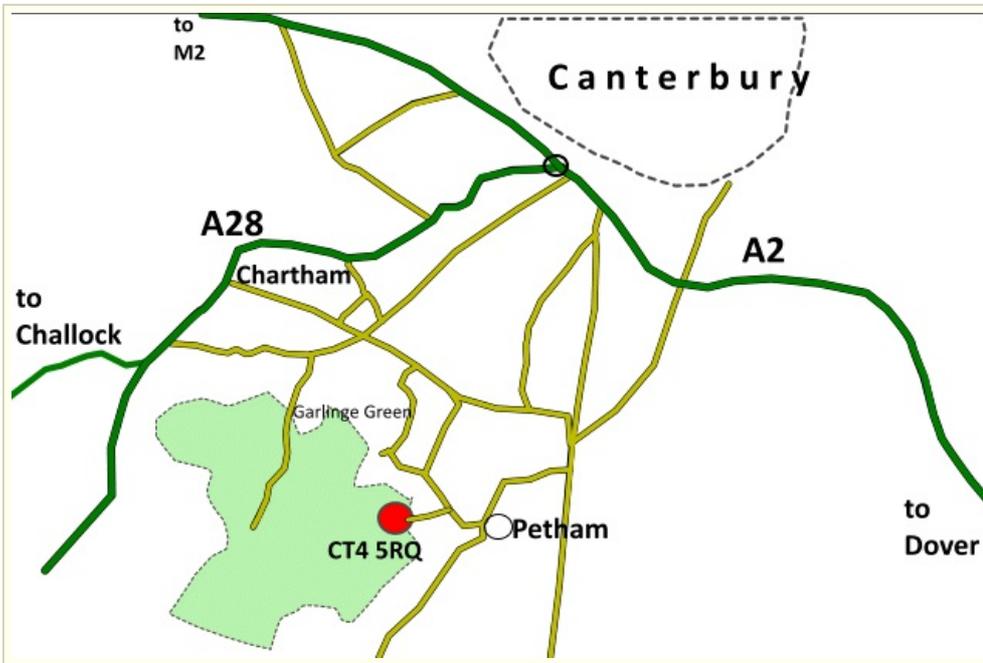
2. **For Satnav:** the nearest postcode is **CT4 5RQ** in Capel Lane as shown by the red dot on the maps.

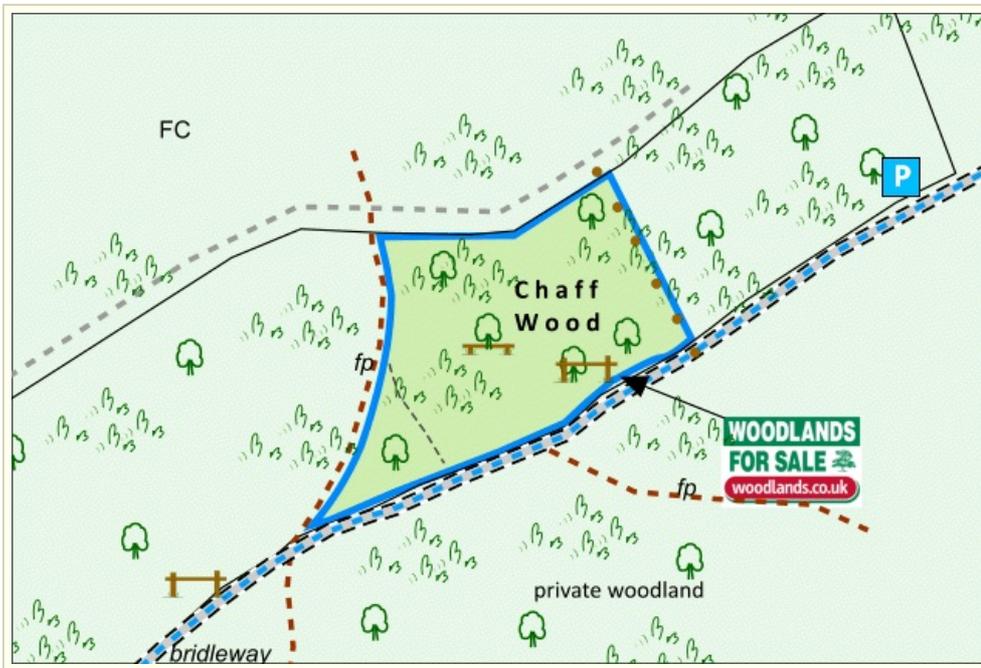
Coordinates are: **N51.222475, E1.026267**

Boundaries:

There are shown by blue markings on trackside trees (west and south), trees along the boundary with the Forestry Commission woodlands (north and free-standing posts (east)).







Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.