



Flax Wood Kent

A smaller wood with a good complement of bluebells where most of the topography is flat except for a small slope leading down to the sunken track in the valley bottom.

Details

Price: £89,000 Freehold

Location: Garlinge Green, Canterbury, Kent

Size: Over 5½ acres for sale

OS Landranger: OS No 179

Grid ref: TR 102 517

Nearest post code: CT4 5RT

Local manager

Richard Scholfield

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Description

A few brambles are spaced out on the woodland floor, but not enough to stop an owner wandering through their woodland admiring the bluebells in season and the mature standards with the chestnut coppice below. Walking through the wood and getting to know it intimately is an important part of woodland ownership, especially in the first few years. Some of the chestnut coppice is quite large and ideal for framing out a shelter from which to avoid any inclement weather. As the chestnut ages the number of stems reduces and the weaker ones die off, these are ideal for campfires or even for taking for home fires. At the moment with the summer leaves off there are good views through the wood. At the last coppicing beech was planted up but they have been largely outgrown by the coppice regrowth. These could be encouraged and would replace the mature beech when they become veteran trees.

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.

Trees

Sweet chestnut coppice with standard beech, oak and chestnut. There is the occasional yew mostly small young specimens. The chestnut is fully grown but within these there are young small beech, these would greatly benefit from more light and space. It would be worth marking and counting those which are surviving.

Wildlife

A herd of deer wander through the whole area, their resting places at night can be seen where the ground is scraped clear of vegetation. Some trees are used as favourite antler rubbing sites, fortunately they seem to use the same trees and there is minimal damage. Flax Wood is part of Denge Wood, which is full of the most interesting flora and fauna including lots of orchids and twyblades and the nationally rare [Duke of Burgundy butterfly](#). You'll find lots of bluebells in season.

The whole of Denge Wood and the neighbouring woods are designated as a [Local Wildlife Site](#), click here for maps and citation.

Access, tracks and footpaths

Access to the ridestop entrance on the southern boundary of Flax Wood is over ¾ mile along a private forest track, A-B on the plan, although a fair distance it is a very pleasant walk. There is a full right of way in perpetuity, from the public highway in Garlinge Green (by gate A). The track leaves the public highway at gate A then for about 900 metres it passes through woodland down to the valley bottom, here there is a sharp right turn and for 250 metres the track passes through chestnut up the slope of the valley side, round to the right by the Forestry Commission's woodland and comes out into an opening. Here the track turns left and for about 230 metres winds through mature woodland until reaching Flax Wood on the righthand side. The access is good for a normal family car for most of the year, although a 4X4 would be preferable in the winter. There is another right of way along the sunken track which continues out through the Woodland Trust's woods and joins the main track - see plans. This has not been used for some time and is wet and muddy in winter.

Rights and covenants

There is a full right of way in perpetuity, along the forest track from the public highway in Garlinge Green (by gate A). There is an additional, right of way through the Woodland Trust's wood to the east, but we have not in the past used this.

As with all these woods there is a covenant, please see the link to this.

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Local area and history

Garlinge village name derivation is obscure but may be Old English from Geon-ling (gren-hlinc), meaning green lynch, (green hill or green bank) evolving through Grenling, Grelinge or Gerlinge, GrelInch, Garlyng and Garlings to its present form.

Around Canterbury, much of the land is covered by very extensive areas of woodland. Looking in a south-west direction down from high on Chartham Downs, you can see spread out below the huge forest areas including Denge, Pennypot, Eggringe, Capel and several other smaller woodlands - in total some eight square kilometres of semi-natural ancient woodland.

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.

Directions

Flax Wood is just 5 miles south west of Canterbury and 12 miles north east of Ashford.

1 [Click here for Google Maps Directions](#) enter your own postcode, the coordinates for Garlinge Green are already entered.

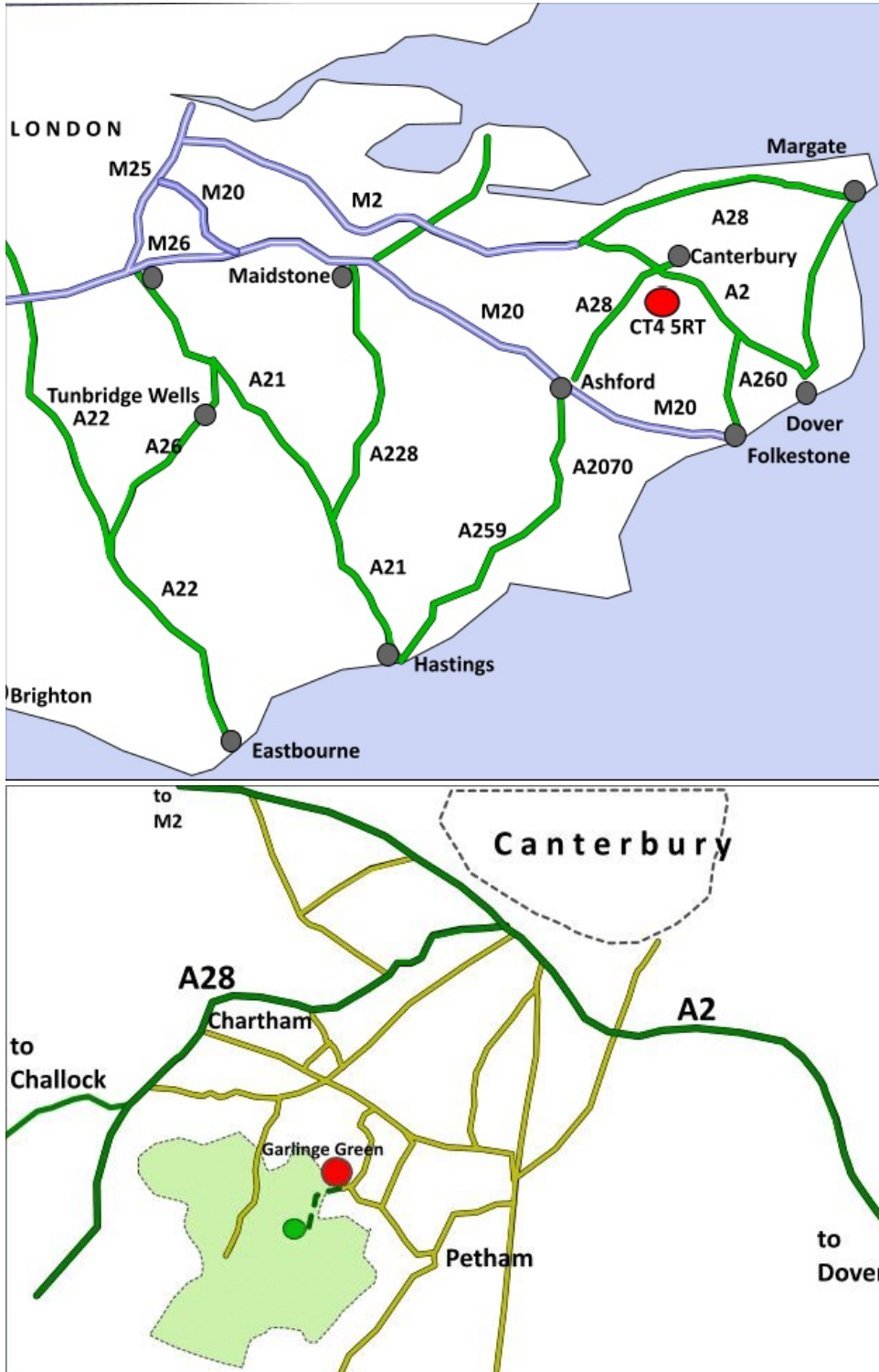
2. **For Satnav:** the nearest postcode is **CT4 5RT** shown as a red dot on the location plans. The coordinates for your satnav are **N 51.232875, E 1.025083**.

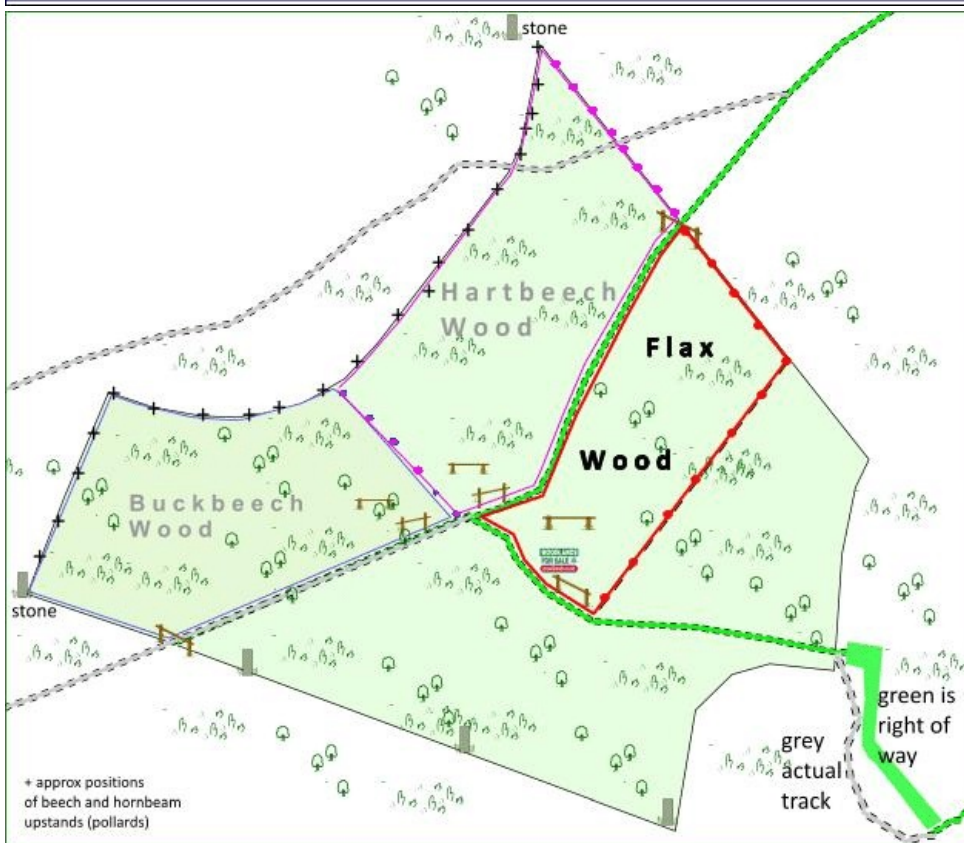
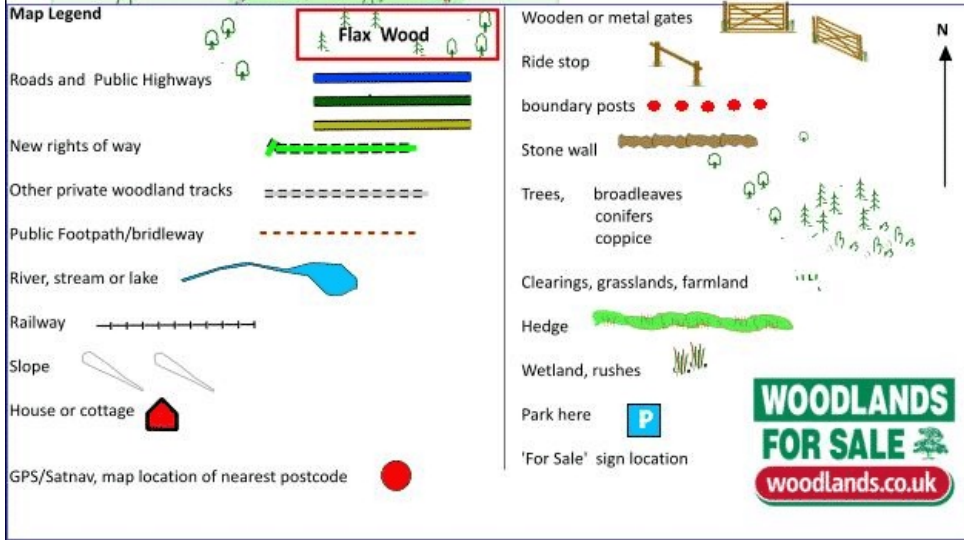
These coordinates or postcode will take you to the grass triangle at the centre of Garlinge Green with its red phone box. Park here then, using download plans ;

- walk down the narrow road with the "no through road" sign keeping the red phonebox on the left
- pass by the farm buildings on the left
- pass to the side of the metal field gate at A
- go straight on, veer left, the public footpath heads off down to the right
- follow the track up then down the slope
- the public footpath joins the track from behind right
- then after about 20 metres take the track to the right and continue up the hill - the track curves round to the left
- walk up the track round to the right and along the flat part of the track
- take the track sharp left, walk along this until reaching Flax Wood entrance where there is a for sale sign on the tree and a name sign on the entrance rail.

Boundaries:

These are shown with red markings and are on free-standing posts or on boundary trees. The boundaries are to the east free-standing posts against Woodland Trust woods, to the west there are marked trees alongside the access track, to the north there are marked trees alongside the sunken track, and to the south there are free-standing posts with red markings.





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.