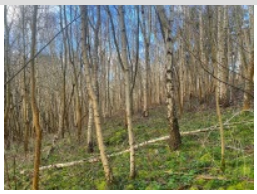


Monkswood Wood

Kent

A dramatic ancient woodland with a deep central valley, flourishing with bluebells in spring.

Details

Price: £85,000 Freehold
Location: Broomfield, Maidstone, Kent
Size: About 6 acres for sale
OS Landranger: OS No 148
Grid ref: TQ 842 533
Nearest post code: ME17 1PZ

Local manager

Ruth and James Feltham
07812 165081
ruthandjames@woodlands.co.uk

Description

An incredibly diverse and characteristic ancient woodland. Situated off the A20 in an easy to reach part of Kent the woodland has many intriguing features. The topography is varied, from a flat natural clearing amongst the mature Western red cedar where a rustic bench has been installed, to the slopes down into an old shallow sand quarry where a spectacular veteran oak is found. Despite the wood nestling between the A20 and M20, this interesting topography means the roads are not in fact visible from the majority of the woodland. This offers a great sense of privacy.

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

Much mature western red cedar, a plantation of bird cherry, widespread silver birch, some sycamore and occasional sweet chestnut. Several oaks including at the centre a magnificent veteran oak and the odd ash. As with all ancient trees care should be taken when standing below!

Wildlife

Parts of Monkswood are designated as PAWS (plantation on ancient woodland sites), other areas are ancient and semi-natural woodland. In early spring Dog's mercury, Lords and ladies are found flourishing on the forest floor. Later in spring there is a wonderful display of bluebells. These are all ancient woodland indicators suggesting the woodland has been continuously wooded for a long period (typically since at least 1600 AD).

This wood and others nearby are designated as a Local Wildlife Site, this does not confer any public access but describes the value for wildlife and conservation. ***Click here*** for details LWS.

Features

- A dramatic valley in the centre of the wood, with ridges to the north and south.

- A varied ancient woodland featuring Western red cedar, Scots pine, oak, birch, cherry, sycamore, sweet chestnut and ash.

- A source of firewood for the home. Cherry wood is one of the most popular woods to burn in fireplaces due to its pleasant, non-smoky aroma.

- A rustic bench situated amongst the mature Western red cedar.

- Easily accessible off the A20 with no public rights of way through the wood.

Access, tracks and footpaths

Access is off the A20 through a metal gate, there is a track running up a slope fronting the south and eastern side of the wood.

Rights and covenants

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.

Activities

Forestry, with lots of different tree species, camping, brush crafts, wildlife photography are just some of the potential pursuits here.

Local area and history

Monkswood Wood is in what were the lands of the Leeds Castle Estate, now in private ownership much of the forested land having been separated from the estate.

Maidstone is approximately 5 miles from Monkswood Wood and the Grade I Listed **Leeds Castle** is less than 1 mile away.

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

Monkswood at Leeds Castle is about 10 mins east of Maidstone and 2 miles west of Harrietsham.

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

2. **For Satnav**: the nearest postcode is **ME17 1PZ** on the A20 almost opposite the gated entrance as shown by the red dot on the maps.

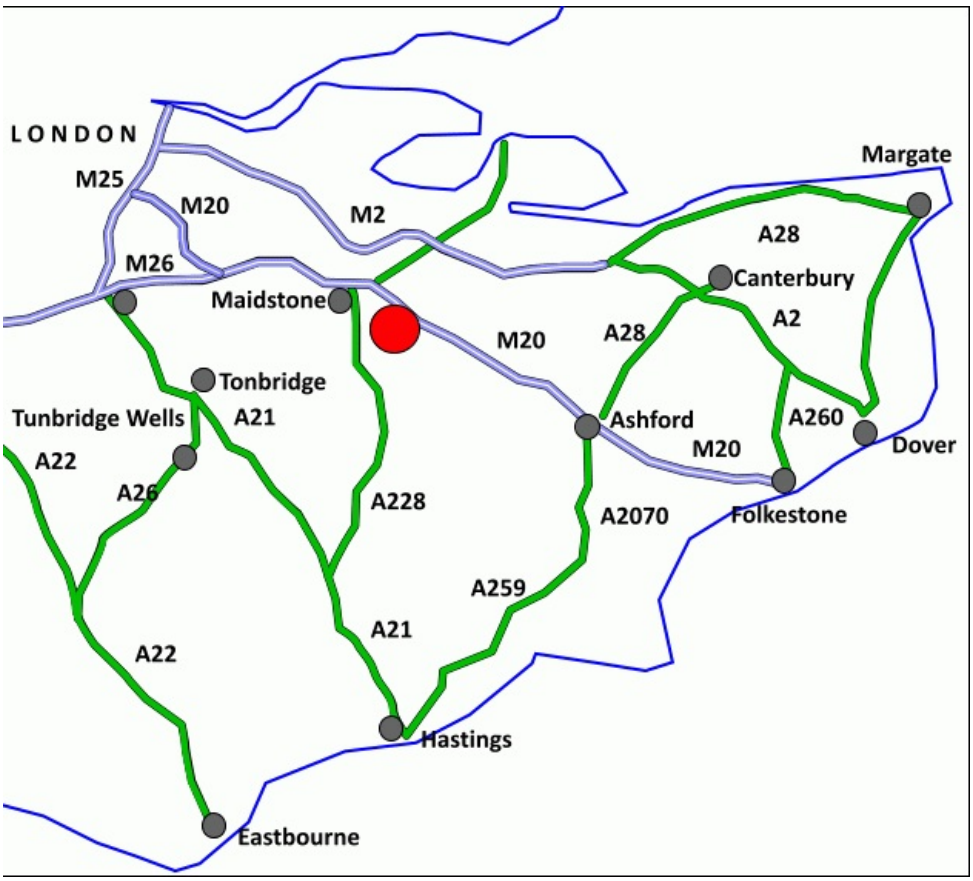
The simplest place to park is just north of the entrance in the layby. Please park to one end of the layby as this is also a bus stop.

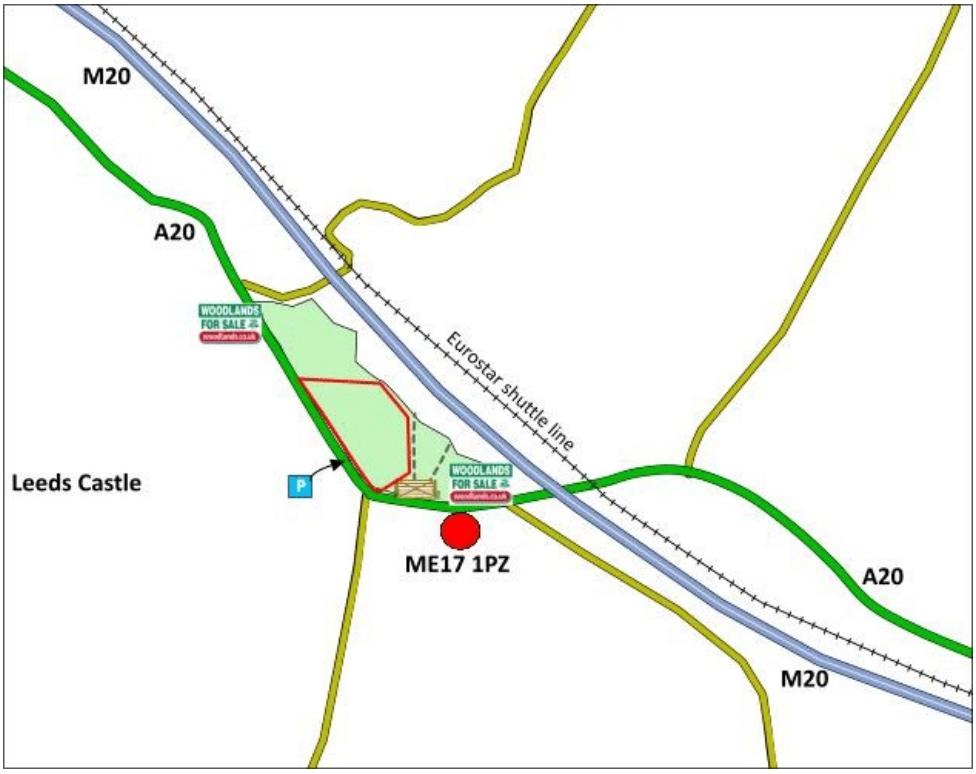
Climb or squeeze past the red metal gate, follow the track around to the left and Monkswood is ahead.

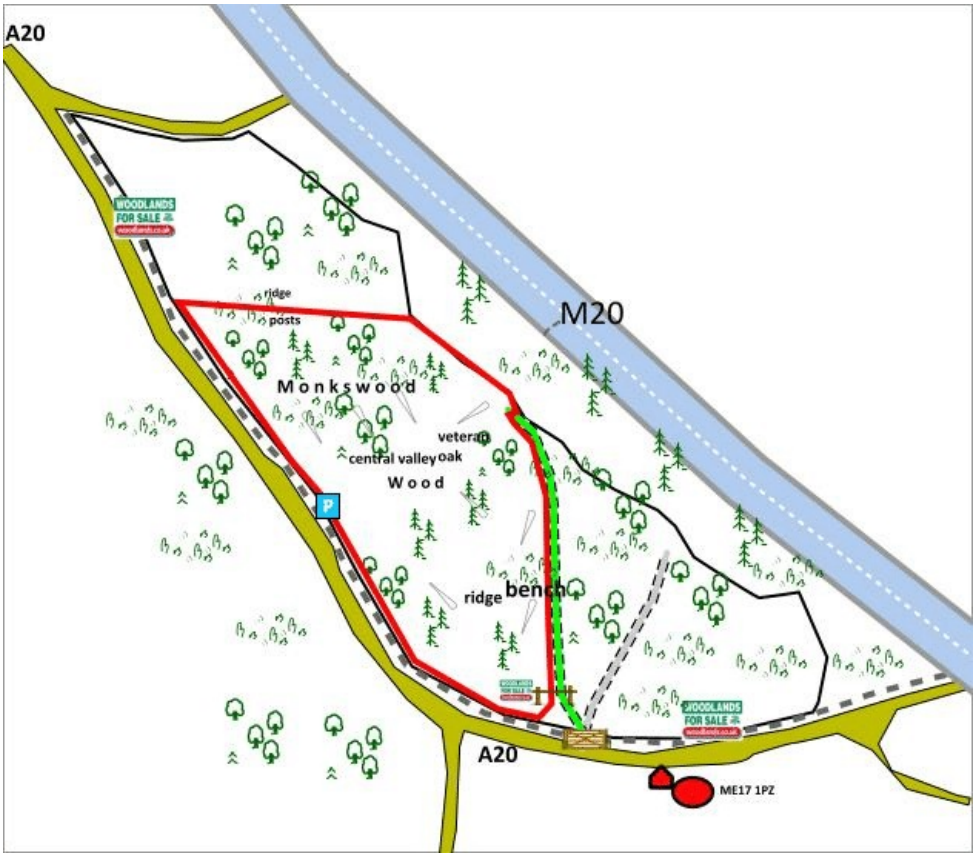
Coordinates are: **N51.248965, E0.639114**

Boundaries:

These are shown by red markings on free-standing stakes to the north, a fence to the east, the trackside to the south and east and the A20 to the west.







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.