woodlands.co.uk

Buckbeech Wood

Kent

A very secluded historic woodland bounded by many ancient pollarded hornbeam trees. A long all weather access track takes the owner though beautiful woodlands.

Details

Price: £119,000 Freehold
Location: Garlinge Green, Canterbury, Kent
Size: Over 7½ acres for sale
OS Landranger: OS No 179
Grid ref: TR 098 518
Nearest post code: CT4 5RT

Local manager

Richard Scholfield
07811 818 277
richard@woodlands.co.uk

Description

Along the back boundary there are many pollarded hornbeams with some pollarded beech. The large beech, almost certainly the Buckbeech, a large ancient pollarded boundary beech, as identified on the older maps will be seen. At the most easterly corner there is a marker stone with RT on the inside and CK on the outer. Who was RT? At the entrance there is a substatial open area, where there is a bench and plenty of space for parking and camping. This season sees a very good harvest of chestnuts waiting to be collected on the floor. In times past pollarded trees were a familiar way of marking boundaries, usually 'cant' markings of convenient areas and these would be harvested at regular intervals.

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 dominates but there are plenty of mature oak, some mature beech and large chestnut trees. Previously beech has been planted at the last coppicing of the chestnut but the young beech have been outgrown by the chestnut but would benefit greatly from small amount of halo felling to give them more light and the opportunity to grown on unhindered.

Wildlife

A herd of deer wander though the whole area, an occasional lone deer also wanders though. Their resting places at night can be seen where the ground is scraped clear of vegetation. Buckbeech Wood is part of Denge Wood, the whole is full of the most interesting flora including lots of orchids and twyblades, the nationally rare Duke of Burgundy butterfly. Denge Wood doesn't have a wildlfie designation but is certainly worthy of one. You'll find lots of bluebells in season.

Access, tracks and footpaths

Access to the ridestop entrance on the southern boundary of Buckbeech 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 for about 900 metres it then passes through the main woodland down to the valley bottom, here there is a sharp right turn and for 250 metres the track passes though chestnut up the slope of the valley side, round to the right by the Foresty Commissions woodland and comes out into an opening. Here the track turns left and for about 270 metres winds through mature woodland until coming to another track. Buckbeech Wood is just to the left on the right side. Although the writer has been up and down here in a car a higher vehicle would be better

Note: the historical track goes outside our ownership as shown as Land Registry maps across unregistered land at one point so we have retained and given wood owners a right of way over retained land. This is quite common, when land is sold off maps are drawn in solicitors' offices on small scale maps and often do not represent what is on the ground.

Rights and covenants

There is a full right of way in perpetuity from the public highway at gate A to the wood and along the wood's frontage. The track to the entrance is all stoned.

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.

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, Grellnch, 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

Buckbeech 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.

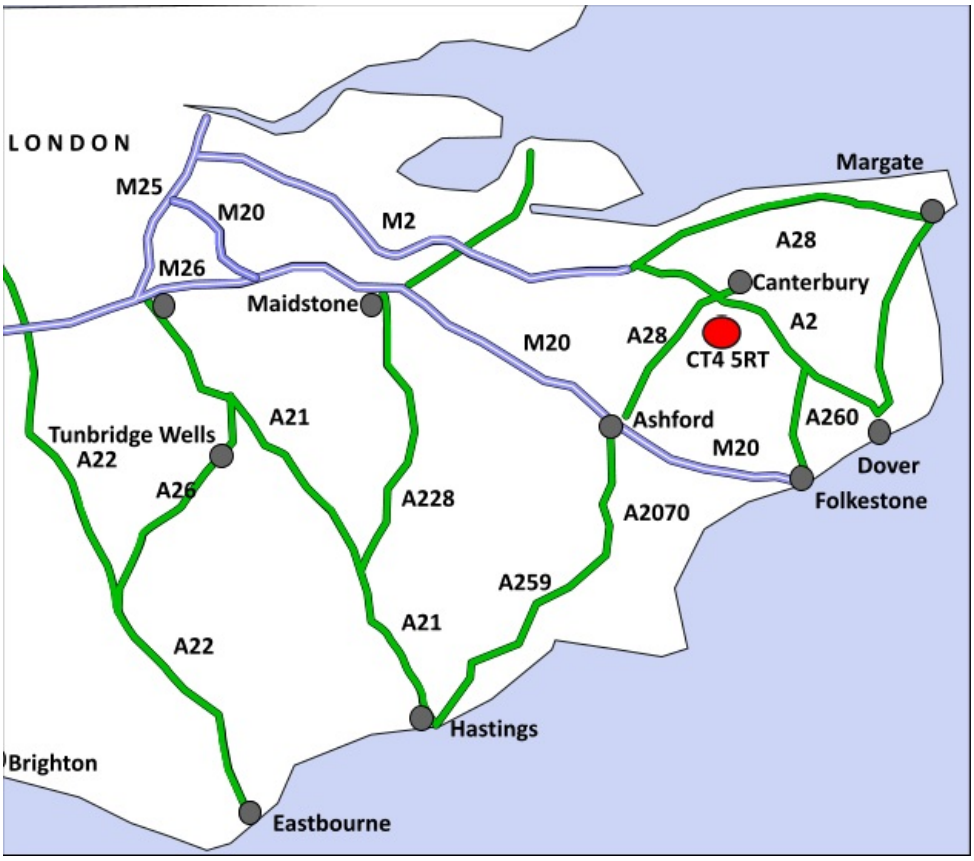
2. **For Satnav**: the nearest postcode is **CT4 5RT** shown as a red dot on the location plans. The coordinates for your satnav are **N 51.232875, E 1.025083.**

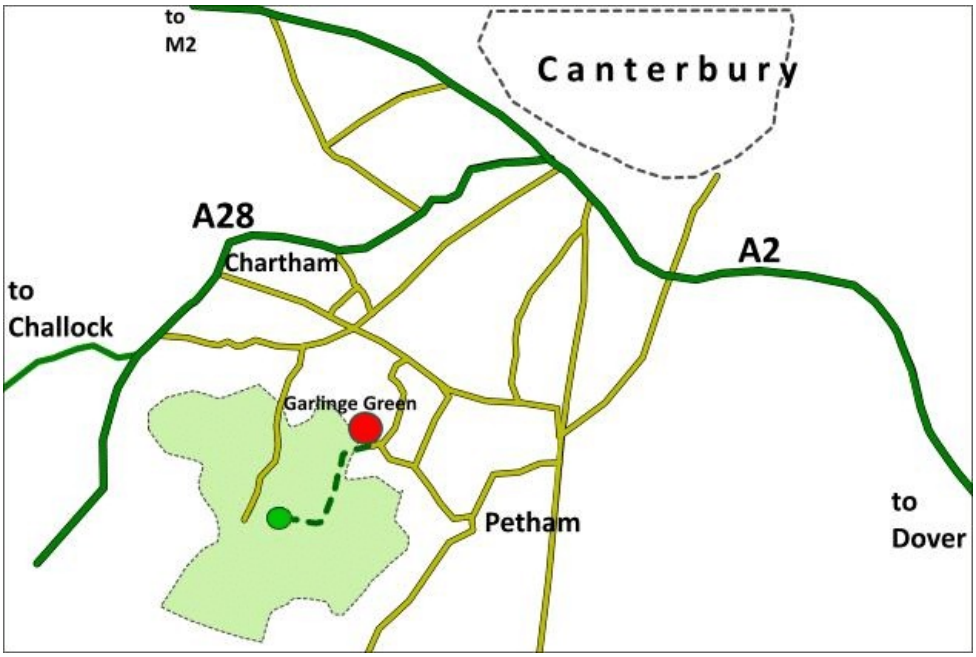
These will take you to the grass triangle at the centre of Garlinge Green with its red phone box. Park here then, using download plans ;

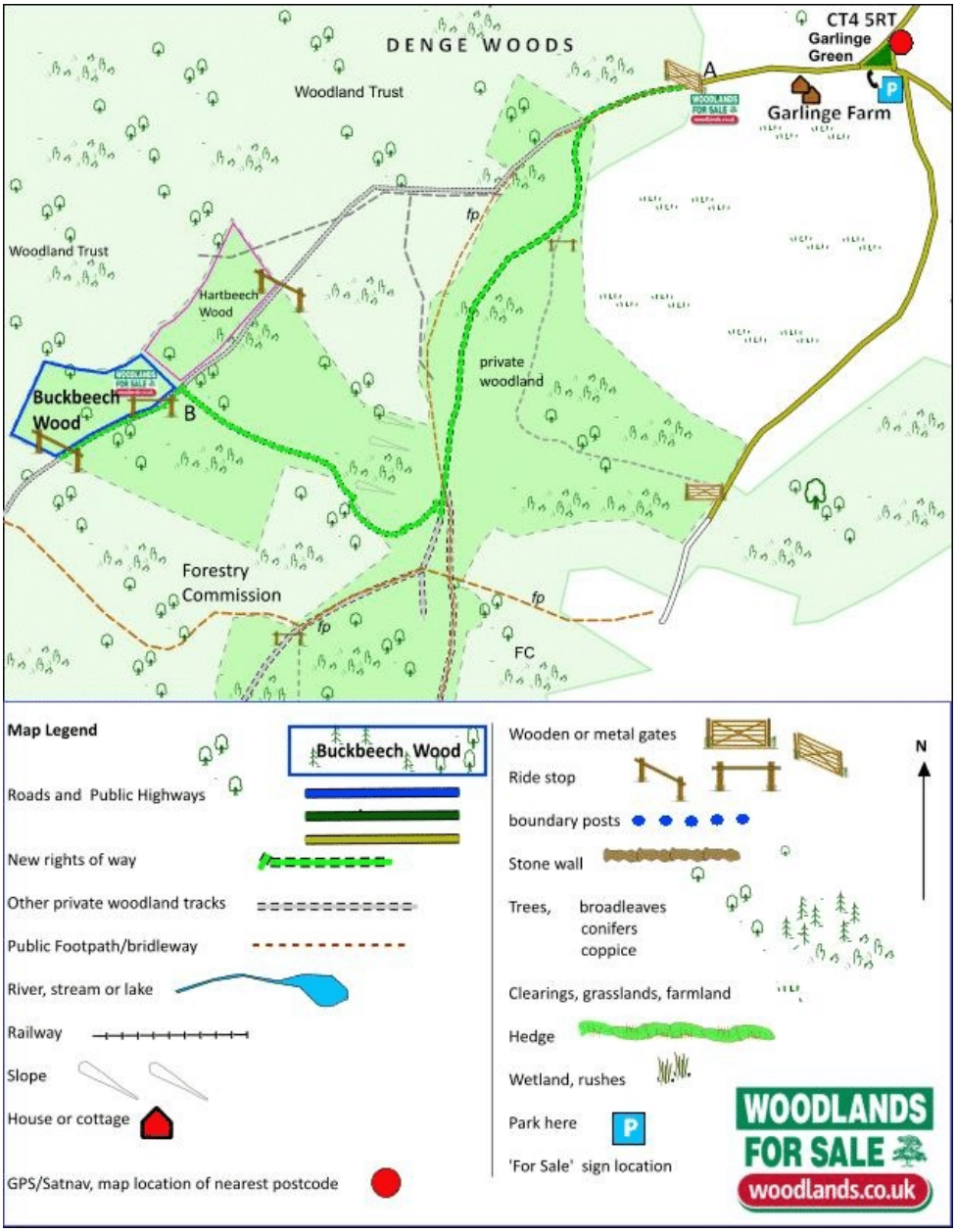
- walk down the narrow road with the "no through road" sign keeping the red phonebox on the left
- pass by the farm buildings on the left
- pass to the side of the metal field gate at A
- go straight on, vere left, the public footpath heads off down to the right
- follow the track up then down the slope
- 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
- the track then goes sharp left, walk along this until reaching another track running either way at right angles
- go left and Buckbeech Wood is on the right, there is a name sign and a for sale sign here.

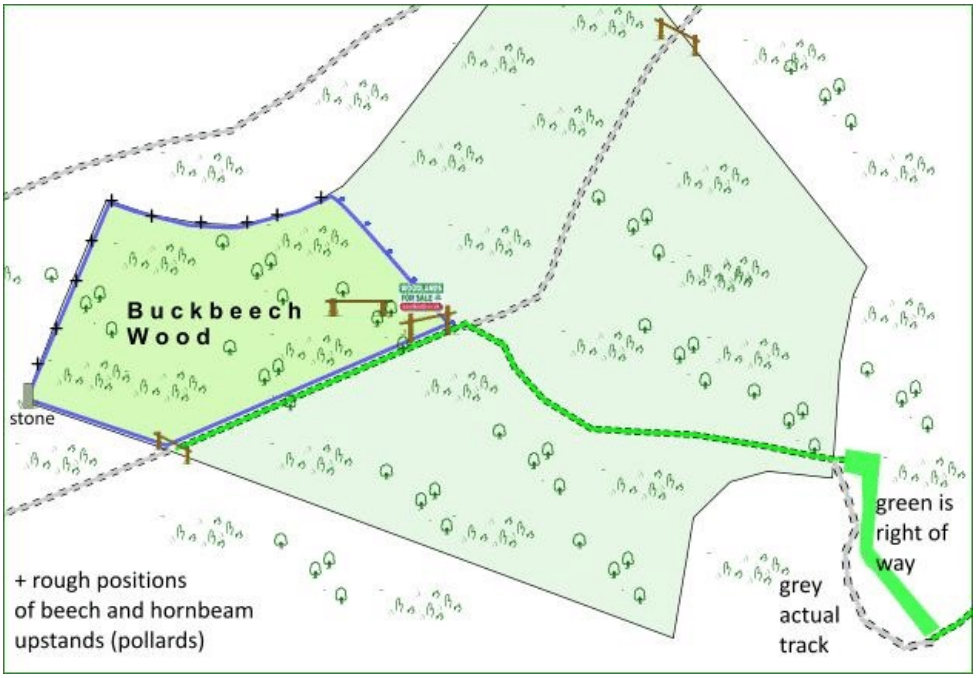
Boundaries:

These are shown with blue markings and are on free-standing posts or on boundary trees. The boundaries are to the southeast alongside the track, to the northeast there are free-standing posts, the north there are marked trees, mostly pollarded hornbeam or beech, to the west there are blue markings on the boundary hornbeam and to the southwest there are blue 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.