



## Exmoor Wood Kent

Exmoor Wood is perfectly suited to a first venture into woodland ownership. It would provide a supply of chestnut for fencing or firewood.

### Details

**Price:** £85,000 Freehold

**Location:** Detling, near Maidstone, Kent

**Size:** About 5  $\frac{3}{4}$  acres for sale

**OS Landranger:** OS No 188

**Grid ref:** TQ 804 602

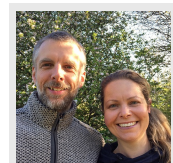
**Nearest post code:** ME14 3HF

### Local manager

**Ruth and James Feltham**

07812 165081

[ruthandjames@woodlands.co.uk](mailto:ruthandjames@woodlands.co.uk)



## Description

Exmoor Wood has great access and is a manageable size – the perfect mix for someone new to woodland ownership. A recently created private walking track meanders through the chestnut coppice to a sunny clearing where a rustic bench has been installed. Sitting here provides the opportunity to immerse in nature and listen to the sounds of the birds and insects, a wonderful antidote to the trappings of modern life.

There are a couple of archaeological features in the wood; a small pit inside the east boundary which is likely to be a collapsed denehole (used for chalk extraction for marling of adjacent agricultural land), and an old **woodbank** which may have been part of an enclosure at some point in the past.

Exmoor Wood is situated about 5 miles north-east of Maidstone in Kent. It is within the Kent Downs Area of Outstanding Natural Beauty (AONB). It is part of a larger woodland known as Newlands Wood. The whole woodland is within a Kent Wildlife Trust Local Wildlife Site (download the citation and map [from here](#)).

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.

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## Trees

The good quality chestnut will be ready for cutting in approx. 4 - 6 years and would provide a steady supply of firewood, or durable timber for making posts. Chestnut regrows at an incredible rate, and an owner may choose to coppice in a series of 'coupes' which will help retain woodland cover. It is worth noting that Woodlands.co.uk offer £300 towards [a course](#) for a new owner. This would provide the opportunity to learn the skills required to resume coppicing in the future. Other broadleaf species found in the wood include hazel, birch and ash and there are several mature oak standards and hornbeams.

Exmoor Wood has been designated as **Ancient Semi-Natural Woodland (ASNW)** by **Natural England**. This is woodland that has been under constant tree cover since at least 1600AD. It is valued as a rich reserve of biodiversity. There is a draft Management Plan for Newlands Wood (of which Exmoor Wood is a part) – details of this are available upon request.

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## Wildlife

The Woodland Wildlife toolkit suggests the range of bird species including garden warbler, hawfinch, spotted flycatcher, willow warbler, lesser redpoll, lesser spotted woodpecker, tree pipit, marsh tit and woodcock might be present within the woodland.

A new owner could install some bird and bat boxes and build a simple hide to observe which species are present.

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## Features

- An ancient semi-natural mixed woodland within the Kent Downs Area of Outstanding Natural Beauty.
- Good quality chestnut coppice potentially providing a lifetime supply of firewood.
- Some splendid oak standards and mature hornbeam.
- Rustic bench in a small private clearing.
- Bluebells in the Spring.

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## Access, tracks and footpaths

The access is via a single metal gate off Cox Street. A stoned track leads to the ride stop entrance to Exmoor Wood. Here owners are able to drive in and park a car within the wood itself. An owner will be provided with a key for this locked gate.

There are no public footpaths within the wood. [The North Downs Way](#) is accessible approx. 1 mile from the wood.

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## Rights and covenants

The wood is sold with the sporting rights.

The owner of Exmoor Wood will be asked to enter a [covenant](#) to ensure the quiet and peaceful enjoyment of the wood.

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## Activities

A new owner could manage the wood to help diversify the mix of species and age structure of the trees. A nature loving family or individual could also find the wood suitable for occasional private family camping or perfect for wildlife conservation or learning and practicing bushcraft.

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## Local area and history

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This manageably sized woodland is likely to have originally been an oak woodland with hornbeam coppice, converted to mainly sweet chestnut coppice in the late 19th century.

The wood is approx. 1 mile from the Kent Showground, home to the annual [Kent County Show](#). Held in July, this well-established show includes animals, horses, vintage vehicles and retail stands for a celebration of the best in the county. Maidstone is approximately 5 miles south-west of the wood. [The North Downs Way](#) is accessible approx. 1 mile from the wood.

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## How to find this woodland

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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.

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## Directions

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Please note, for satellite navigation, use the post code ME14 3HF. This will take you to within approx. 0.5 miles of the main entrance gates to Newlands Wood (of which Exmoor Wood is a part) as shown by the red dot on the map. Coordinates to the main gates leading to Exmoor Wood (off Court Lane) are: N51.313599, E0.584996. To find the wood follow the instructions below.

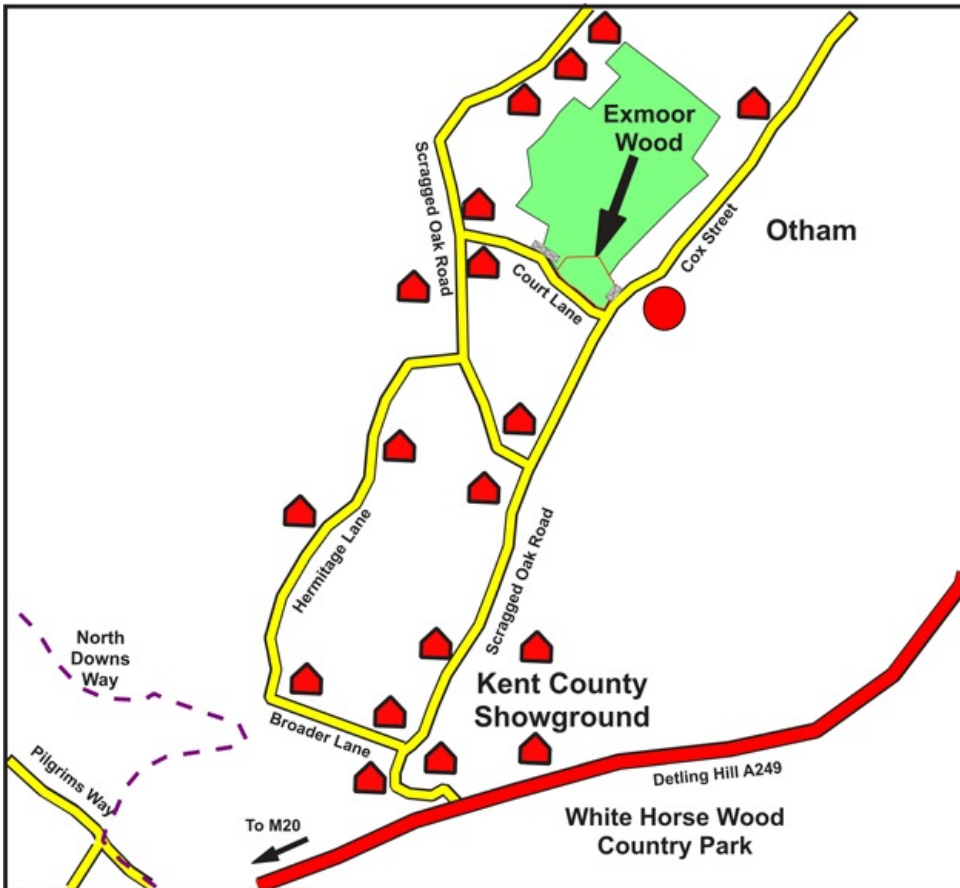
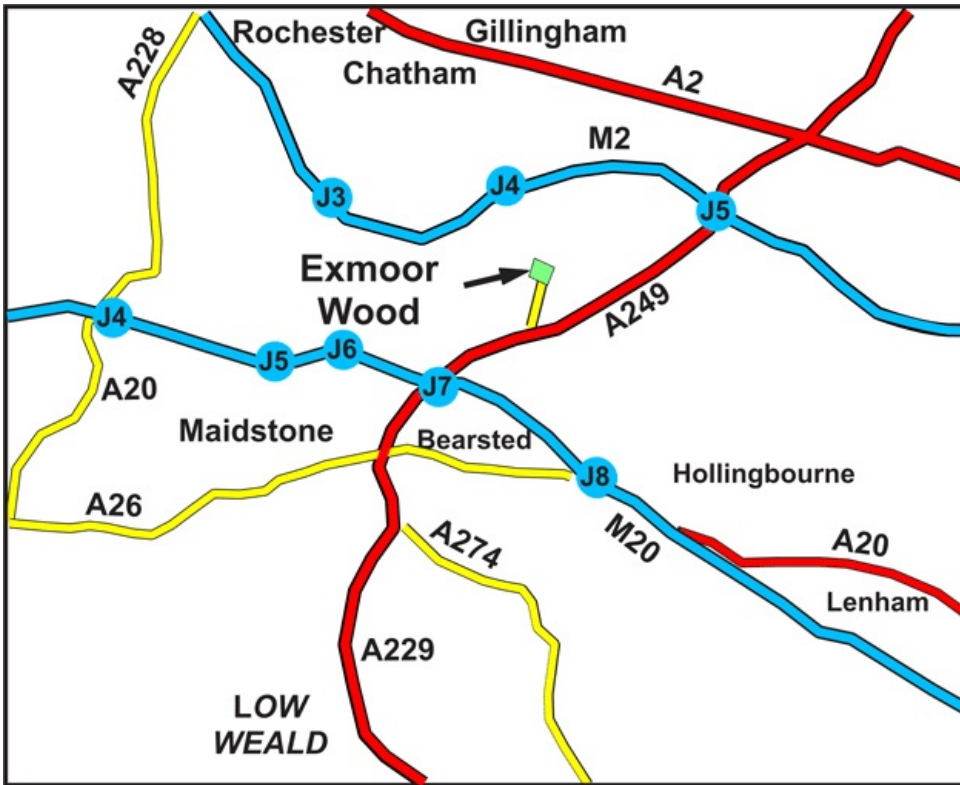
- Leave the M20 at Junction 7 head north on the A249, Detling Hill / Sittingbourne Road.
- Pass under the pedestrian bridge (Jade's Bridge) and after approx. 0.5 mile take the right turn onto Scragged Oak Road.
- Continue for approx. 1 mile (past the Kent Showground) until you reach Court Lane on your left. Continue straight forward on Cox Street for another 250 meters.
- You will reach a metal gate on the left-hand side with a 'Woodlands for Sale' sign on the large oak tree.

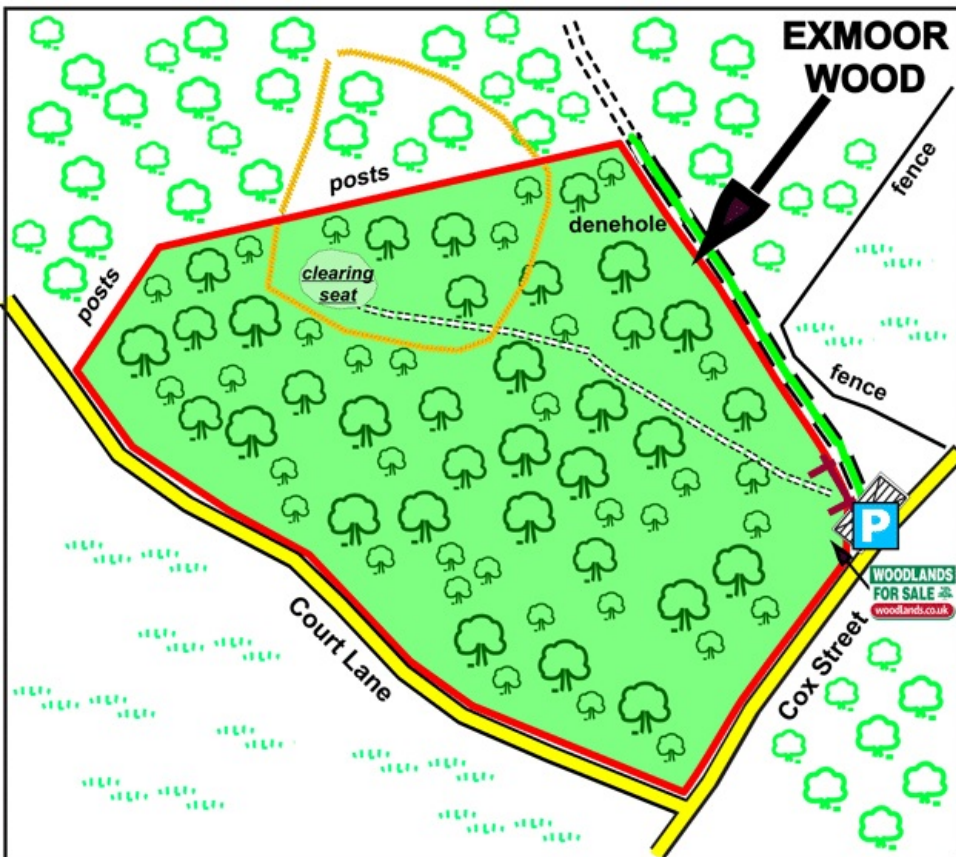
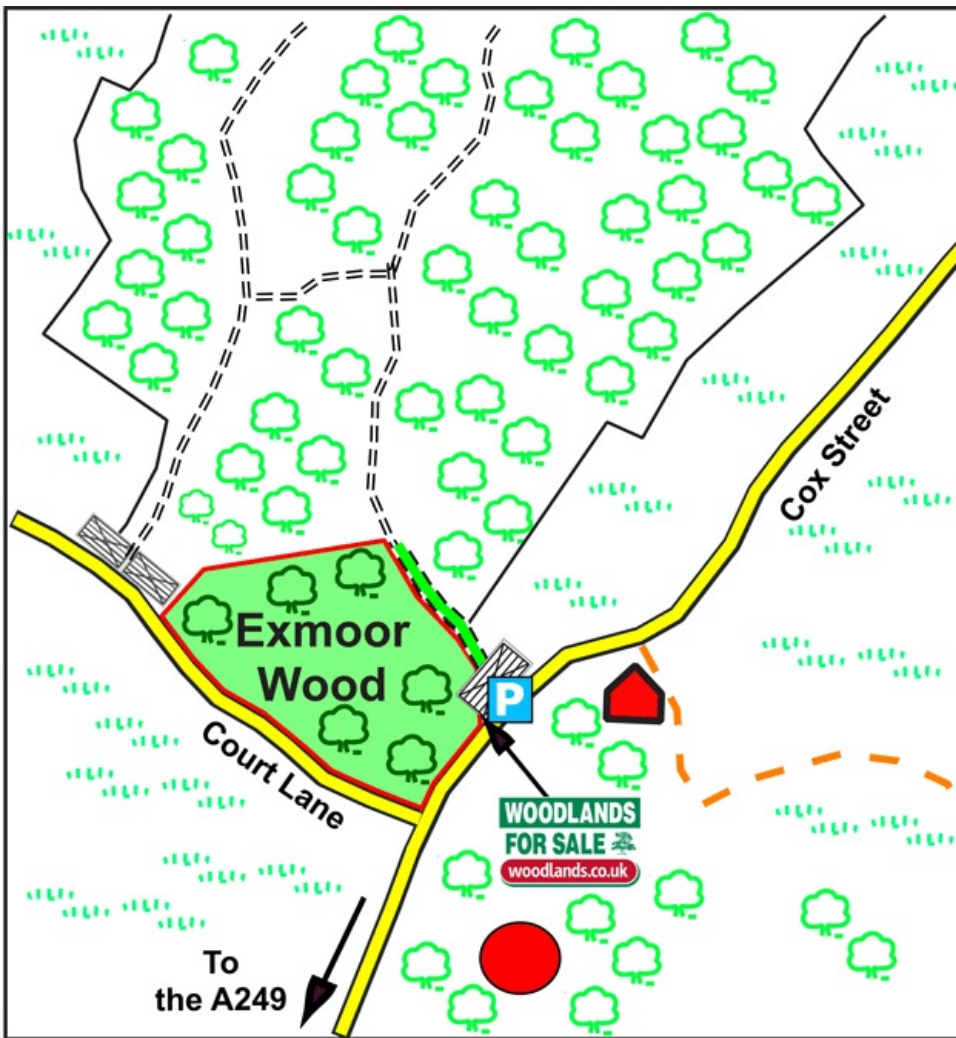
### Once you arrive at the gate:

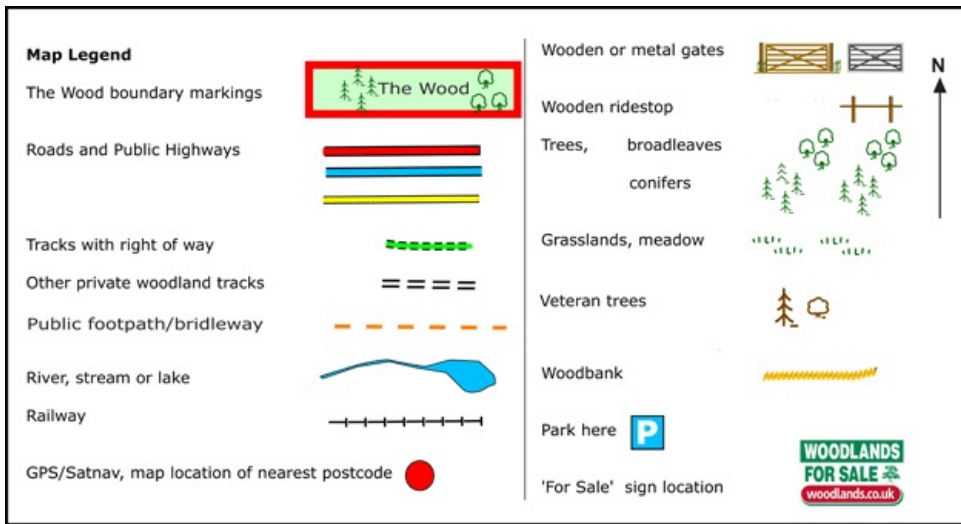
- Park in front of the metal gate and walk round the side of the gate (or carefully over the gate) and up the track.
- The ride stop entrance to Exmoor Wood is on the left-hand side of the main track with its boundaries marked in RED.
- Sat Nav note: The post code ME14 3HF is for the point shown on the location map by the red dot.

**Boundaries:**

The boundaries of the wood are indicated 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.