



FOR SALE BY PRIVATE TREATY

**CHATTENDEN WOODS
LODGE HILL LANE
ROCHESTER
KENT ME3 8NZ**

A ring fenced parcel of mixed broadleaf woodland
Within the Chattenden Woods & Lodge Hill SSSI

Approximately 116.40 acres

GUIDE PRICE: £795,000

(Offers for part will be considered on their merits)

LOCATION

Chattenden Woods is in a rural setting, situated just to the east of the town of Cliffe Woods. The larger towns of Higham, Hoo St Werburgh, Rochester and Gillingham are all within a five mile radius and provide a comprehensive range of facilities and amenities along with national road and rail connections into central London in well under an hour.

Please see the Location Plan overleaf for further information in relation to the property and its surrounding towns and villages.

DESCRIPTION

Chattenden Woods comprises a ring fenced parcel of mixed native broadleaved woodland. The wood extends in total to approximately 116.40 acres. The woodland comprises a variety of natural broadleaved species including chestnut and hornbeam coppice, Oak standards as well as some mature beech and silver birch plantations in places. There are two storage containers that re owned by the Vendor and are included in the sale.

The woodland has some good rides throughout with others in need of general maintenance. The entirety of the woodland is incorporated into the Chattenden Woods & Lodge Hill SSSI and a copy of the Citation is available from the Sellers agents on request. There are no management plans in place and the shooting rights are in hand.

Please see the Boundary Plan opposite identifying the woodland outlined in red.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The Vendor reserves the right to take the property to formal tender, informal tender or auction at a later date. Offers for part will be considered on their merits.

SPORTING RIGHTS

Sporting rights are in hand and will pass with the sale of the freehold. There is a long standing Natural England Consent for a game shoot and this is still running this season (2023/2024). There are release pens on site, some of which are in disrepair.

TOWN AND COUNTRY PLANNING

The property is sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice in force and the purchaser will be deemed to have full knowledge and to satisfy themselves with the provision of any such matter affecting the property.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the boundaries prior to offering. **Please Note:** not all of the boundaries are fenced.

PHOTOGRAPHS

The photographs included in these particulars were taken in July 2023.

SERVICES

As far as we are aware, there are no services connected to the property.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the area of property.

ACCESS

There is both vehicular access (from Lochat Road) or foot access from Lodge Hill Road into the property and it has been confirmed by the Vendor legal access down Lochat Road is in place.

RIGHTS & EASEMENTS

The property is sold subject to all rights and easements currently in place. Our online inspection of the Kent County Council Definitive Rights of Way Map identifies that there are various public rights of way crossing the property. A copy of the footpath plan is available from the selling agents on request.

FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all the boundaries as shown on the Boundary Plan opposite and from the Land Registry documentation available. Office Copy Entries and Title Plans are available from the selling agents on request. **Please Note:** The majority of the boundaries are unfenced.

VIEWING

Strictly by appointment with the agents BTF, Challock Office: 01233 740077 with particulars in hand. We request that all parties wishing to view the property adhere to the most up-to-date Government Guidance regarding travel and social distancing.

WHAT3WORDS

///caused.extremes.winds (Lochat Road entrance)
///greeting.spell.corporate (Lodge Hill foot access)

CLIENT IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

GUIDE PRICE

£795,000

BOUNDARY PLAN



LOCATION PLAN



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.