



FREEHOLD FOR SALE BY PRIVATE TREATY

28.86 Acres (11.68 Hectares)

BERRY COURT WOOD

Chattenden, Kent

Offers Over £130,000 are invited for this property

OS Grid Ref: TQ754737 Lat/Long: 51.435380,0.524602 Nearest Post Code: ME3 8NZ
what3words: rugs.reheat.abundance

Selling Agents

Tustins Chartered Forestry Surveyors
For further information contact Jack Clegg

Find more woodland properties for sale on our website



IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared February 2025.

LOCATION

Berry Court Wood is situated just outside of the village of Chattenden in Kent, 4 miles to the north of Rochester and 35 miles east of central London. All distances are approximate.

DESCRIPTION

Located on the Hoo Peninsula between the rivers Medway and Thames, Berry Court Wood is a rare offering in this part of the world.

An entirely broadleaved woodland, species are predominantly native and include hornbeam, oak, ash and hazel alongside wild cherry, field maple, silver birch and wild service tree.

The wood offers an abundance of firewood grade timber which will derive helpful returns to be reinvested into the wood.

A small pond is located in the northern part of the wood whilst a second, larger pond falling partly within the boundaries of the wood is located in the south-western corner. Both are in need of restoration and will make for an exciting project for a prospective purchaser.

Berry Court Wood is designated as falling within the Great Chattenden Site of Special Scientific Interest (SSSI). Further, the wood is designated as Ancient and Semi Natural Wood (ASNW) meaning trees have been growing there continuously since before 1600 AD.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are retained by a previous owner.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for the purposes of moving timber and underwood over the route shown with a broken brown line and marked AB on the sale plan, subject to previous Notice of Intention to exercise such right together with a statement of the period required for use.

The woodland is also sold with the benefit of a right of way for timber extraction over the route CD shown with a broken brown line on the sale plan.

The woodland is sold subject to a right of way on foot only in favour of a neighbouring landowner over the route EF shown with a broken blue line on the sale plan.

V.A.T.

The sale of the woodland is not subject to VAT.

MANAGEMENT

Berry Court Wood is managed by Maydencroft Ltd (Maydencroft Manor, Gosmore, Hitchin, Hertfordshire, SG4 7QA). Their Cora Pfarre will be pleased to discuss future management with prospective purchasers. Cora can be contacted on 0800 157 7707.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to the Mineral reservation.

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

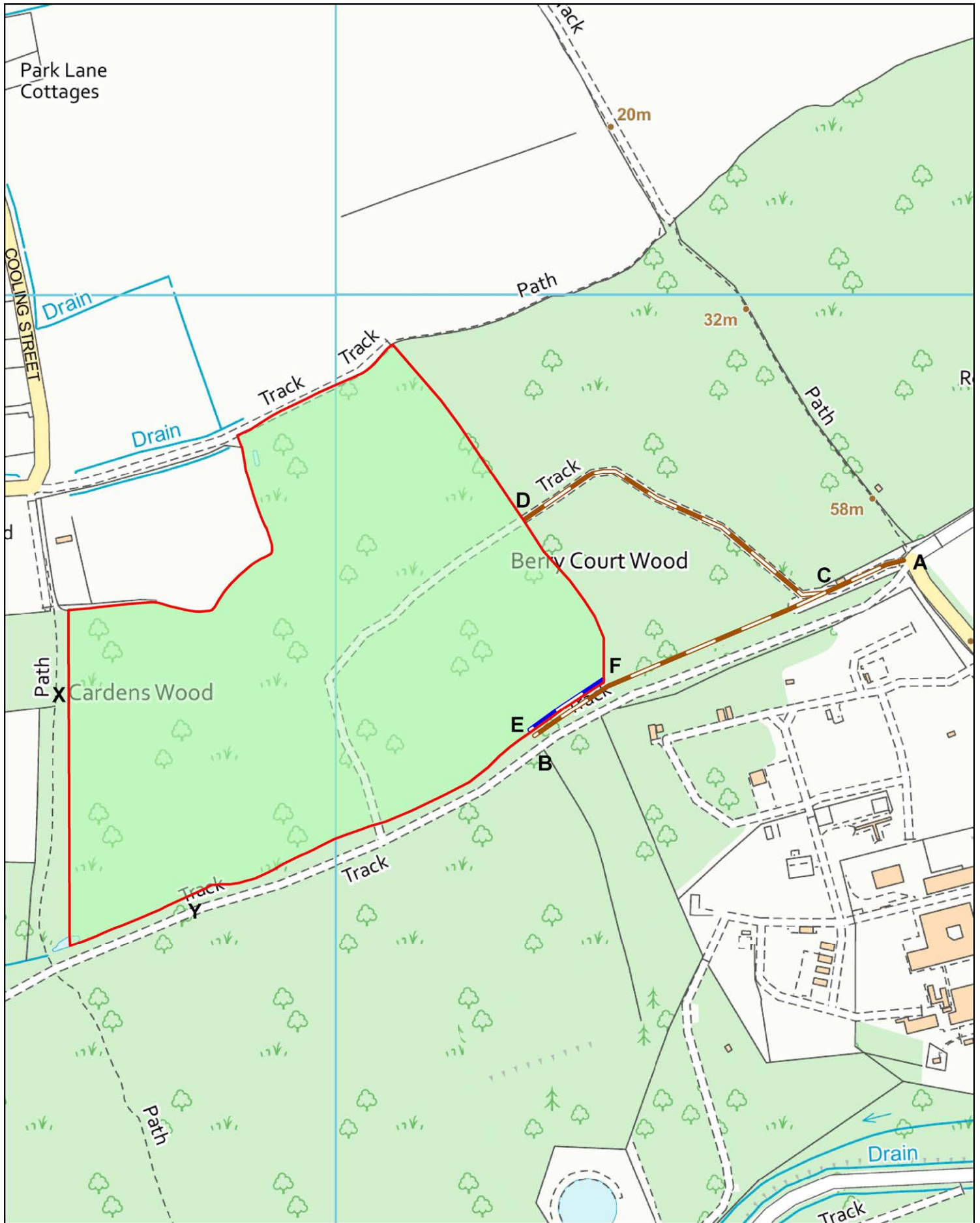
We would advise viewings are carried out on foot, parking to the east of point A and accessing the wood via points X or Y. These points are located off footpaths along the southern or western boundaries.

METHOD OF SALE

Berry Court Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk



Berry Court Wood

Location TQ 751 737

Scale 1:4,000 @ A4

Drawing No. Y24425-01

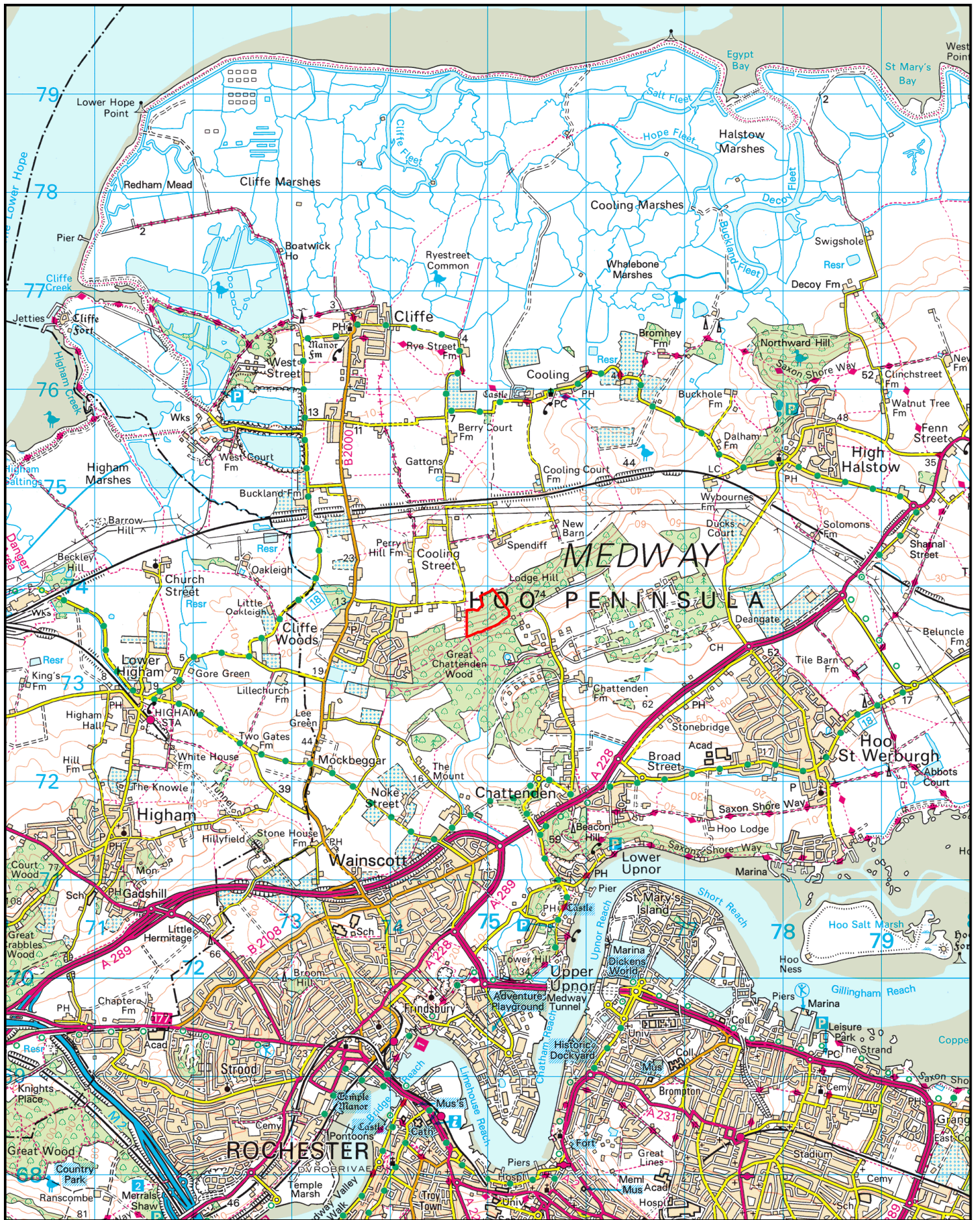
Date 24.02.25



Tustins

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO
 ©Crown Copyright
 Licence No. VA 100033416



Berry Court Wood

Location TQ 751 737
 Scale 1:50,000 @ A4
 Drawing No. Y24425-02
 Date 24.02.25



Tustins

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO
 ©Crown Copyright
 Licence No. VA 100033416

BERRY COURT WOOD

Chattenden, Kent



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 info@tustins.co.uk

Unit 2, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

www.tustins.co.uk