



WOODLAND FOR RENT - approx. 6.70 ACRES (2.71 HA)

77 Bexley Road
London
SE9 2PE

FOR RENT ONLY - £ POA

EDUCATIONAL USE

SITUATION

The woodland lies within Greenwich Borough 0.4 miles south of Falconwood Train Station, roughly 0.85 miles east of Eltham Train Station. The site is situated on Bexley Road, which runs along the southern boundary and immediately west of Stationers' Crown Woods Academy.

DESCRIPTION

The woodland forms part of a larger site that continues to the west and contains a selection of commercial and educational buildings. These are not included.

The northern boundary runs along Gravel Pit Lane while the eastern boundary adjoins Stationers' Crown Woods Academy. Access to the woodland is off Bexley Road which runs along the southern boundary. The parcel of woodland has a wide selection of tree species with a number of specimen trees and provides an area of rich biodiversity within a built up environment. There are a number of ponds within the woodland providing further habitats for bird, insect and amphibious life. This property was previously used as part of an educational facility. The woodland is classed as low priority habitat, deciduous woodland. The site is not within the Greenbelt or in any AONBs.

TENURE AND POSSESSION

The parcel of woodland is only offered for rent, terms and pricing on application.

SERVICES

Currently there are no services to the woodland. It is understood that water and electricity are supplied to the buildings on the western boundary and a gas line runs under the property. Connection to these services would be at the tenant's expense.

LOCAL AUTHORITY

Greenwich Borough Council – (020 8854 8888)

RIGHTS OF WAY AND WAYLEAVES

The land is let subject to and with benefit of all existing rights of way whether public or private including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not. There are no public rights of way through the woodland.

SPORTING, TIMBER AND MINERAL RIGHTS

All rights belong to the Freeholder and under no circumstances is felling or extraction permitted unless with prior approval or part of a pre agreed tree management plan.

PLAN

The plan is for identification purposes only. The boundaries of the woodland plot are fenced however this is in poor repair.

HEALTH & SAFETY

Due care and attention must be taken when walking through this parcel due to the ponds and uneven ground.

DIRECTIONS

From the west, when proceeding along Bexley Road the woodland can be seen on the left hand side 350m after the Glesk Road junction until the entrance to Stationers' Crown Woods Academy.

VIEWING

Strictly by prior appointment with the agents RH & RW Clutton

[The Code for Leasing Business Premises in England & Wales](#)

The letting agent refers prospective tenants to The Code for Leasing Business Premises in England & Wales which recommends professional advice is sought before agreeing a business tenancy.

Details available from: www.lettingbusinesspremises.co.uk

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