

# WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## Hazelshaw Spring Chapelton, South Yorkshire. 3.15 acres of mature mixed woodland for £24,000 (freehold)

An attractive bank of conifers with a generous broadleaf content and good access midway between Sheffield and the Peak District National Park.

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## Hazelshaw Spring, Chapeltown, South Yorkshire



### Description

Hazelshaw Spring lies at the northeast corner of a larger gated woodland with excellent external links via junction 36 of the M1 which is just three miles away. The Peak District National Park is eight miles to the west and Sheffield is a similar distance to the south.

The wood is predominantly north-facing with near level ground on the upper south side giving way to intermediate slopes further down towards a stream just outside the north boundary.

The upper southern edge is dominated by some strong-growing pine intermixed with a fair proportion of good form beech. Further down the slope this gives way to a stand of Norway spruce overlooking the stream. Other minor species present include birch, oak and holly.

The woodland floor is by and large clear of entangling vegetation making for easy access and management, whilst the hard track on the south edge which links with unsurfaced tracks will facilitate timber extraction.

The wood is designated as a Plantation on an Ancient Woodland Site suggesting at least 400 years of woodland cover, which explains the varied ground flora and range of woodland songbirds present, along with woodpeckers, buzzards, badgers and foxes.

The mix of conifer and broadleaf along with good volumes of timber gives the incoming woodsman (or woman!) plenty of options for selective thinning and shaping the wood's future character.

### If It Were Mine

A little harvesting is definitely in prospect, with the conifers able to produce small quantities of millwood and the beech producing some quality firewood. My preference would be to favour the hardwoods which could progressively become dominant as the wood matures.



### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Locators

OS Landranger map: Sheet 110.

National Grid Ref:

- Access point **A**: SK 329 966.

- Centre of wood: SK 327 967.

Nearest postcode: S35 1WN.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### Directions & Access

- From J36 of the M1 head southwest on the A61, also called Westwood New Road.
- After a mile cross straight over the first roundabout and continue on the A61 for a further 1½ miles passing the junction (by a garage) for the A629 on your right.
- Keep south on the A61 for a further 300 metres and you will see a Woods4sale sign in a tree on your right.
- Turn first right after the sign into a private drive (about 200 metres after the sign). Immediately after entering park on an area of hard-standing on your left (point **A** on the plan) and walk from this point.
- The entrance to the wood is via the locked gate opposite (with a small For Sale sign).
- Walk north up the forest track for 200 metres to a left hand bend (**B**).
- Hazelshaw Spring is now straight ahead of you.

**Please note we do not give out keys for viewing. Purchasers will be given keys for vehicular access on completion of purchase.**

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### Boundaries

- The north boundary (**DE**) is the line of a derelict fence just short of the stream.
- The northeast boundary (**EF**) is the roadside verge.
- The south boundary (**FB**) is the line of the footpath and (**BC**) the south side of the stone track.
- The west boundary (**CD**) is the east side of an unsurfaced ride marked by red-topped posts.

### Sporting Rights

The sporting rights are included and are not let.

### Mineral Rights

The mineral rights are included except where reserved by statute.

### Rights Of Way

- There is a right of access for all purposes over the track **AB**.
- A right of access is reserved to others over the track **BC**.
- Maintenance of all shared tracks is according to use.
- A public footpath runs along the south side of the wood **FBC**.

### Fencing Liabilities

There are no known fencing obligations.

### Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

- (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
- (ii) use the Property as a commercial campsite; or

- (iii) unreasonably damage the said tracks.
  - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

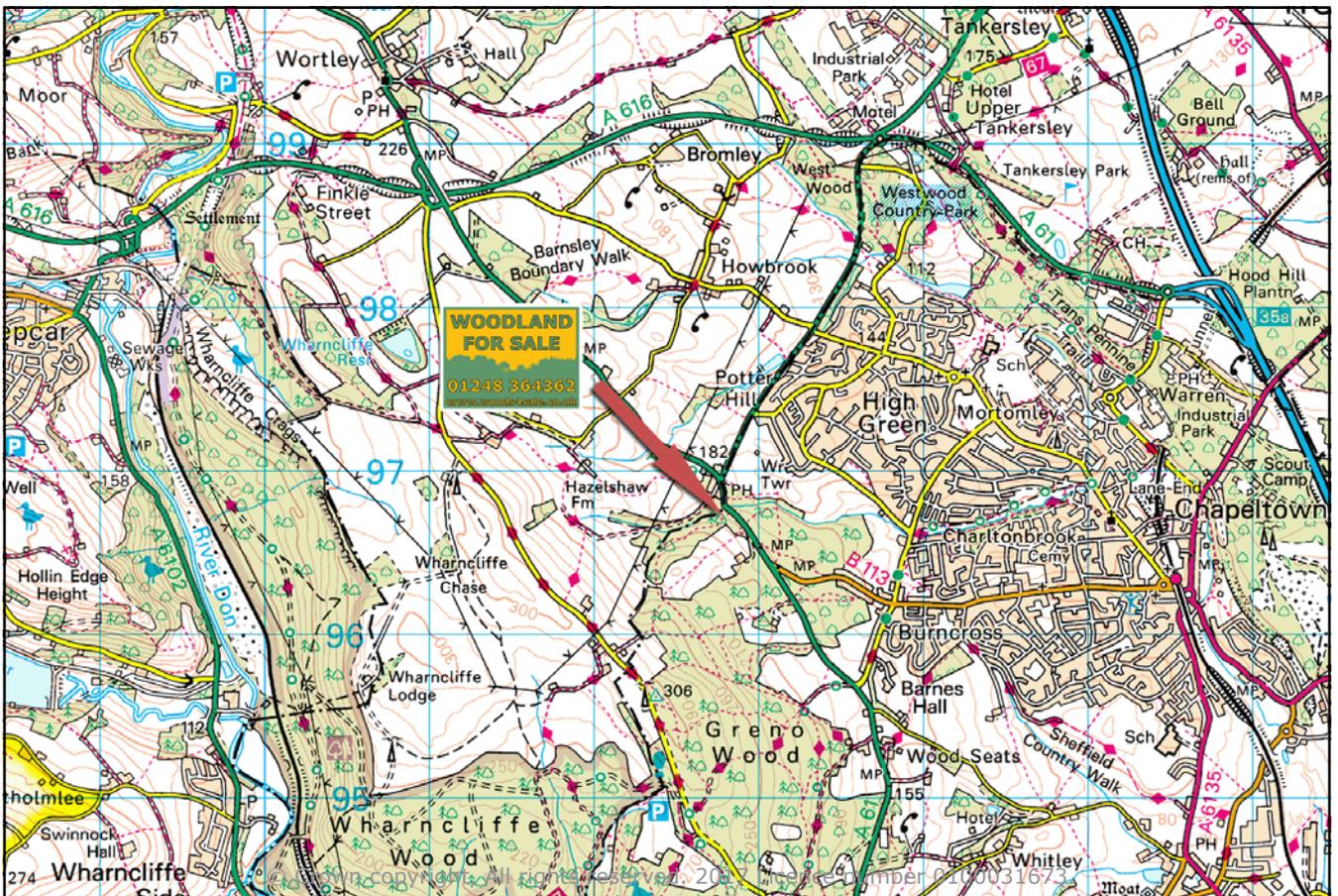
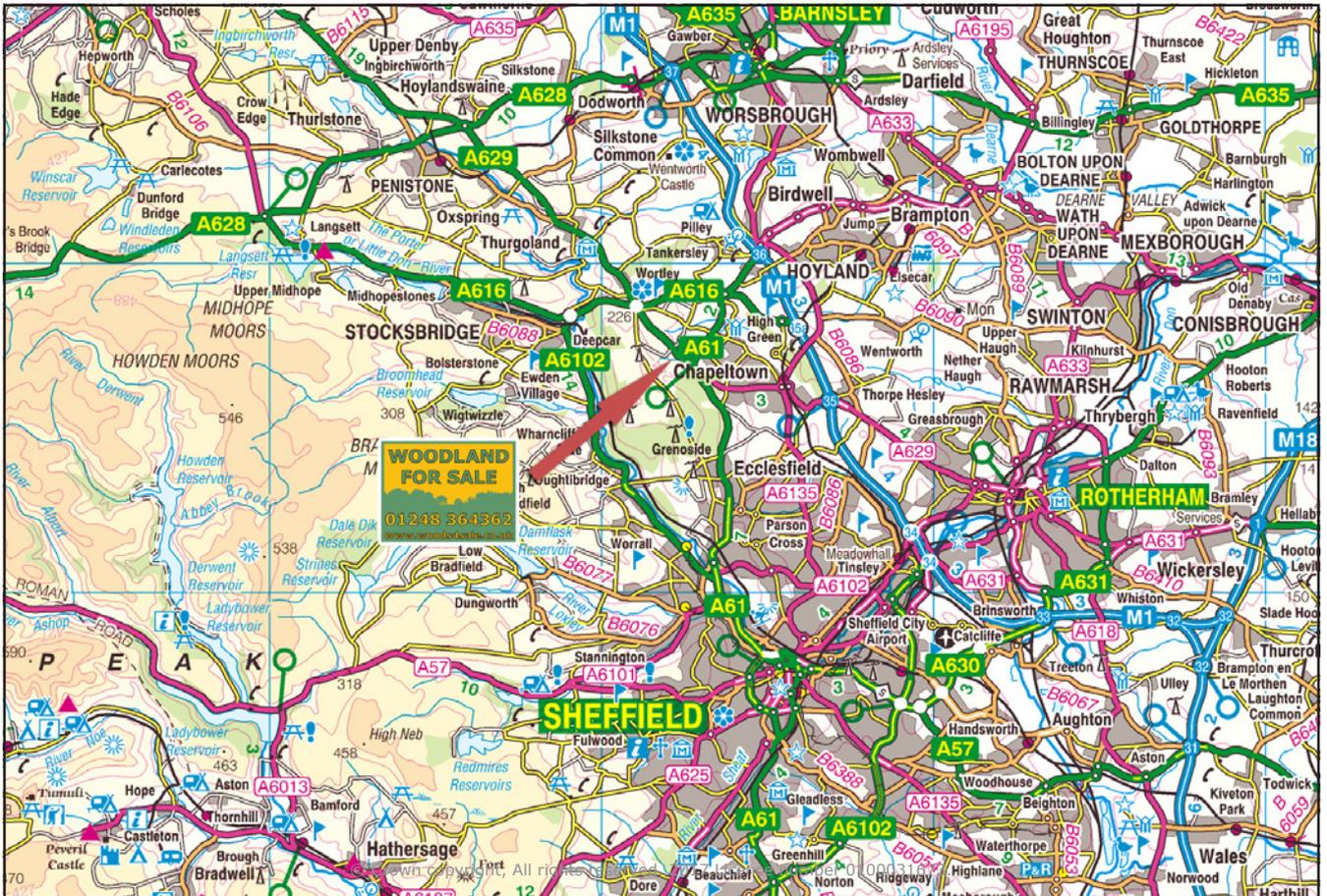
### Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

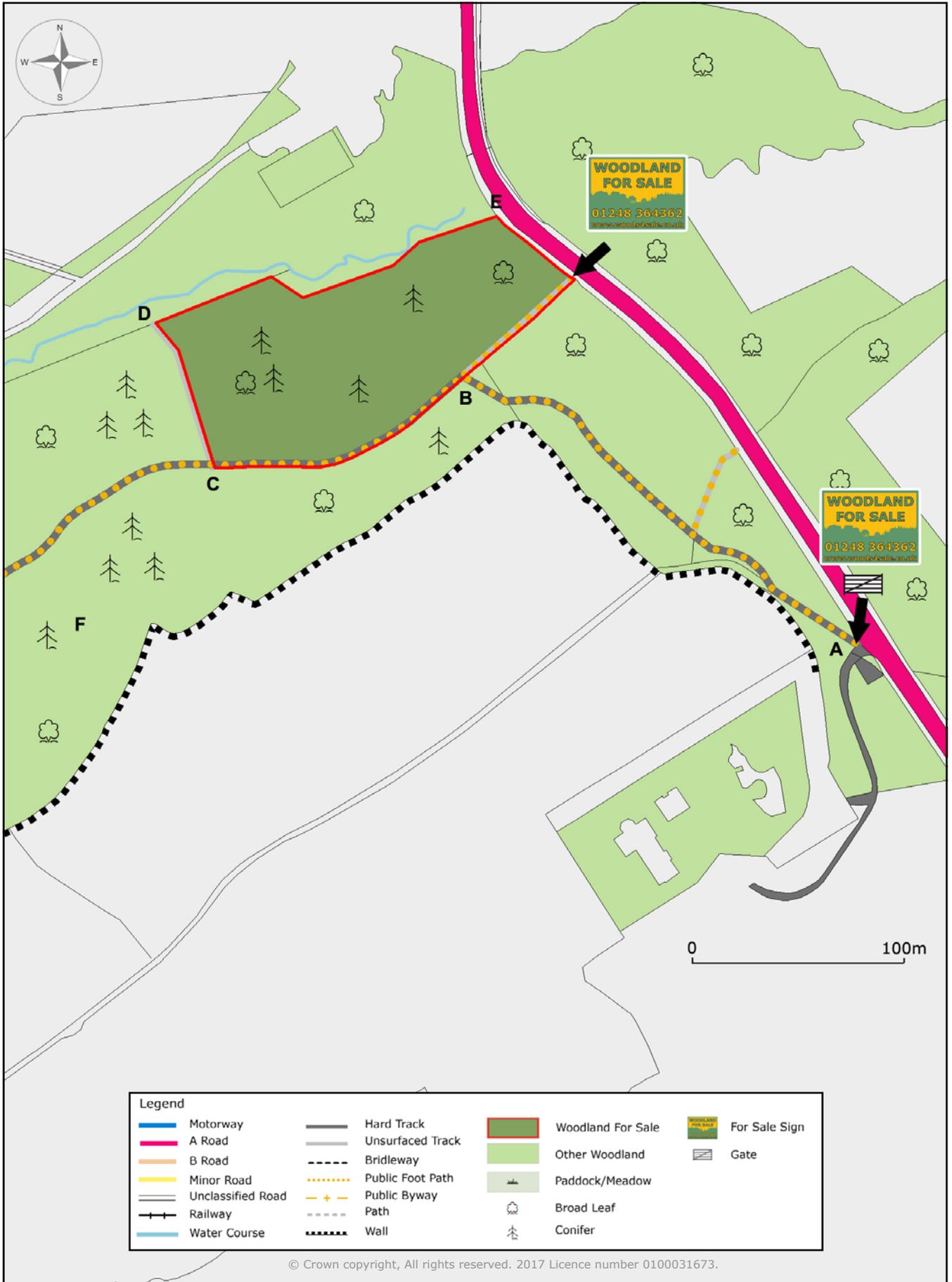
### Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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