

# 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.



## Highfield Wood Chapelton, South Yorkshire. 3.6 acres of conifer and mixed broadleaf woodland for £29,000 (freehold)

A well-managed stand of maturing mixed species on gentle slopes enjoying vehicular access and a fine outlook, midway between Sheffield and the Peak District National Park.

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## Highfield Wood, Chapeltown, South Yorkshire



### Description

Highfield Wood lies on the south side of a private gated forest. The Peak District National Park is eight miles to the west and Sheffield is a similar distance to the south. External access links are excellent with junction 26 of the M1 just three miles away. Internally, a stone track which is readily negotiated by 4x4 (and with care by car) leads all the way to the property.

The majority of the wood occupies very gentle slopes. The aspect to the south is across open farmland, with woodland to other compass points. The entire property is designated as a Plantation on Ancient Woodland Site suggesting at least 400 years of woodland cover and consequently it supports a richer habitat than more recently established woodland. This is reflected in the ground flora and the variety of woodland songbirds present, along with woodpeckers, buzzards, badgers and foxes.

The majority of the wood is comprised of a quality mixture of maturing Scots pine, Norway spruce and some European larch. The field edge is trimmed with mature beech and oak. There are also some oak, beech, birch and sycamore within the conifers along with a few holly and hazel bushes. There is a small amount of blackberry but the woodland floor is largely clear of invasive vegetation and supports a healthy number of bluebells with scattered fern and occasional soft grasses, giving easy pedestrian access across the site.

The gentle uncluttered forest floor offers very good internal access, both for recreation and woodland management. The current owner has put this to good effect through a light-touch programme of thinning, with consequent benefits to the quality of the retained stems. Highfield will no doubt continue to yield a steady stream of firewood and also has the potential to produce some quality saw-logs for the

market or on-site processing.

This productive wood enjoys easy access, easy terrain and is easy on the eye – in my view one of the nicest parcels from this location.

### If It Were Mine

I would continue the light-touch thinning regime, favouring any hardwoods so as to steer the wood towards a more mixed species composition. A hard spur track leading in from the north edge would improve vehicular access into the wood in winter.

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

### 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 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 the drive there is an area of hard-standing on your left.

Please park on the hard-standing 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 (**B**) and then turn left, following the track for a further 150m until you see a blue-topped post on your left (**C**).

Highfield Wood is on your left after this point.

### Locators

OS Landranger map: Sheet 110.

National Grid Ref:

- Viewer parking: SK 329 966.

## Highfield Wood, Chapeltown, South Yorkshire



- Centre of wood: SK 326 965.  
Nearest postcode: S35 1WN.

### Boundaries

The north boundary (**CF**) is the south side of the hard track.

The east boundary (**CD**) is marked by a line of blue-topped posts.

The southeast boundary (**DE**) is the field-edge stone wall.

The west boundary (**EF**) is marked by yellow-topped posts on the east edge of the forest ride.

### 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 route **ABCF**.

Maintenance of shared tracks is according to use.

### 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.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### Viewing

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

### 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).

### How to Buy this Woodland

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.



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