

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

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



Abney Wood

10.84 acres of mixed broadleaves and pine at Broughton, near to Scunthorpe in Lincolnshire for £69,000 (freehold)

An attractive woodland with trees at various ages offering timber and amenity potential.

SALED

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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Abney Wood, Broughton, Lincolnshire



Description

Abney Wood is a parcel of broadleaved woodland set within a larger forested area at Broughton near to Scunthorpe and a few minutes' drive from the M180.

Your approach to the wood is from a B road which will take you a short way along a private road with Abney Wood on your right. The entrance is via a locked swinging barrier that leads to a shared track for woodland beyond.

The wood has two distinct characters; the north half is pole stage ash and sycamore with large standards throughout, this section is suitable for thinning the trees, taking the density of numbers down and encouraging those remaining to grow further. The southern half is a delightful mix of pine and mature broadleaves, notably beech and sycamore. Hazel and birch are also found in good numbers.

The woodland is generally level but for a gentle valley where a seasonal stream resides in all but the driest of weather. The fertile soil hosts abundant ground flora including primroses, violets, early purple orchid and red campion, followed by dog's mercury and the odd fern here and there.

There are old extraction rides that are grassed over, but would provide an easy route into the wood for vehicles. The ground is free draining for the most part as there is a layer of limestone a metre below the surface.

Abney Wood presents the opportunity to produce some very good-sized firewood that would be easy to harvest and process. There is also evidence of previous hazel coppicing which the present owners have begun to re-establish, providing local hedge layers with stakes and binders. The density of the trees and seclusion makes the wood a super place to create a camping spot and spend the weekend



working the trees.

If It Were Mine

I would seasonally thin the pole stage broadleaves from the inside out leaving a dense 10 metre perimeter. I would create an area in the centre to work from and maintain a track that meanders through the trees.

Please remember some management operations require approval and/or a licence.

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.

Nearest Postcode

DN20 0BQ (This is for the local area, not specific to the woodland).

What3Words

Entrance: ///pans.crouches.snooty

Ordnance Survey Grid References

OS Landranger Series Sheet No: 112

- Roadside gate: SE 952 099
- Centre of wood: SE 953 099

Directions & Access

- Approaching from the east along the M180 take the exit at junction 4.
- Head north on the A15 to the next roundabout and

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take the second exit north along the minor road, Ermine Street signposted to Broughton.

- At the mini roundabout take the first exit left heading north on Appleby Lane (B1207).
- After about one mile turn left down a private track immediately before our Woods4Sale sign (point **A** on the plan below). This is the start of the wood on the right.
- After about 250 metres there is a layby on the right with a galvanised barrier gate (point **B**).
- This is the shared entrance to the wood. Park here and continue on foot (sorry, we do not provide keys for viewings.)

Boundaries

- The west boundary is offset from the outside edge of the soft track marked by wooden stakes with red painted tops – the nearest tree is also marked with paint.
- The north boundary is marked with blue paint on wooden stakes and trees.
- The east boundary is unmarked and is along the road assumed to be set back from the edge of the road.
- The south boundary is unmarked outside edge to the private track.

Sporting Rights

The sporting rights are owned and included in the sale.

Mineral Rights

The mineral rights are reserved to a previous owner.

Rights Of Way

- There are no public rights of way inside this wood.
- A right of way is reserved over the route **ABC** for the benefit of the land beyond.
- A shared maintenance clause covers all the rights of way with liability 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
 - (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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

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- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then 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

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

Abney Wood, Broughton, Lincolnshire



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Legend

Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		