

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.



Archway Wood

Edwinstowe, Nottinghamshire. 3.11 acres of mixed
riverside broadleaves for £28,000 (freehold)

A high amenity woodland in a delightful rural location within Sherwood Forest.

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Archway Wood, Edwinstowe, Nottinghamshire



Description

Archway Wood sits in a delightful location on the banks of the River Maun in a rural landscape of wood, hedgerow and field in the heart of Sherwood Forest just outside the historic village of Edwinstowe (reputedly where Robin Hood married Maid Marion).

The wood has a robust and diverse species mix. It is dominated by oak and silver birch, but you will also find beech, rowan, cherry, poplar, sweet chestnut, willow, holly and hazel. Many of the trees are open-grown resulting in stems with full crowns. This wider spacing also allows plenty of dappled sunlight to the floor giving the wood a generally light and airy feeling.

Aside from the banks dipping down to the river, the wood is generally level and well-drained giving easy pedestrian access throughout. The south side of the wood incorporates the bed of the adjacent River Maun. This clean peaceful river has an abundance of wildlife. Kingfishers, roe deer, hares and woodland songsters are all found here.

Full vehicular access into the wood from the northwest has recently been formalised promising easy management operations and extraction of woodland produce.

Agent's Note

A public bridleway (which is a popular walking route) runs inside the north edge of Archway Wood. The presence of other paths and lack of signage within the wood means that users do not always remain on the public path. This is reflected in the competitive ticket price.

If It Were Mine

There is a small grassy area within the wood overlooking the river. Pitch your tent and get out the

BBQ – you certainly won't be the first owner to do so!

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

NG21 9RY (This is for the local area, not specific to the woodland).

What3Words

- Roadside access (X): ///daytime.sleepless.educated
- Centre of wood: ///adopt.beyond.arise

Ordnance Survey Grid References

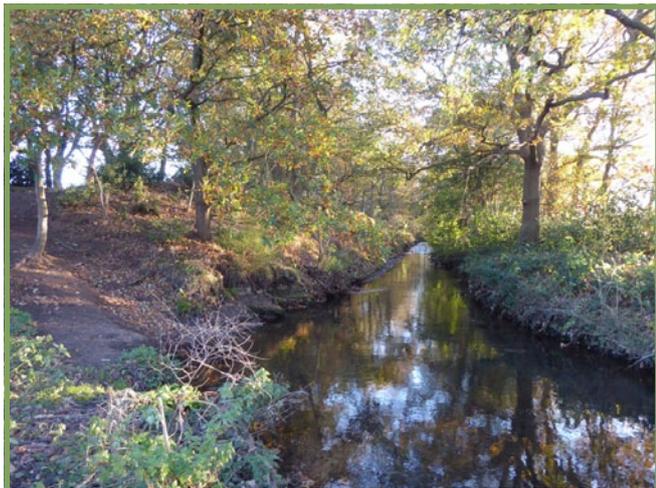
OS Landranger Series Sheet No: 120

- Roadside access (X): SK 605 663
- Centre of wood: SK 611 658

Directions & Access

- Edwinstowe is about 5 miles northeast of Mansfield.
- Head west out of Edwinstowe on the A6075 (Mansfield Road) for ¾ mile until you see a tarmac track off to your left near the west end of the roadside woodland (X on the plan).
- Please park clear of all gateways and continue from here on foot.
- Head south down the tarmac track for 650 metres

Archway Wood, Edwinstowe, Nottinghamshire



until you see a gate on your left (100 metres after Archway House) leading into a field (**Y**).

- The track east across this field (**YWA**) is the formal right of access to Archway Wood, but pedestrian access is easier if you continue a further 100 metres down the track to the bridge (**Z**) and then walk east on the public riverside footpath for 100 metres to enter the wood at **A**.

Boundaries

- The north boundary (**AB**) is the field edge.
- The east boundary (**BC**) is about 100 metres from the east end of the wider woodland.
- The south boundary (**CD**) is the south bank of the river.
- The west boundary is near a right of way marker at the edge of the wood.

Sporting Rights

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

Mineral Rights

The mineral rights are reserved to a previous owner.

Rights Of Way

- There is a right of way at all times for all purposes over the route **XYWA**.
- A maintenance clause covers all shared rights of way with liability according to use.
- A public bridleway runs just inside the north boundary of the wood.

Fencing Liabilities

According to a conveyance from 1973 there is an obligation to fence the north boundary. There is currently no fence, and the adjacent field is arable. The vendor has never been asked to fence this boundary.

Tree Preservation Order

The woodland is covered by a Tree Preservation Order. This does not prevent normal woodland management operations, but agreement should first be obtained from the local Tree Officer.

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):

- 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. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

Archway Wood, Edwinstowe, Nottinghamshire



Contact

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

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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		