

# 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.



## Back Lane Wood

Datchworth, near Knebworth, Hertfordshire. Approx. 19 acres of lovely mixed woodland with ponds for £135,000 (leasehold)

A wonderful woodland of red oak, hornbeam and Lawson cypress with a number of seasonal ponds and historical features, 30 miles from central London.

## Back Lane Wood, Knebworth, Hertfordshire



### Description

Back Lane Wood is located a short distance southeast from the village of Knebworth in semi-rural Hertfordshire and adjacent to a hard surfaced track, known as Back Lane.

Defined as a Plantation on Ancient Woodland Site (PAWS), the wood is encompassed by open farmland and is mostly on gently sloping chalky loamy soils with a mature canopy of predominantly red oak and hornbeam. Other species further adding to the diversity of this wonderful place include cherry, ash, Lawson cypress with occasional Douglas fir and Scots pine. The lush shrub layer below comprises birch, holly, hazel and regenerating ash thickets. Come spring, the ground layer is awash with bluebells (an Ancient Woodland indicator), orchid, primrose and wood millet.

A number of woodland mammals take sanctuary amongst the trees, such as muntjac deer, fox, badger and hare. Feathered visitors include meadow pipit, little owl, cuckoo and many harmonious songsters.

In various parts of the woodland there are ancient hollows and earthworks. These are not recorded as ancient monuments but will most certainly be of historic importance.

At the southern end is a long ditch, joining one of a few seasonal ponds on the very southern tip to the deepest of the hollows in the southeast corner. This forms part of a soak-away system that the Water Authority uses during periodic but infrequent maintenance operations. We believe the current owner has only known it used once in the last 8 years.

Back Lane Wood benefits from internal access along a soft track accessible with a four-wheel drive vehicle. The woodland is on a 999-year lease dating from 1948. The annual rent is fixed at £1.99.

### If It Were Mine

I would certainly enjoy one of the many locations looking out to rural Hertfordshire for a night or two camping with my family. There would be some consideration to upgrading the soft track. Some hornbeam fuel would most likely be gathered for the log burner at home.

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.**

### Locators

OS Landranger Series Sheet No: 166

Ordnance Survey Grid References:

- Roadside gate (Back Lane, point **X** on the plan): TL 272 183

- Centre of wood: TL 278 178

Nearest postcode: SG3 6RU

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 Junction 6 on the A1(M); follow signs for the B197 in the direction of Knebworth.
- After 2 miles you will come into the village of Woolmer Green.
- Once in the village, turn right onto Mardleybury

## Back Lane Wood, Knebworth, Hertfordshire



Road signed for Datchworth and Watton, opposite the Chequers Inn pub.

- Continue for 1 mile towards Datchworth Green, passing The Tilbury pub on the left.
- After 300 metres turn right at the triangular patch of grass almost opposite Hawkins Hall Lane (point **X** on the plan below).
- Continue along the track (also known as Back Lane) for 600 metres and you will arrive at the woodland on the left (point **A**), indicated by our Woods4Sale sign on a tree.

### Boundaries

- The northern and western boundaries are agricultural fences.
- The southern and eastern boundaries are indicated by regular fence posts without any metalwork attached.

### Sporting Rights

The sporting rights are reserved to the lessor, but the lessee is able to shoot deer, pigeons, rabbits, squirrels, rooks and crows.

### Mineral Rights

The lessee has a right to extract sand or gravel for road and track maintenance.

### Rights Of Way

- There is a right of way for the woodland along Back Lane. The liability for maintenance and repair is by user of one third of the cost.
- There are no public rights of way in the woodland.

### Fencing Liabilities

There are no known fencing obligations.

### 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.

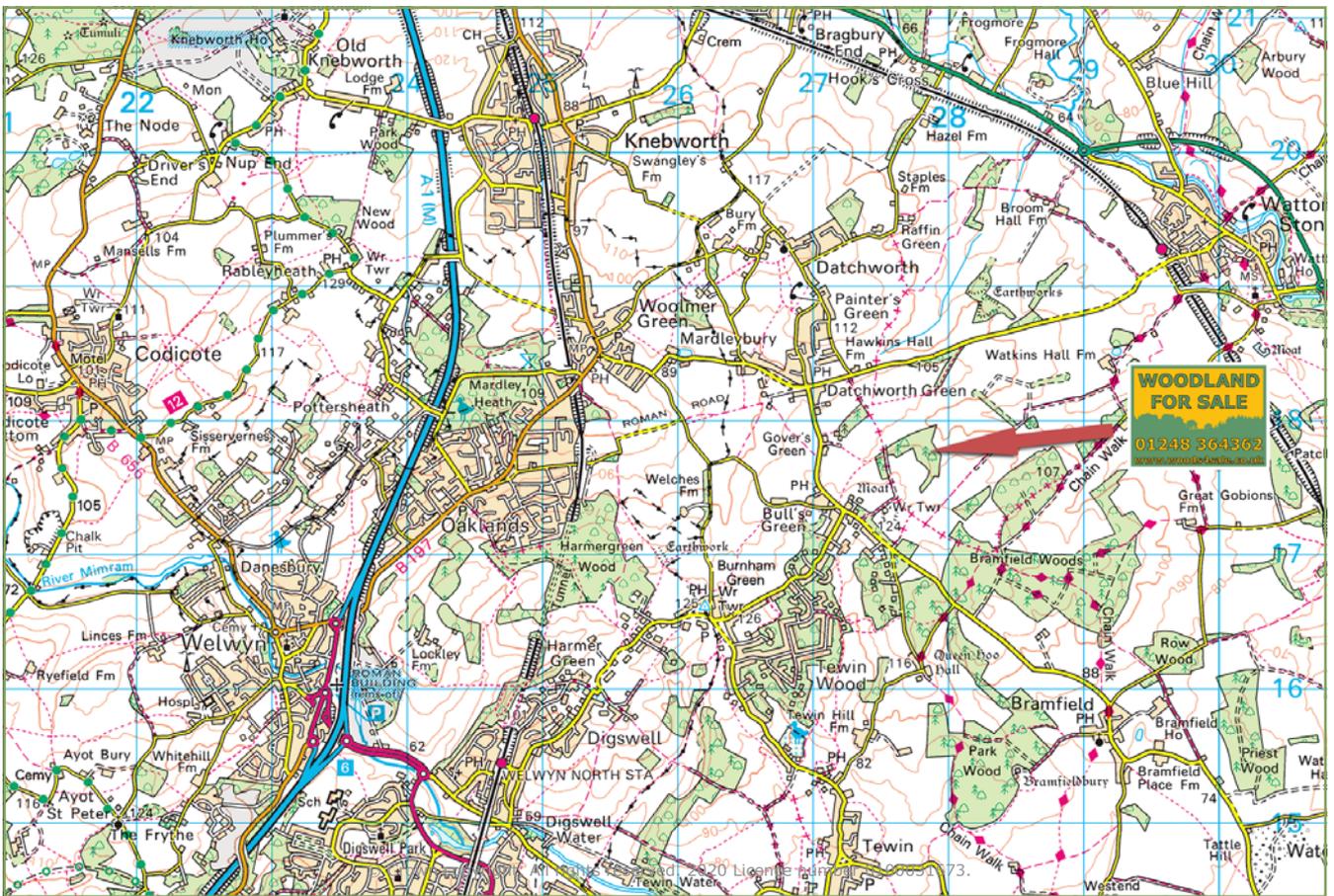
### Note

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).

# Back Lane Wood, Knebworth, Hertfordshire



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