

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.



## **Badger Wood** **Thorpe Salvin, near Sheffield.** **approximately 8.5 acres beech woodland** **for £72,000 (freehold)**

Superb semi-mature beech woodland, a flat site with good access in a peaceful location. The woodland is off a quiet country lane, 2 miles from the M1 motorway and 10 miles from Sheffield and includes full sporting rights.

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## Badger Wood, Thorpe Salvin, South Yorkshire



### Description

Badger Wood forms part of an Ancient Woodland which was replanted about 50 years ago. Planted with predominantly beech, the trees are growing well on the fertile magnesium limestone soils. The trees are dense in number with both ash and sycamore scattered throughout this rich and vibrant site.

The land is completely flat apart from a few depressions in the ground where it is presumed stone was once extracted to build the walls that make up the wider boundaries. There is excellent access off the quiet lane, through a locked gate and along a hard surfaced track. To the south there is woodland, to the north beyond the stone wall there are agricultural fields and a peaceful country road lies to the west.

The woodland has a rich biodiversity; a chance hare or mouse can be seen, along with numerous birds including the grey partridge, woodcock, woodpecker, tree sparrow, buzzard and even a shy goshawk. In spring the ground is covered in a carpet of bluebells, at other times of the year the ground below is clear and easy to walk through as the beech tree canopy restricts most other vegetation.

The woodland is situated 2 miles from the M1 motorway and 10 miles from Sheffield and is a beautiful example of a typical English beech wood. The purchase of this wood presents the opportunity to harvest a substantial amount of firewood and is a stunning setting for camping weekends under the stars.

A woodland such as this offers a wealth of opportunity; the current owners have been carefully working to extract some woodfuel and carrying out woodland crafts. Such an interesting, well-located property as this is a real gem.

### If It Were Mine

The beech would benefit from a 30% thinning to allow the remaining trees to put on more diameter. This should be done to favour the best quality trees whilst keeping a close eye on the squirrel population.

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: 120

Ordnance Survey Grid References:

- Roadside gate: SK 512 807

- Centre of wood: SK 511 808

Nearest postcode: S80 3JR

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 the M1 junction 31, take the A57 in the direction of Worksop. After 1 mile go straight through the traffic lights.
- After another mile enter the village of Anston. Just as you enter the residential area fork right onto Sheffield Road.
- Continue for about ¼ mile and then turn right at the Leeds Arms pub (opposite two churches).
- After 1 mile turn left over a level crossing at Kiveton Park Station.
- Follow this road as it narrows into a small country road.
- After ¾ mile go straight over the cross roads onto a road signed for Whitwell.
- After 300 metres you will reach the woodland on your left hand side. Park in the gateway where you will see our Woods4Sale sign.
- Climb the gate (sorry we do not supply keys for viewing) Badger Wood starts immediately inside the

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gate on your left hand side (point **A** on the plan).

### Boundaries

- The southern boundary is indicated by posts with blue painted tops along the edge of the track.
- The eastern boundary is the centre of the ride indicated by posts with red painted tops.
- The western boundary is a stone wall along the edge of the road.
- The northern boundary is the stone wall along the edge of the field.

### Sporting Rights

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

### Mineral Rights

These are owned and included in the sale except where reserved by statute.

### Rights Of Way

- There is a public footpath that runs along the west and north boundaries of Badger Wood.
- There is a right reserved for the benefit of the woodland beyond over the route **AB**.
- A shared maintenance clause covers all rights of way with liability according to use.

### Fencing Liabilities

There are no known fencing liabilities.

### 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.

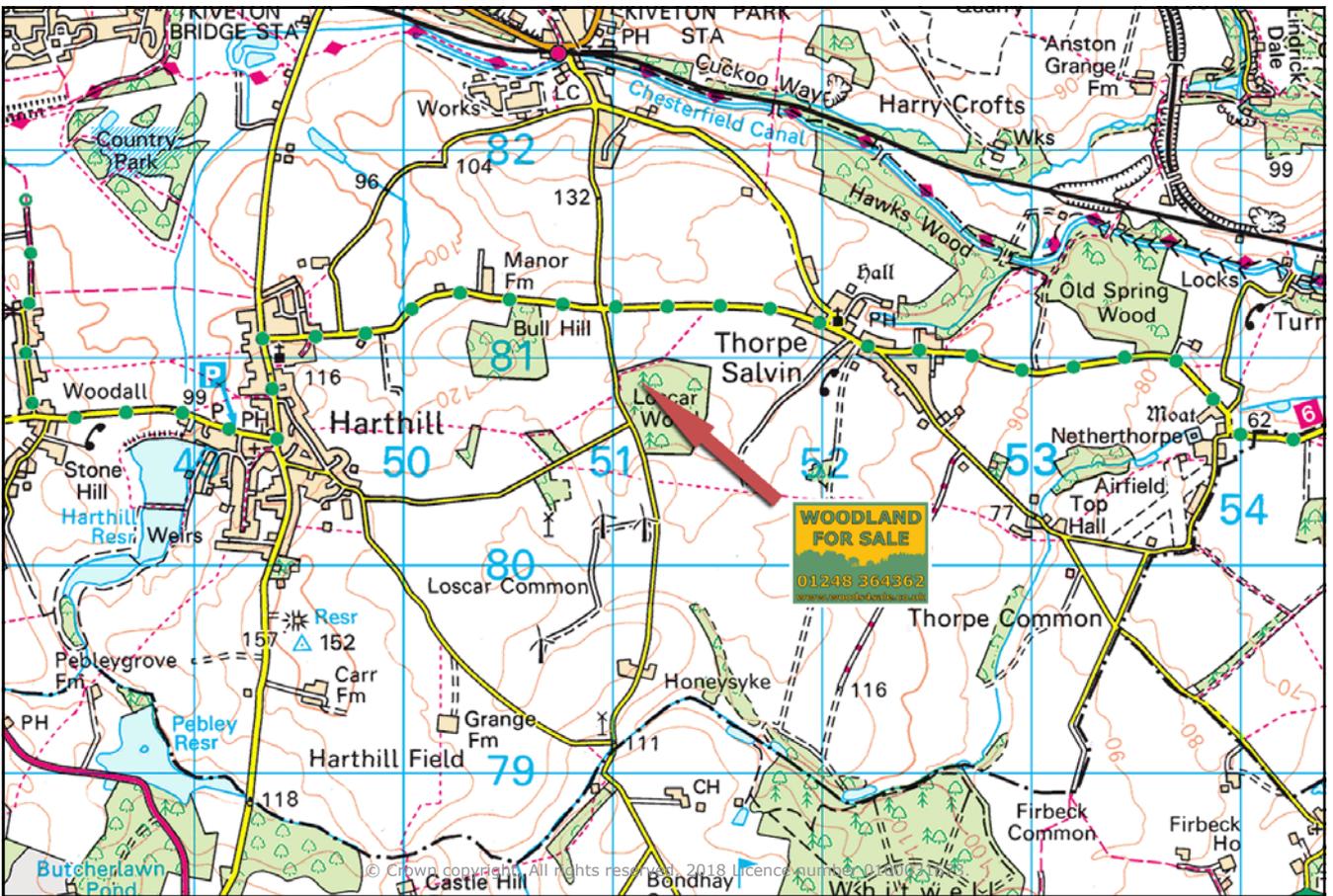
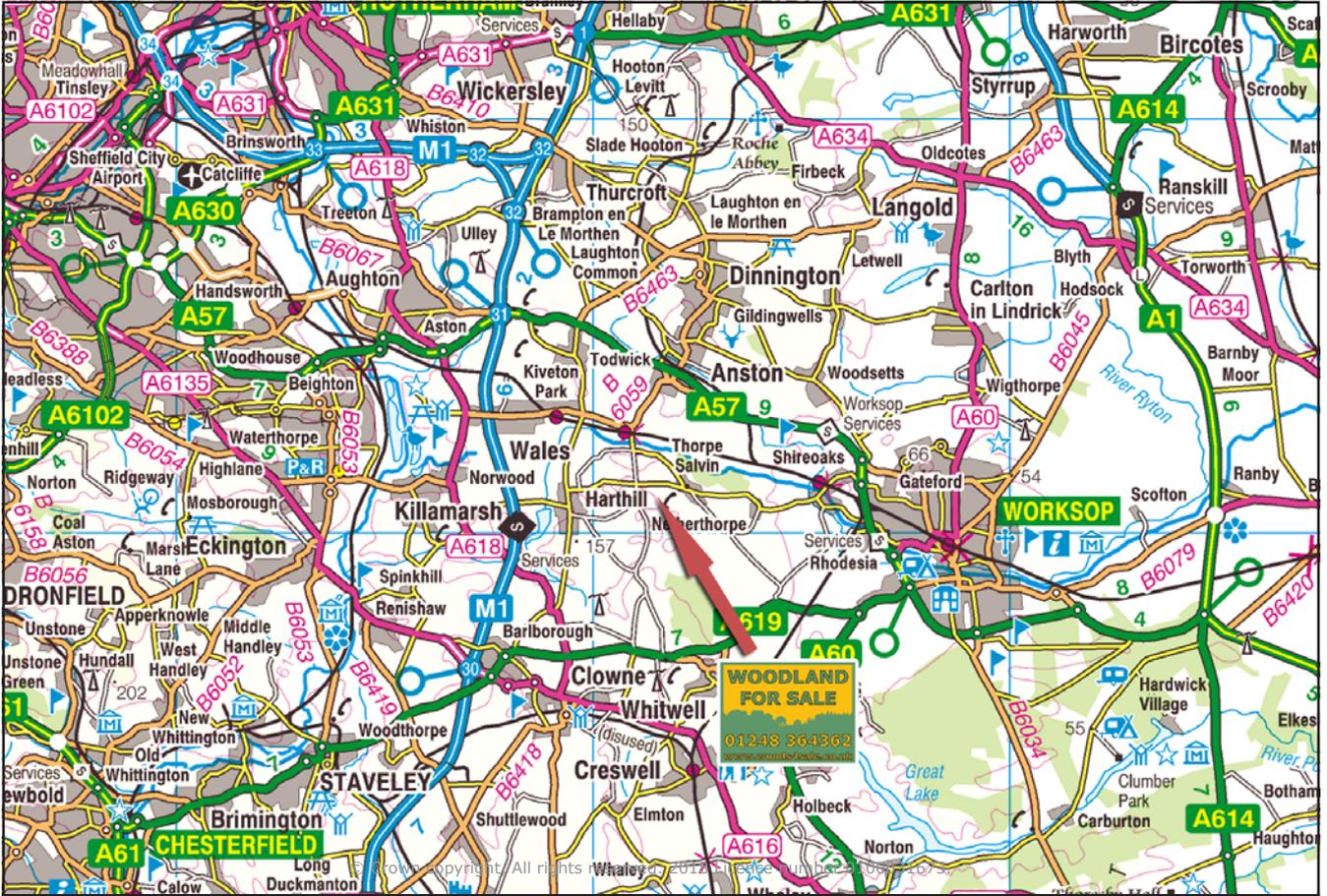
### Note

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.

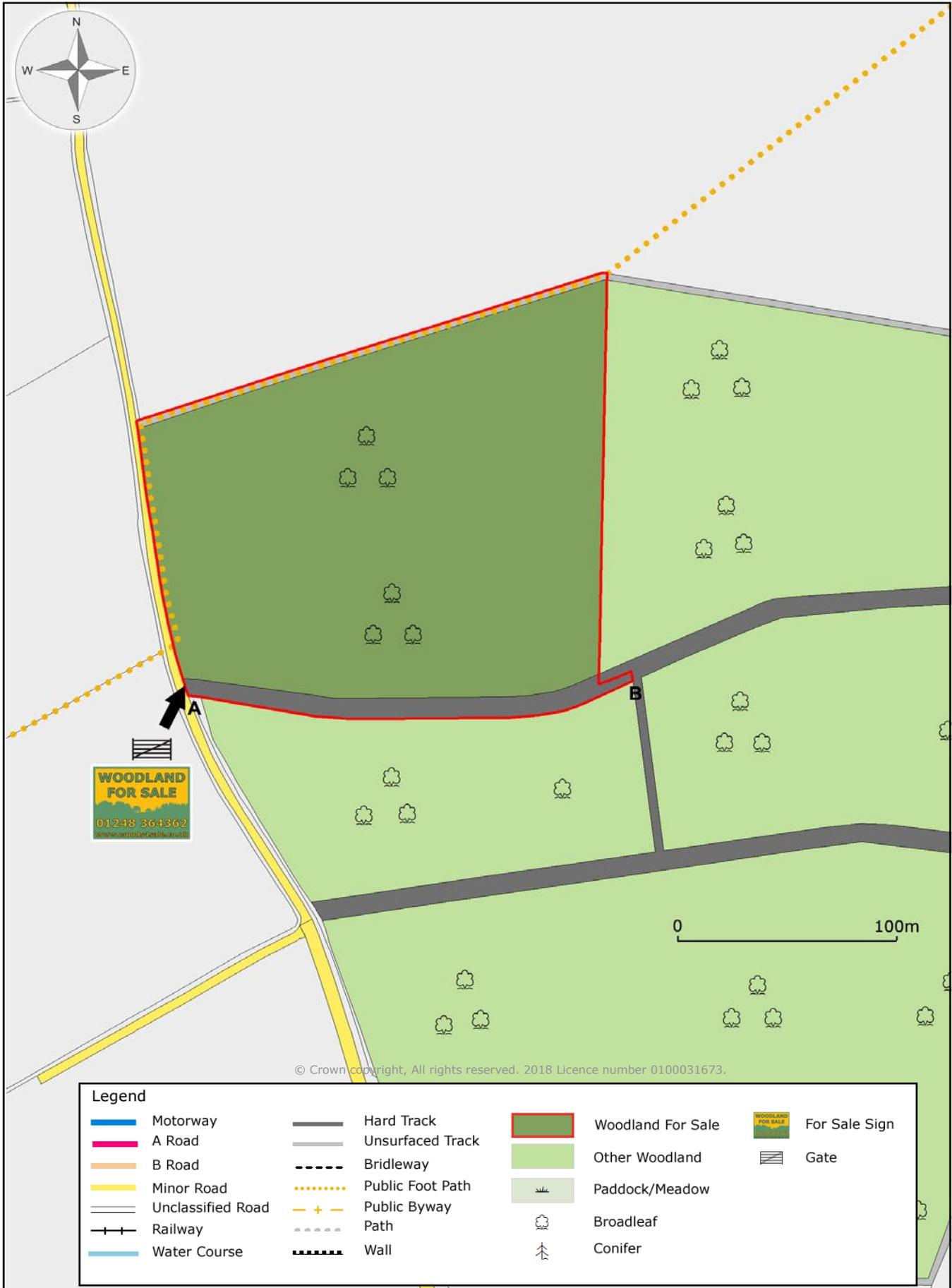
### Contact

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).

# Badger Wood, Thorpe Salvin, South Yorkshire



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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 Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				