

# 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.



## Chestnut Wood

near Thorpe Salvin, Worksop, South Yorkshire. 3.74 acres of beech and mixed hardwood woodland in a peaceful countryside location for £42,500 (freehold)

A beautiful beech woodland, a short drive from Sheffield in a tranquil location, perfect for weekend getaways or small scale firewood production.

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

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## Chestnut Wood, Worksop, South Yorkshire



### Description

Chestnut Wood is a delightful mid rotation beech and mixed broadleaf woodland found in the northwest corner of the wider 'Loscar Wood'. The woodland is accessed from a Roman road called Packham Lane and is surrounded by agricultural fields resulting in a very quiet environment. A vehicular right of way takes you through the wider woodland to the edge of Chestnut Wood. The nearby picturesque village of Thorpe Salvin is short walk away, where a quaint village pub serves wholesome and warming dishes.

This Ancient Woodland site was replanted around 50 years ago, predominantly with beech which is growing well on the fertile magnesium limestone soils. Despite its size, it is also home to a number of other tree species such as oak, ash, sycamore, birch and sweet chestnut, the occasional spindle, lime, holly, hawthorn field maple and hazel trees too. Whilst the woodland has been well managed over the years and has been thinned, a small amount of firewood could still be sympathetically extracted.

In springtime, a carpet of bluebells adorn the woodland floor, other species include wood anemone and yellow archangel, wood sorrel, wild garlic, pignut, dog's mercury to name a few. These ancient woodland soils also support a number of fungi species.

The woodland has a rich variety of woodland fauna, both big and small. Keen ornithologists or amateur twitchers may spot a wide array of birds such as greater spotted woodpecker, tawny owl, sparrow hawk, buzzard, goshawk, tree creeper, wren, goldfinch, woodcock and a few species of bats flying down the wide rides too. Hares, roe deer, badger, fox and squirrels have all been seen on site.

In summary, Chestnut Wood is a woodland rich with a biodiversity not often found in a woodland of this size. It has a huge amount of potential, and is one

that should not be missed.

### If It Were Mine

With the level of biodiversity present, I would be tempted to set up a hide and a feeding station, set up my camera and see what is attracted to the area.

I would continue with the light thinning that has been taking place over the years to produce a healthy amount of firewood. Due to its flat and quiet location, I would also pursue some recreational activities such as camping or woodland crafts.

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

S26 7XY (This is for the local area, not specific to the woodland).

### What3Words

Entrance: ///owed.spokes.funded

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 120

- Roadside gate: SK 510 808
- Centre of wood: SK 514 809

## Chestnut Wood, Worksop, South Yorkshire



### Directions & Access

- From the M1 junction 31, take the A57 in the direction of Worksop. After 1 mile go straight through the traffic lights.
- Continue on this road for another mile until you reach the village of Anston. As you enter the residential area, fork right onto Sheffield Road.
- After about ¼ mile, turn right at the Leeds Arms pub – opposite two churches (B6059).
- Follow this road for 1 mile and turn left over the level crossing at Kiveton Park Station. Keep on this road as it narrows into a country road.
- After ¾ mile go straight over the crossroads onto the road signed for Whitwell.
- After 300 metres the woodland is on your left hand side, park in the gateway next to a metal gate (point **X** on the plan below), our Woodland For Sale sign is to the right of the gate.
- Please climb the gate and continue along the track for 300 metres, you will see a further Woodland for Sale sign (point **A**).
- Chestnut Wood is ahead and to the left.

### Boundaries

- The north and east boundaries are the edge of the woodland as indicated by a stone wall with agricultural fields beyond.
- The south boundary is the centre of the track indicated by orange paint on the occasional tree and wooden post.
- The west boundary is the centre of the ride indicated by green paint on wooden posts.

### Sporting Rights

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

### Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

### Rights Of Way

- There are no public rights of way within the woodland.
- There is a right of way at all times and for all purposes over the route **XA**.
- A maintenance clause covers all the shared 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
  - (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.

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## Chestnut Wood, Worksop, South Yorkshire



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.

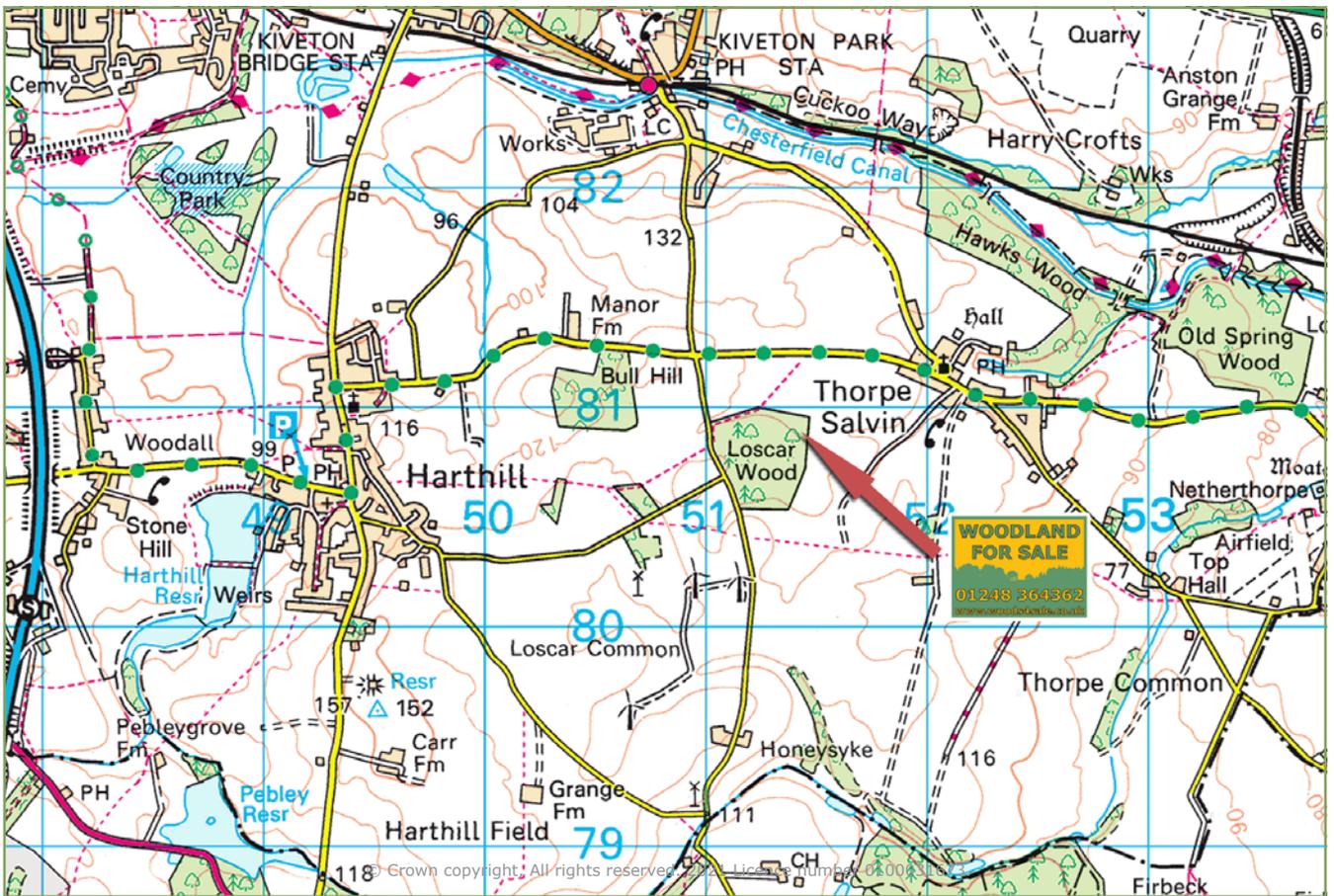
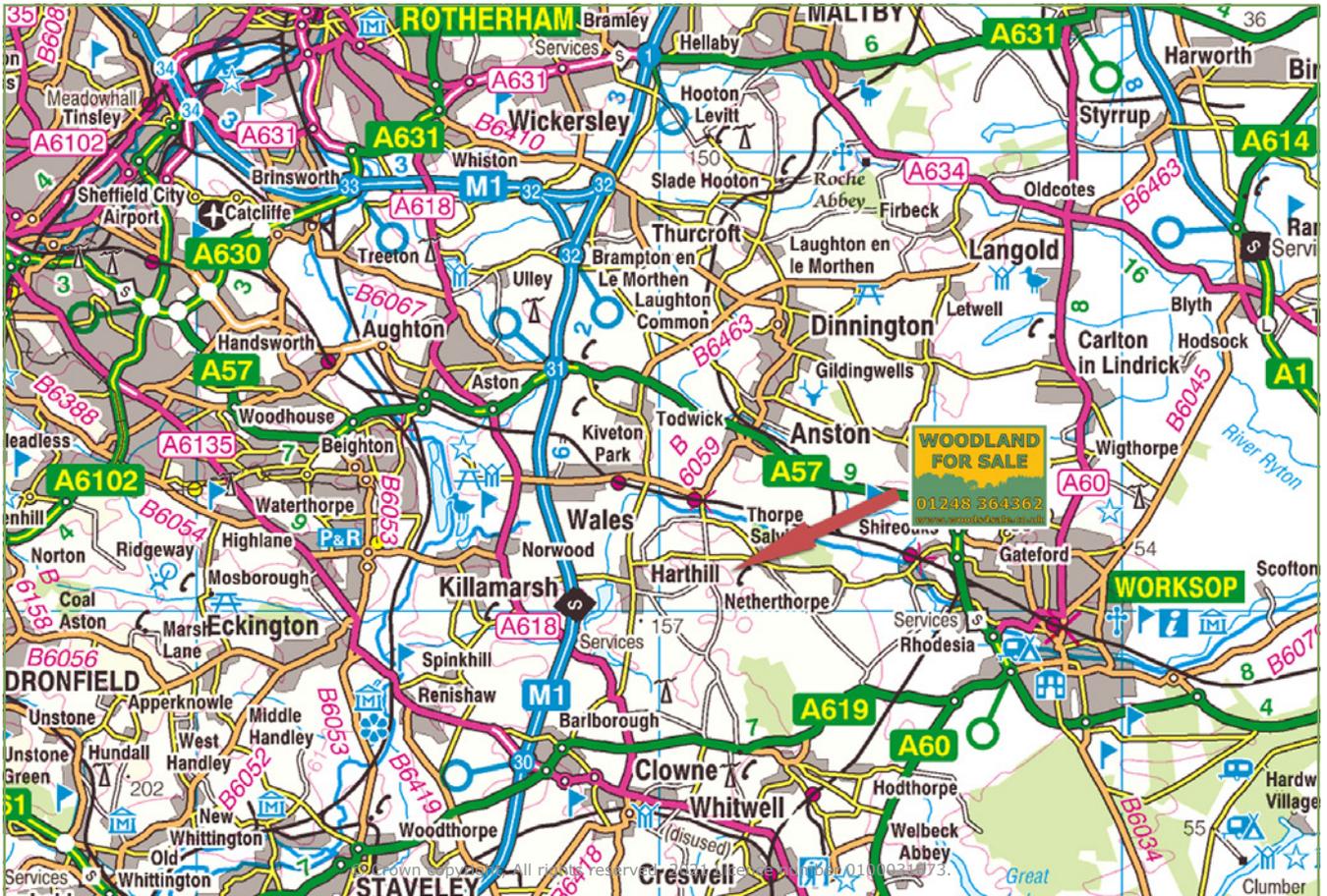
### Note

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.

### Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

# Chestnut Wood, Worksop, South Yorkshire



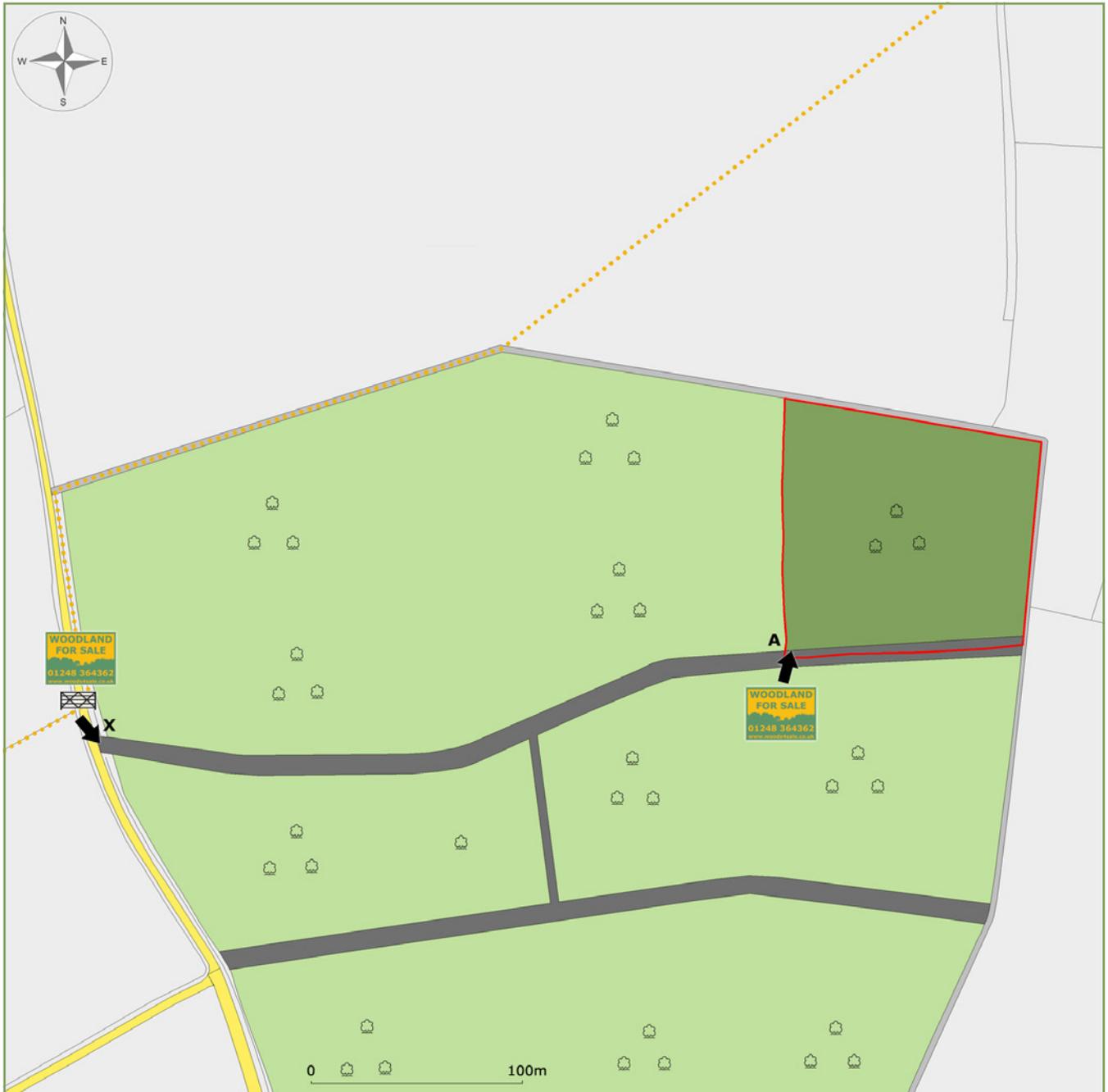
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### Legend

 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 Footpath		 Conifer
 Unclassified Road	 Public Byway		
 Railway	 Path		
 Watercourse	 Wall		