

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.



Coddington Moor Plantation

**13.98 acres of mixed woodland near Newark-on-Trent,
Nottinghamshire £149,000 (freehold)**

Mixed yet discrete areas of broadleaf and conifer woodland with good access in a quiet location.

Coddington Moor Plantation, Newark-on-Trent, Nottinghamshire



Description

Coddington Moor Plantation is a mixed broadleaf and conifer woodland in a rural part of east Nottinghamshire, near Newark-on-Trent. The main access is through a 3rd party owned small scale timber mill and then along a stone track, with year round access. Within the woodland there is a number of soft tracks that have served the current owner well. Some of these have been become overgrown through lack of use, but a bit of time spent clearing would open them back up again. There are 2 secondary access points directly onto Stapleford Lane – one in the northwest corner and the other in the southwest corner. Either (or both) could be reinstated if so desired.

The woodland can be broadly split into three different areas, the eastern block (approximately 4.7 acres) is made up of 20-30 year old Scots pine, planted as a commercial investment and managed accordingly. The middle block is a mix of planted spruce (of a similar age to the pine) and mature oak, and the western block is more predominantly mature oak with a smattering of spruce, sycamore, hazel, hawthorn and holly trees too.

The woodland has been primarily used and managed for the amenity and shooting opportunities it offers. A small clearing at the end of the stone track has been created and used over the years as a family camping spot. Few trees have been felled, and only some of the fallen trees have been cleared so the woodland has a nice wild feeling to it and is a great habitat for all sorts of wildlife.

The pine and some of the spruce seem to be of an age and size where they could be thinned to produce a modest quantity of timber to potentially be sold to a local sawmill, producing a small amount of tax-free income in the coming years.

Deer, badgers, foxes and rabbits are all regular visitors, as well as numerous species of birds that call the woodland home. The deep permeable sandy and coarse loamy soils support a thick undergrowth of plants, although less so under the spruce in the middle where the thick canopy restricts the sunlight enough to inhibit some of the plant species. Rhododendron bushes were planted years ago as game cover between the pine trees and the rest of the woodland, and along the southern boundary.

In summary, this is a lovely mixed woodland that has a wealth of opportunities for those looking for a slightly larger woodland which offers both amenity and commercial management opportunities.

If It Were Mine

I would thin the Scots pine in the east and the spruce in the middle. The smaller spruce trees under the mature oak in the west are not growing well but are restricting the growth of other plant species so I would fell these. There are plenty of younger hardwood trees growing throughout that would make great firewood, cutting, splitting and stacking these is a great activity!

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.

Coddington Moor Plantation, Newark-on-Trent, Nottinghamshire



Nearest Postcode

NG24 2QZ (This is for the local area, not specific to the woodland).

What3Words

Entrance: [///searches.tablet.condense](https://www.what3words.com/searches/tablet/condense)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 121

- Roadside access: SK 848 552
- Centre of wood: SK 849 550

Directions & Access

- Head to Beacon Hill road (starts as Queens road) off the main road running north out of the city (Lincoln road).
- Drive east along Beacon Hill road for approximately 3 miles, over the A1 and through the village of Coddington until you reach a roundabout.
- Drive over the roundabout, taking the second exit, onto Stapleford Lane, directions for Stapleford and Norton Disney.
- Drive along this road, past the Winthorpe and Coddington Tigers Football Club, for approximately 0.5 miles.
- You will pass a Woods4Sale sign on the right hand side (point **A** on the plan), this is the south west corner of the woodland.
- For viewing purposes, continue past this sign for another 50 metres, and turn right where the road bends slightly to the right (**B**) and there is a house slightly set back.
- Continue for 50 metres (**C**) until you reach a bar gate across the track
- If the bar gate is open, please drive through and park off the road, preferably not blocking the road nor the working sawmill.
- If the bar gate is closed, please do not park on the grass, find a suitable parking space on the main road and walk in on foot.

Boundaries

- The southern boundary is the edge of the woodland with fenceline beyond.
- The western boundary is edge of the woodland with verge and main road beyond.
- The short section of the north boundary near the residential property is marked by a fenceline.
- The northeast boundary is in part the edge of the woodland with road and track beyond.
- The boundary around the sawmill is believed to be the edge of the trees on the west and south, and an old fence adjacent to a disused ditch on the east.

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 is a right of way granted at all times and for all purposes over the route **BCD**.
- Whilst there is no formal public right of way, the current owner has allowed adjacent neighbours to walk through the woodland. A new owner can of course retract this if desired.

Fencing Liabilities

There are no known fencing liabilities.

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.

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

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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.
- Please confirm how you will be funding the purchase and that you have cleared funds available.
- 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.

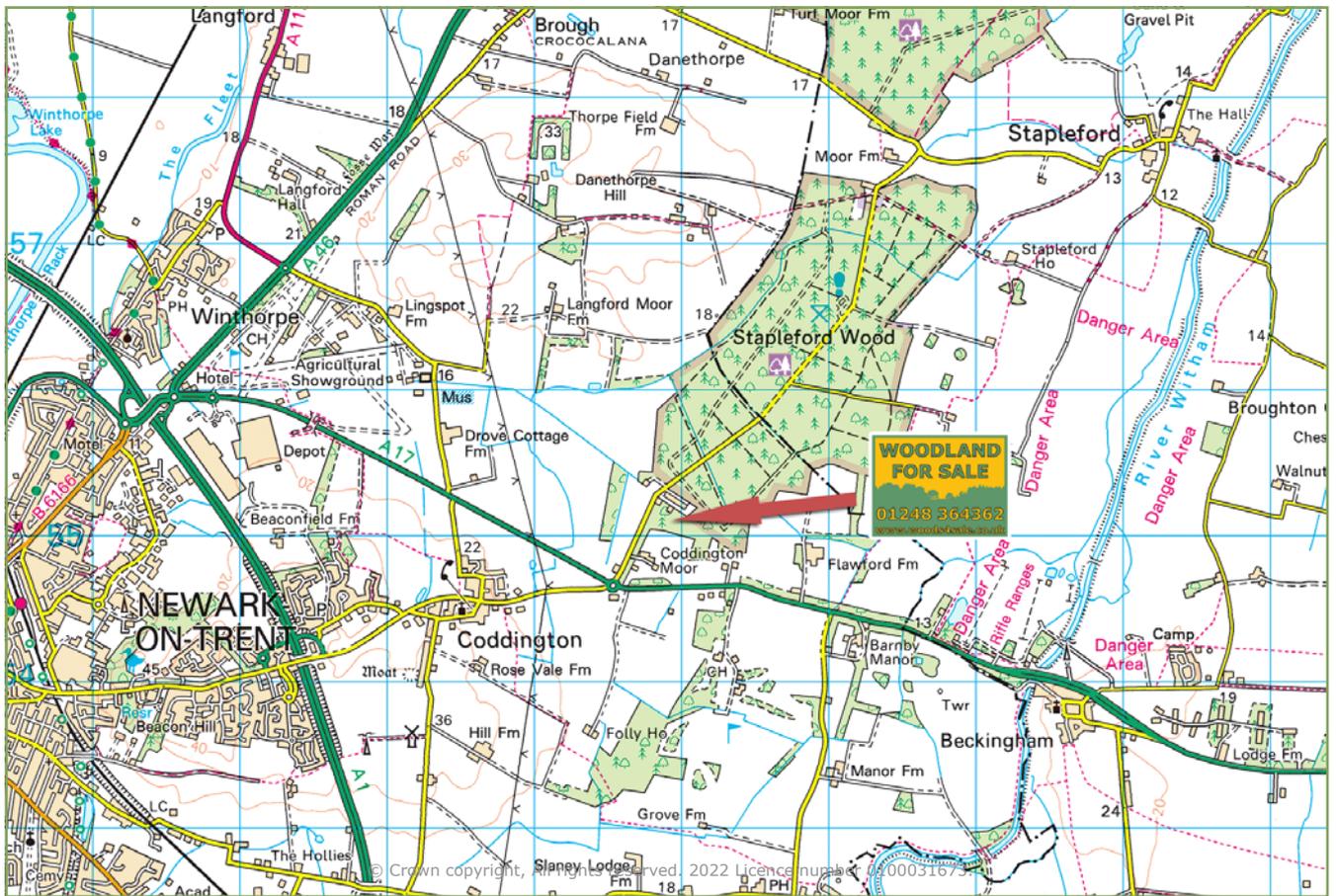
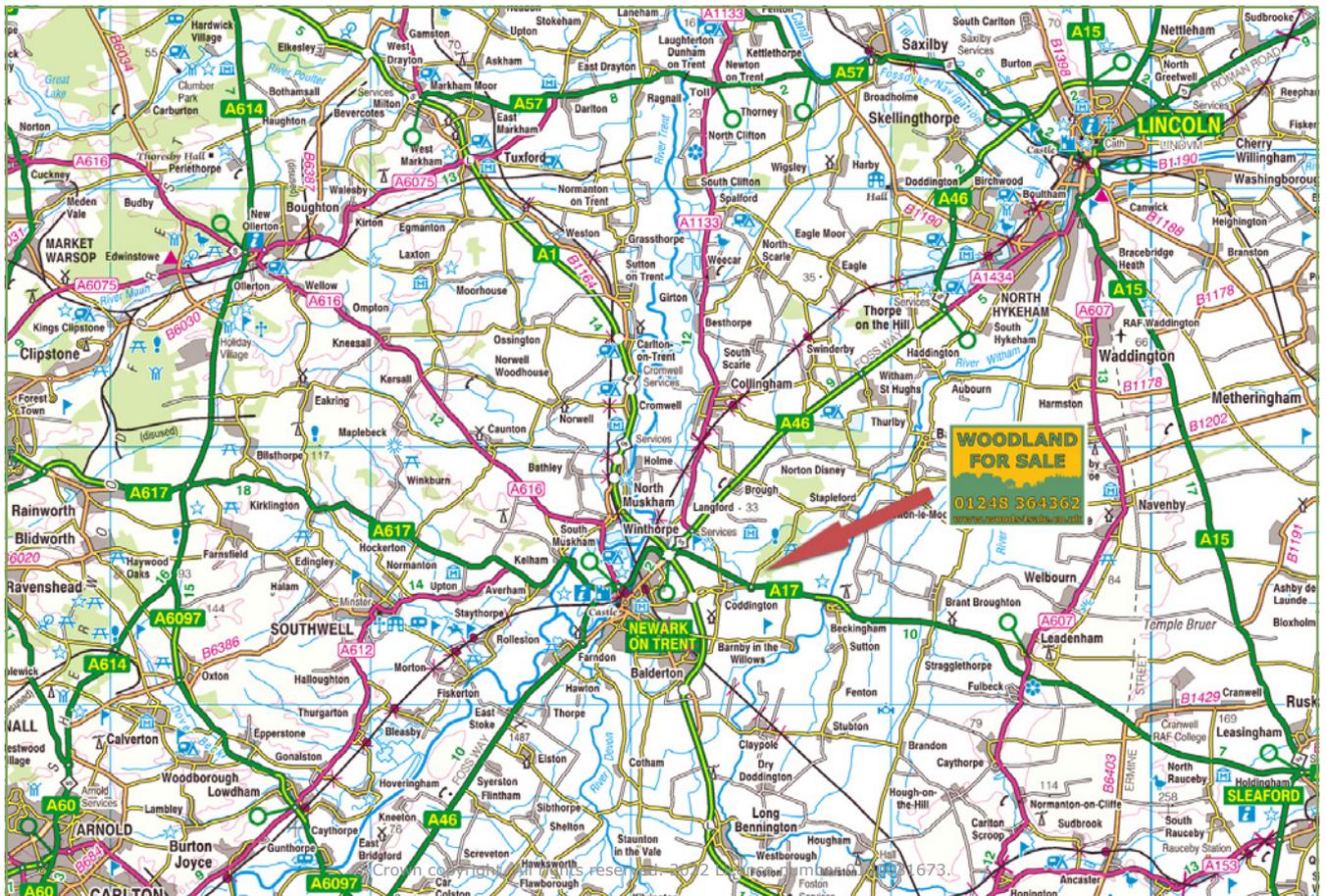
Note

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.

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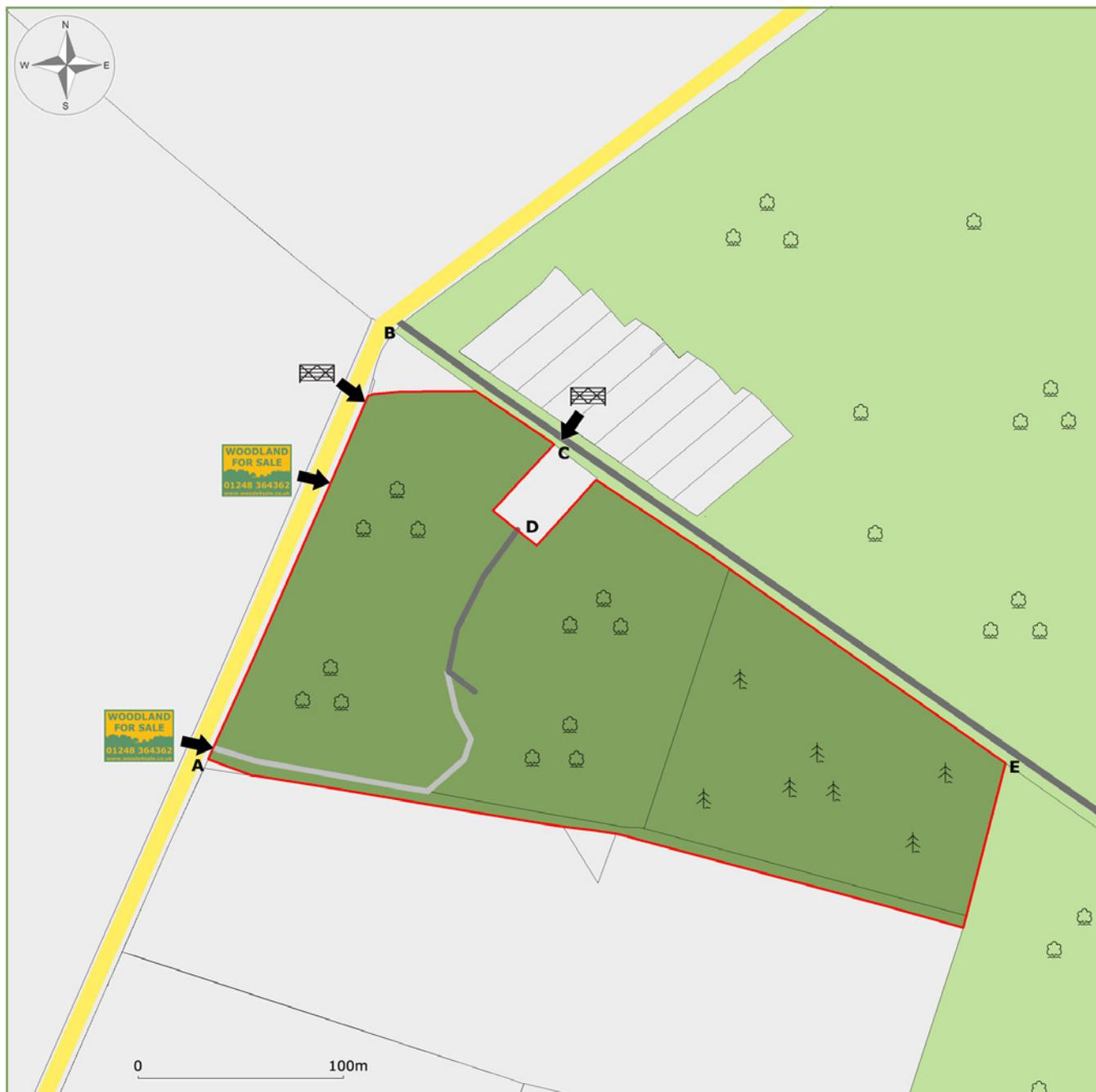
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Legend

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		