

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.



Colliery Wood

a broadleaf woodland in a quiet location near
Barnburgh, South Yorkshire, 1.62 acres for
£19,000 (freehold)

A predominately oak woodland in a sheltered spot with good access, around 8 miles from Doncaster.

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Colliery Wood, Barnburgh, South Yorkshire



Description

Colliery Wood is found in a very sheltered part of a designated Ancient Woodland (technically a PAWS site – Plantation on Ancient Woodland Site, meaning the oaks have been planted on land which has been under tree cover since the 1600s). Situated on free draining soils of deep brown earth with some clay, the site is nice and fertile and perfect for growing trees.

The oak, mostly of the pedunculate variety, were planted approximately 50-60 years ago and are lovely and tall with very little major branching, which is a good sign of the careful management they have received over the years. In the future, they are sure to be valued for their timber quality. Along the woodland boundaries are some fantastic old beech, hazel, ash and sycamore. Self-seeded saplings can be found throughout, just waiting for space to shoot up and join the high canopy.

Bramble and bracken are the predominate plants growing on the woodland floor which thrive in shade. Bluebells, wild garlic and red campion compete with the bramble and could be encouraged to full potential with a little management.

Animals and birds are abundant in the woodland. Badgers, deer and birds of prey are known to be in the wider woodland and likely make use of Colliery Wood to forage for food, or nest and rear their younglings.

In summary, Colliery Wood is a delightful tranquil space, surrounded on all sides by other woodland and is a lovely place to spend time, whether visiting or undertaking light management work.

If It Were Mine

The oaks need little management for a number of years but I might encourage some of the other

species to flourish. Flailing or strimming of the bramble should help to encourage the wildflowers and also create nice open areas to potentially pitch a tent or sit and enjoy the woodland.

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

DN5 7EH (This is for the local area, not specific to the woodland).

What3Words

Roadside entrance: [///utter.conga.factored](https://www.what3words.com/utter.conga.factored)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 111

- Roadside gate: SE 483 040
- Centre of wood: SE 475 041

Directions & Access

- Head east out of Goldthorpe along the A635 towards the A1/M1 for approximately 1.5 miles.
- When you reach the village of Hickleton, turn right immediately after St Wilfrid's Church onto Hickleton Road.
- Drive south along Hickleton Road towards Barnburgh for approximately 1 mile until you reach

Colliery Wood, Barnburgh, South Yorkshire



a double metal gate on the right-hand side (point **X** on the plan below).

- Drive through this gate (please close it afterwards).
- Continue down the hard farm track until you reach a second metal gate at the entrance to the woodland where there is a Woods4Sale sign (point **A**).
- Park in front of the gate and continue on foot (sorry, we do not provide keys for viewing).
- Climb the gate and walk down the stone track for approximately 300 metres until you reach a fork in the road (point **B**).
- Take the left-hand fork and continue walking for a further 180 metres and when you arrive at white paint on a wooden post on the left, this is the start of the woodland (point **C**).

Boundaries

- The eastern boundary is indicated by white paint on trees and posts.
- The northern boundary is indicated by orange paint on trees and posts.
- The western boundary is the centre of the powerlines as indicated by pink paint on occasional wooden posts.
- The southeast boundary is the southeast edge of the stone track which is indicated by occasional green painted posts that may be offset from the edge of the track (points **CD**).
- The southern boundary is indicated by green painted trees and posts (points **DE**).

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 at all times and for all purposes over the route **XABC** on the plan below.
- There is a right of way over **CD** for the benefit of the woodland beyond.
- There are no public rights of way within the woodland.
- A shared maintenance clause covers all the rights of way with liability according to use.

Fencing Liabilities

There are no known fencing liabilities.

Conservation Designations

Part of the woodland is a Registered Parks and Gardens – Hickleton Hall and Hickleton Park Local Wildlife Site.

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

Colliery Wood, Barnburgh, South Yorkshire



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 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.

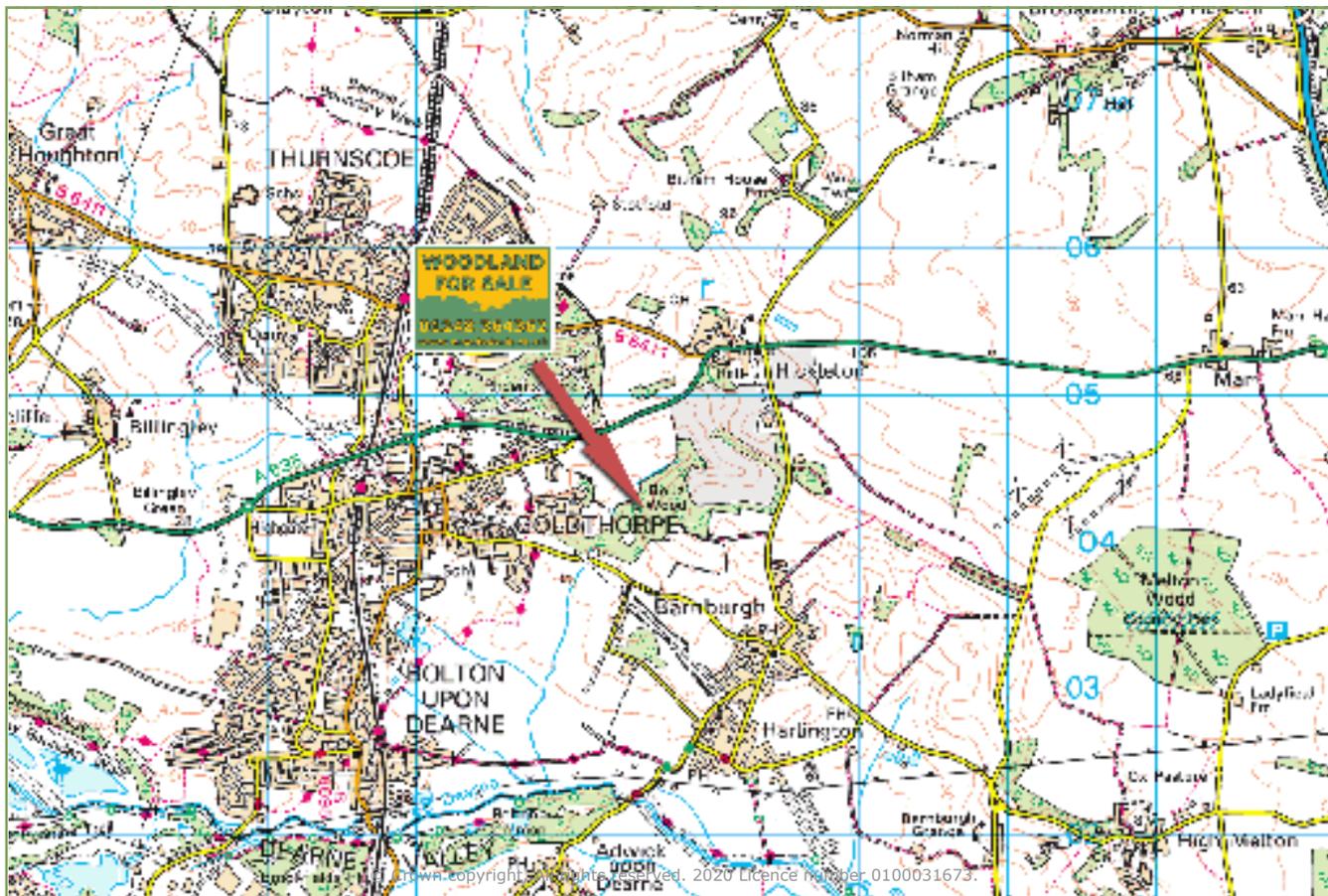
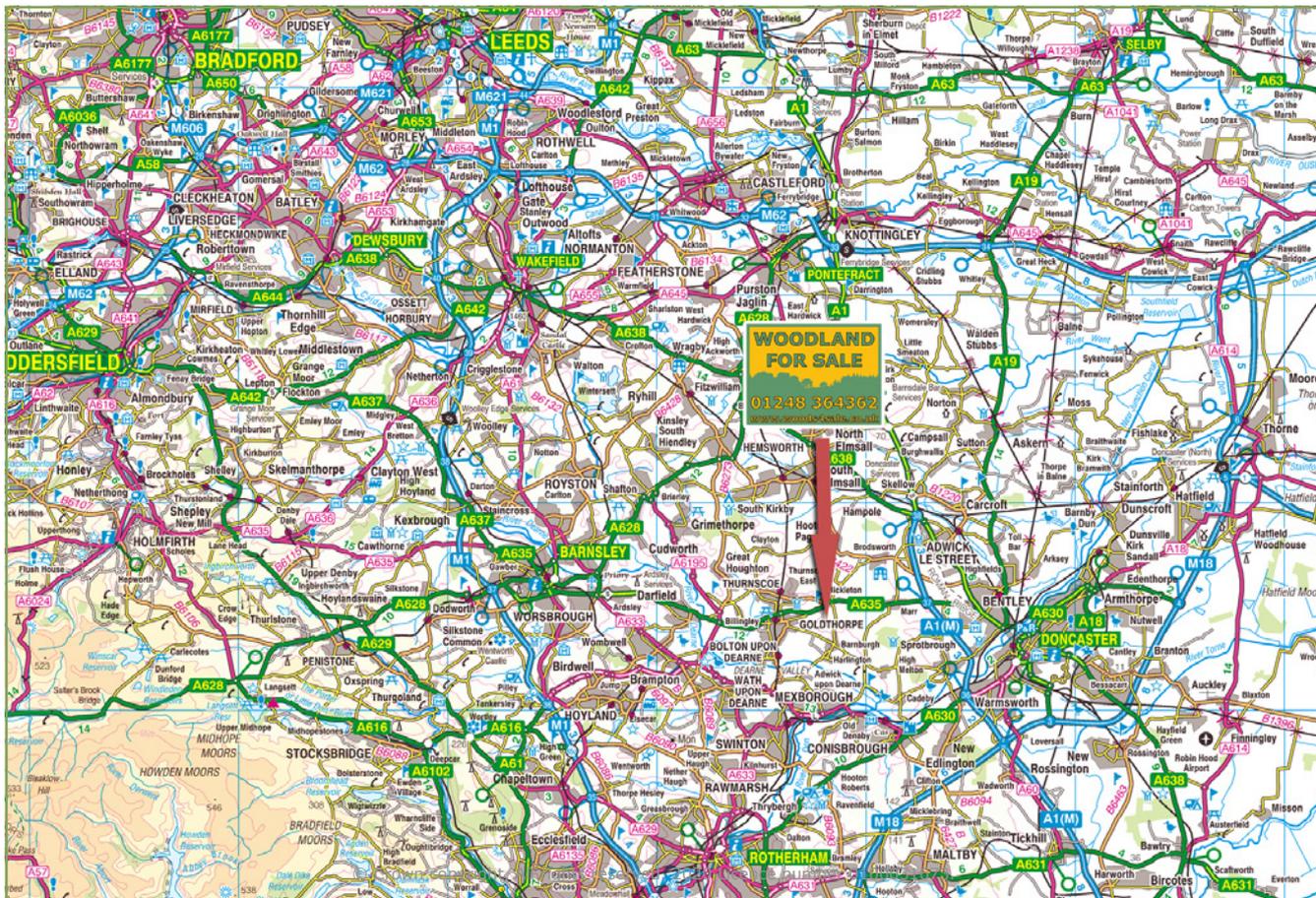
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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		