

WOODS 4 SALE

Phone: 01248 364 362
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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.



Coven Wood

Eakring, near Mansfield and Newark in the county of Nottinghamshire. 3.21 acres of broadleaved woodland for £42,000 (freehold)

Beautiful mature broadleaf woodland with easy access in a secluded location in the East Midlands.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK
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Coven Wood, Mansfield, Nottinghamshire



Description

Coven Wood is a native broadleaf woodland set in Ridding, and shares many of the characteristics of its neighbouring land without the official classification. The land is classified as a SSSI due to rare plant species present such as dogstail, eagle fern and black knapweed which are all believed to be rare to the area.

Situated between the villages of Kirklington and Eakring in central Nottinghamshire the woodland benefits from good links to both the A617 and A614 for travelling to the market towns of Newark, Southwell and Mansfield as well as the city of Nottingham.

Vehicular access is along a shared stone track all the way into the woodland through padlocked gates. There is a secondary access for forestry purposes only along the western edge of the woodland. There is an old stacking area to the south on the sharp bend of the main track which is a little overgrown but could be a great place to dry some firewood or just use as a parking area whilst visiting.

The entire forested area has 7 years remaining on a 10 year management plan outlining, without obligation, the potential future management of the woodland that is in tune with the aspirations of the SSSI.

Coven Wood is mostly broadleaves with a few spruce and pine trees in the southwest corner. Oak, beech and sweet chestnut make up the majority of the mature trees, with an understorey of sycamore, beech, hawthorn and hazel. The understorey is very thick with regenerating trees so if some of the mature trees were to be felled (they would make good firewood or lovely timber!) there would be plenty of trees to take their place without the need for planting.

The woodland slopes very gently down to the south but is easily traversable on foot, and there are plenty of flat areas to camp. There is a relatively light ground layer of wild grasses, mosses, some bramble and the occasional wildflower such as bluebell, lords-and-ladies, dog's mercury but this is mostly kept in check by the understorey of trees. Muntjac deer have been spotted in the woodland and the odd fallow deer in the surrounding areas too, wild birds are always present and provide a lovely background noise, especially in the spring and summer months. Squirrels, of the grey variety, can nearly always be spotted in the treetops or on the ground foraging for food.

All in all, this is a wonderful woodland with lots of character and variety, perfect for someone who wants to help conserve the environment but is small enough to manage.

If It Were Mine

Firstly, I would clear the vegetation from the stacking area as this has become quite overgrown. Then I would look to clear some of the understorey to let light onto the ground to see if this encourages more wildflowers to flourish. I might look at cutting a few of the bigger trees too as this would further benefit the ground flora.

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.

Coven Wood, Mansfield, Nottinghamshire



Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Nearest Postcode

NG22 8NZ (This is for the local area, not specific to the woodland).

What3Words

Entrance: [///assure.fortified.wealth](#)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 120

- Roadside gate: SK 675 602
- Centre of wood: SK 677 600

Directions & Access

- Head east from Mansfield on the A617.
- Stay on the A617 (Kirklington Road) dual carriageway bypassing Rainworth.
- Go straight over the roundabout that meets the A614.
- After 4 miles turn left on to Eakring Lane.
- Follow the road for approximately 1.5 miles until you arrive at a carpark at the entrance to the forest, with a Woods4Sale sign on the gate (point **A** on the plan below).
- Park here and continue on foot (sorry, we do not provide keys for viewing).
- Continue walking for 390 metres walking round a metal bar gate across the main track (there is an entrance to a Woodland Trust woodland on the left and a timber gate on the right that is set back from the main track, point **E**).
- Continue walking until you reach another timber gate (point **B**) on the right.
- Climb over the gate and walk along the stone track for approximately 200 metres.
- Immediately after the timber gate there will be a large stone stacking area on the right, keep

walking down the track until you reach a set of yellow painted wooden posts, one on the left of the stone track and one set slightly back on the right (as you are facing south!).

- This is the start of the woodland (point **C**).

Boundaries

- The north boundary is indicated by yellow paint on trees and posts.
- The east boundary is the eastern edge of the track indicated by green paint on trees and posts that may be off-set by a short distance.
- The south boundary is indicated by orange paint on trees and posts.
- The west boundary is the eastern edge of the track indicated by white paint on wooden posts and boundary trees that may be offset by a short distance.

Sporting Rights

- The sporting rights are owned and included in the sale. They are not let.
- There is a historic exception to this where a named person in the title document could enter the property to take fox, however we believe this is unlikely to be exercised.

Mineral Rights

- The mineral rights are owned and included in the sale except as reserved by statute.
- The rights to extract oil are reserved to a previous owner and we believe these are unlikely to ever be exercised.

Rights Of Way

- There is a right of way at all times and for all purposes over the route **AEBC**.
- A right of way is reserved over **CD** for the benefit of the woodland beyond.
- There is a right of way for forestry purposes only

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over the route **EF**.

- A maintenance clause covers all the shared rights of way with liability according to use.

Fencing Liabilities

There are no fencing obligations.

Conservation Designations

The woodland is designated as a Site of Special Scientific Interest (SSSI). To view the citation click [here](#) and [here](#).

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.
2. There is a further covenant that the wood shall

not be used for any noisy noxious or offensive trade or business or for any purpose which may be or become a nuisance damage or annoyance to any neighbouring owners.

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.

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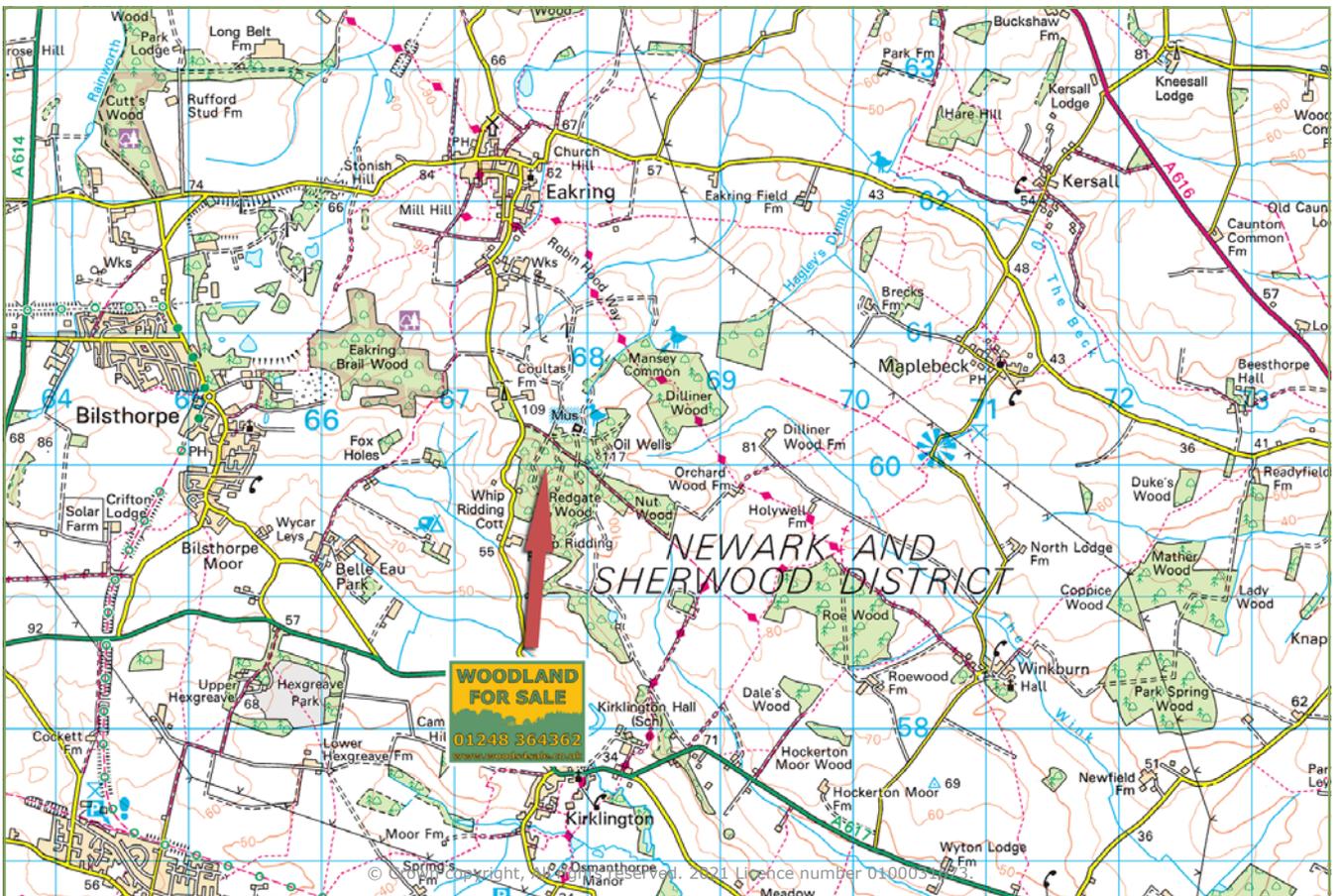
Woods4Sale Interest

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

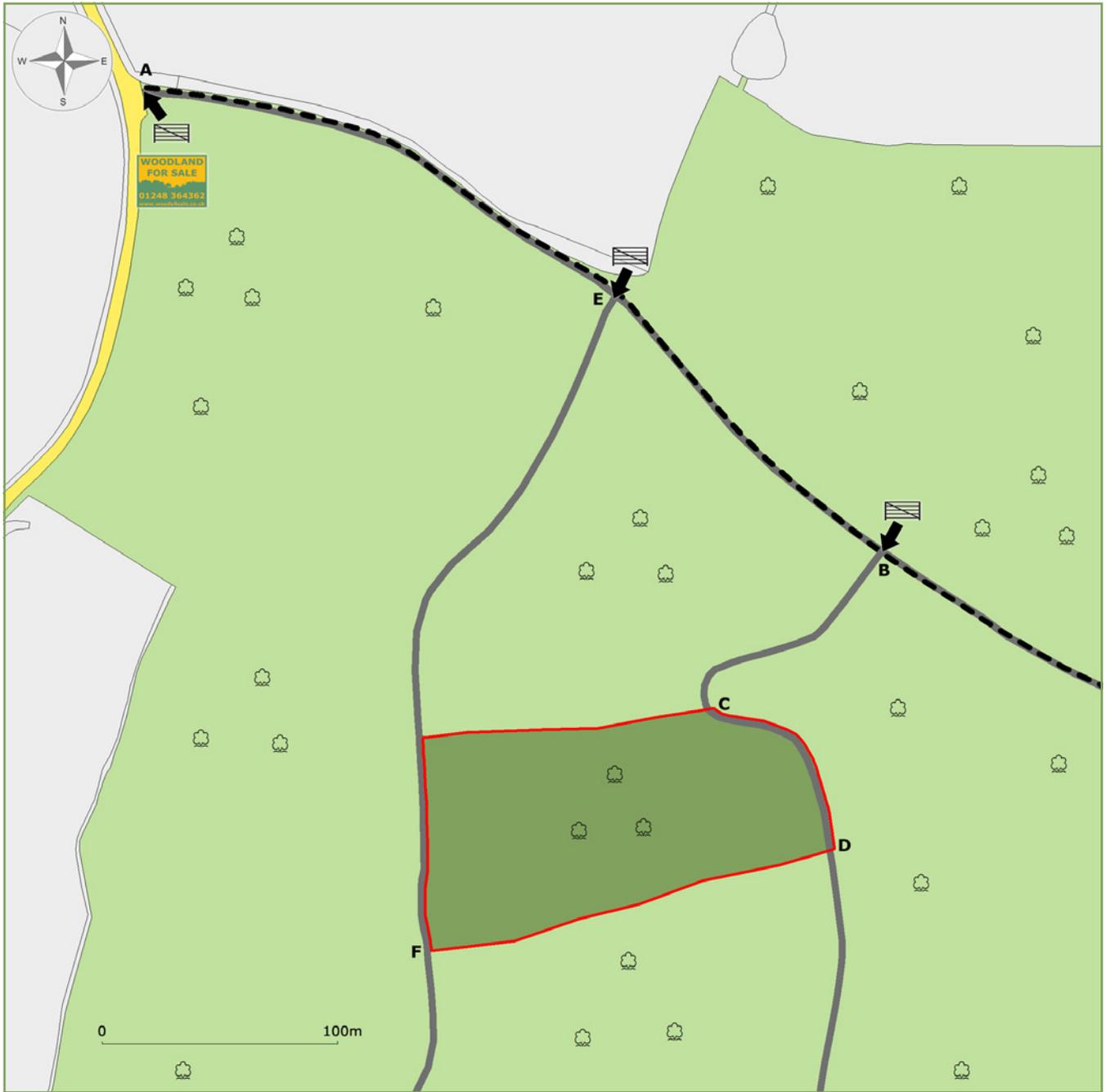
Contact

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		