

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.



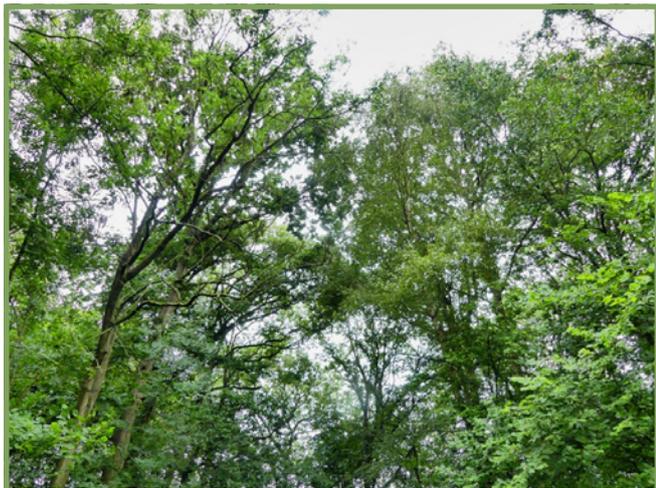
Crest Wood

Eakring, near Mansfield and Newark in the county of Nottinghamshire. 1.4 acres of mature mixed broadleaf woodland for £18,000 (leasehold)

A fabulous beech woodland in a secluded location with excellent vehicle access and commanding views over rolling countryside.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Crest Wood, Eakring, Nottinghamshire



Description

Crest Wood is located at the end of a well-established and private stone track, easily accessible year round in two wheeled drive cars. There are two useful stoned areas within the woodland boundary. The wood is situated between the villages of Kirklington and Eakring in central Nottinghamshire. There are 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.

The woodland consists of a nice mixture of beech, sycamore, ash, hazel, hawthorn, and the odd field maple. The trees are all a different age and size which makes for a diverse canopy. Whilst the trees are quite densely packed which naturally suppresses ground vegetation, there is still a mix of bramble, bluebells, dog's mercury, the occasional woodruff and a variety of wild grasses and mosses.

Within the wood there are overgrown earth management tracks which were used to extract trees over the last 20 years. With a little work they could easily be brought back to use and the flat and free draining ground means it may be possible to drive a car further into the wood.

The wider woodland of which Crest Wood is part of has been designated a Site of Special Scientific Interest (SSSI) in recognition of the ground flora found growing on the lime rich soils present here. It has also been classified as an Ancient Replanted Woodland, which means it has been continually wooded since the 1600s, with the more recent planting being the beech trees.

Deer have been seen in the surrounding fields and woodland and there are signs that suggest they graze on the plant life between the trees. A variety of songbirds are sure to inhabit the trees and produce a lovely background sound. Badgers, foxes, rabbits,

hares and squirrels are also known to wander through from time to time too.

This is a leasehold property with 928 years remaining. The wood is subject to a peppercorn annual rent of £1.25, payable every 5 years.

If It Were Mine

The two stoned areas need a bit of clearance work to tidy them up, but once clear they could be used for a variety of things. Maybe site a little shed to store some tools, stack some firewood to dry out, or to park a campervan when visiting the woodland.

I would certainly clear some of the internal tracks with a strimmer and maybe a section along the northern boundary as the views out over the adjacent fields are not to be missed.

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 675 602

- Centre of wood: SK 681 598

Nearest postcode: NG22 8PA

Crest Wood, Eakring, Nottinghamshire



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.

What3Words

///restores.cuddling.informal

Directions & Access

- Head east from Mansfield on the A617
- Stay on the A617 (Kirklington Road) dual carriage way 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 Red Rock Forestry sign on the gate (point **A** on the plan below).
- Park here and continue on foot.
- Walk round the gate (sorry, we do not provide keys for viewing) and continue for approximately 225 metres and you will come to a junction with three tracks (point **B**).
- Take the middle track (with the National Trust property to the left) with a metal gate.
- Walk around the gate and continue down the track.
- Continue down this track for a further 500 metres, the track will bend to the left (and there will be wooden gate on the right).
- Keep walking there will be a gate into a field on your left, a stoned area directly in front of you, and a few green paint spots on some trees and on a post. This is the western boundary.
- Walk for a further 100 metres, you will come to a grass covered stone track leading left into the adjacent woodland (point **C**). Crest Wood is accessed via this route.
- There will be a short line of orange painted posts on your left, when you see an orange post to the right of the stone track, this is the entrance to



Crest Wood (point **D**).

Boundaries

- The north boundary is the nearside of the ditch with agricultural field beyond.
- The east boundary is indicated by orange paint on trees and posts.
- The west boundary is indicated by green paint on trees and posts.
- The south boundary is the edge of the track.

Sporting Rights

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

Mineral Rights

The mineral rights are reserved to a previous owner.

Rights Of Way

- There are no public rights of way inside this wood.
- There is a right of way at all times and for all purposes over the route **ABCD**.
- A shared maintenance clause covers all rights of way, with liability according to use.

Fencing Liabilities

There are no known fencing obligations, however there is a liability to maintain boundary hedges and drains.

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

Crest Wood, Eakring, Nottinghamshire



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 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.

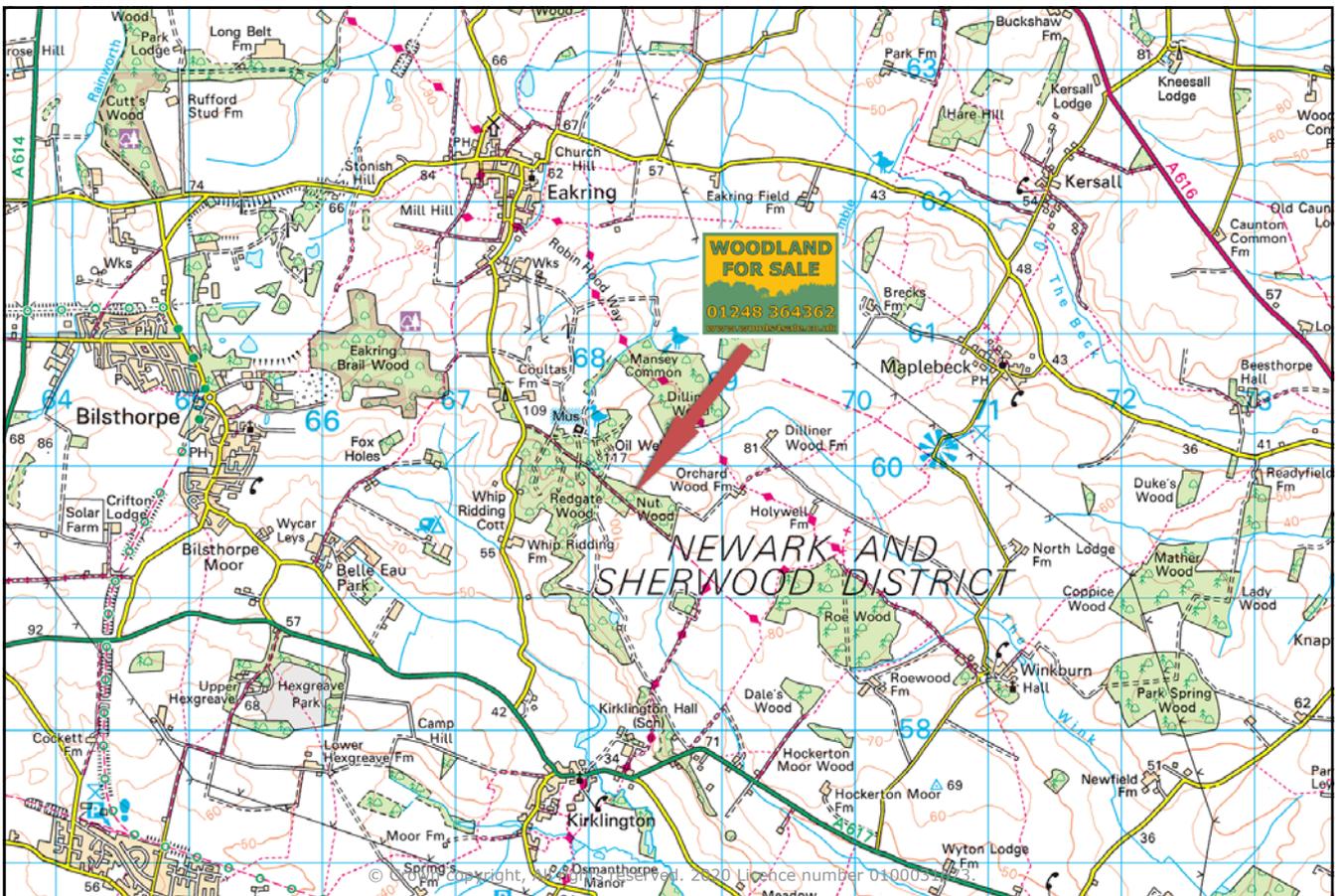
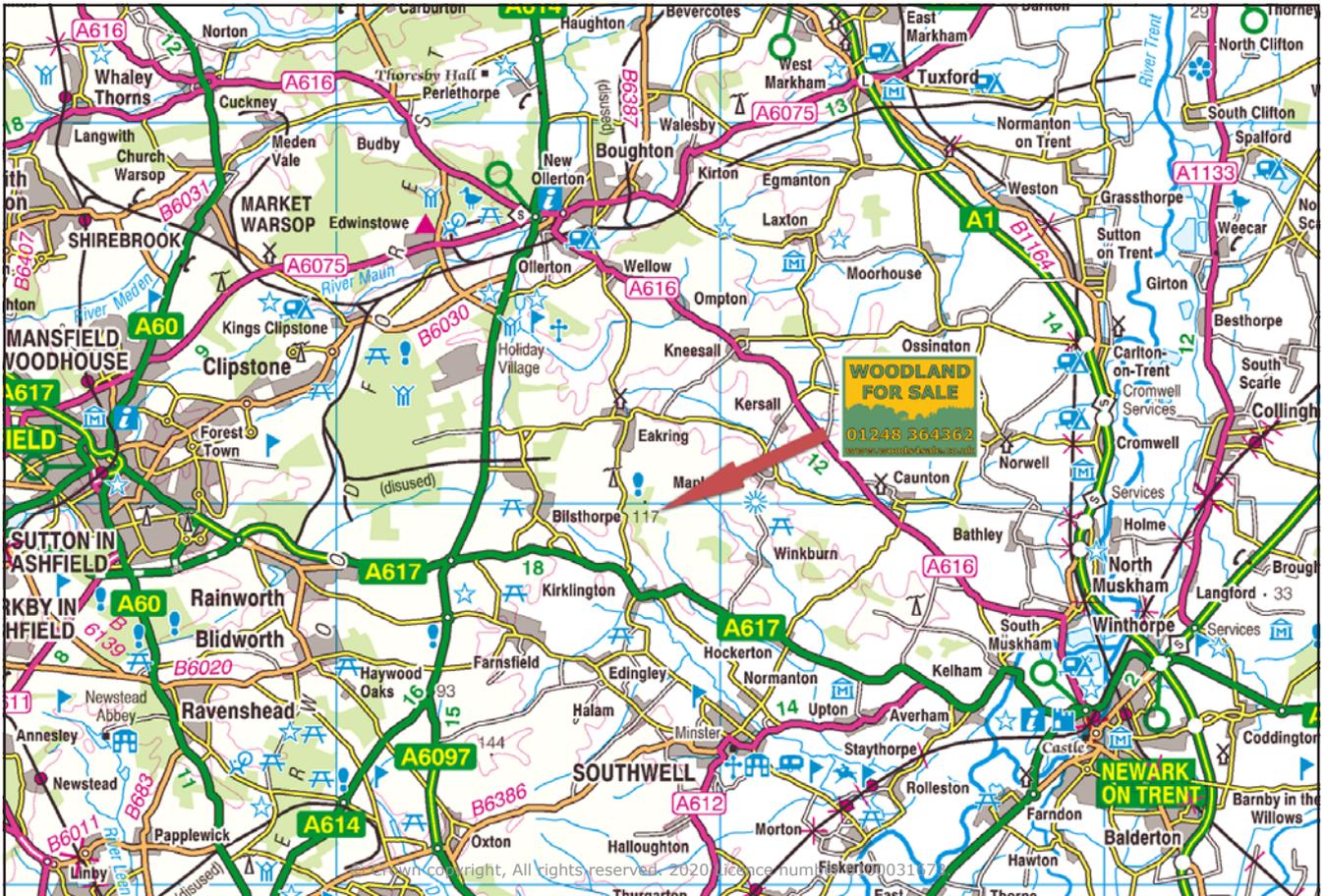
Woods4Sale Interest

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

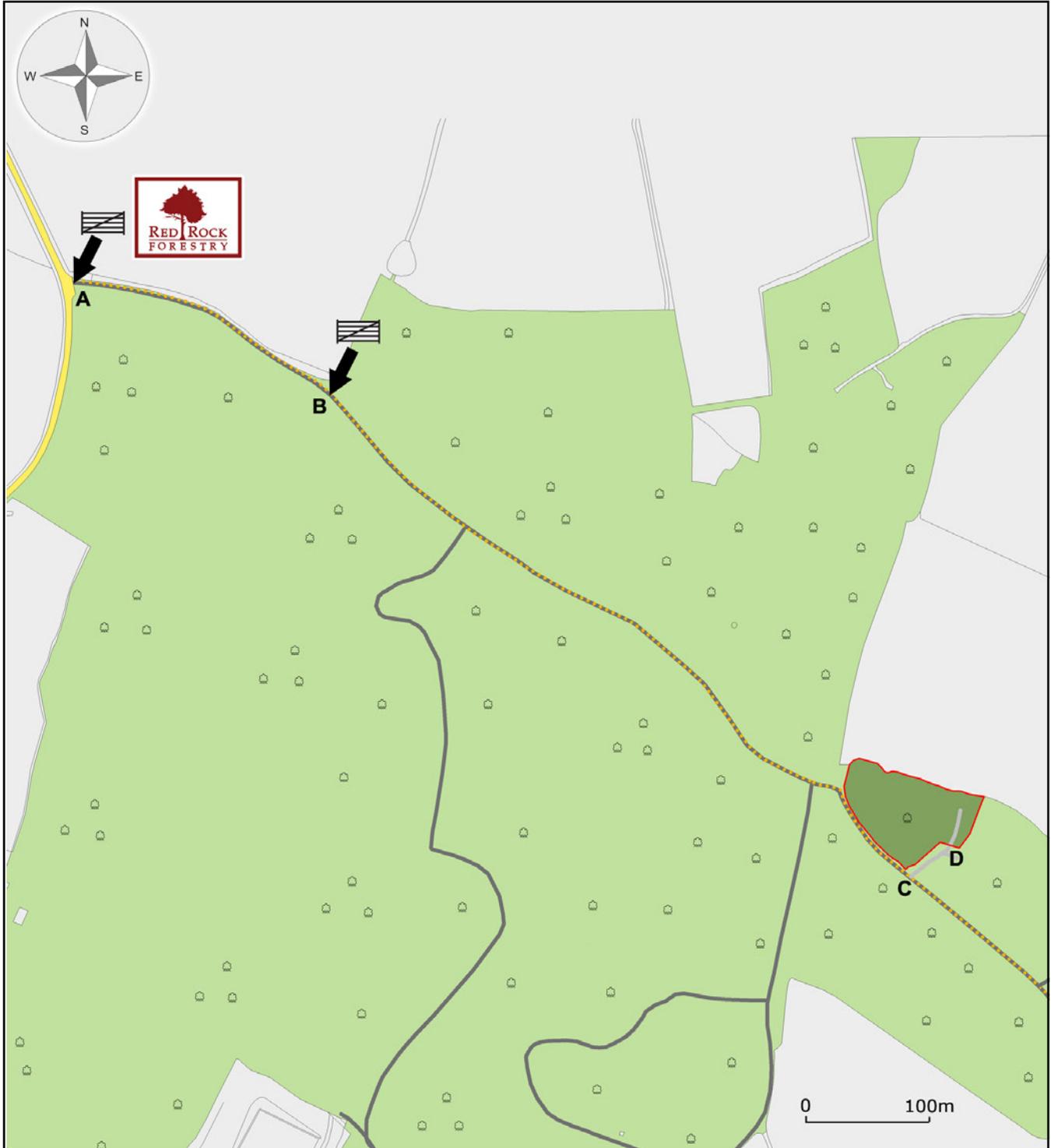
Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

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Legend							
	Motorway		Hard Track		Woodland For Sale		Woods4Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Manager's Sign
	B Road		Bridleway		Paddock/Meadow		Gate
	Minor Road		Public Foot Path		Broadleaf		
	Unclassified Road		Public Byway		Conifer		
	Railway		Path				
	Water Course		Wall				