

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.



## Deepdale Corner

near Sandy, Bedfordshire. 2.53 acres of mature  
broadleaved woodland, 13 miles from Bedford.  
£39,000 (freehold)

An outstanding example of mature oak woodland with high timber value, well managed with good vehicular access in a rural location.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK  
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## Deepdale Corner, Sandy, Bedfordshire



### Description

An excellent example of well managed oak woodland situated near to Sandy, between Cambridge and Bedford, just off the A1.

Deepdale Corner sits slightly elevated at the north east corner of a larger woodland. Located on a quiet lane, access into the woodland is via a stone track, suitable for a 2WD vehicle. The track climbs a little to the point where you are greeted by a magnificent display of uniform, tall and broad oaks that boast of quality timber. The oaks dominate this wood but there are also significant numbers of Scots pine, birch around the fringes with thorn and elder dotted throughout. The wood has an open feel and looking through the trees you can see open farmland to the north and east.

A rich diversity of birdlife frequents this area, including starling, woodpecker and red kite. The Lodge Nature Reserve is just a few miles to the west and is a popular destination for activities such as wildlife spotting, and walking.

This stunning wood will surely appeal to anybody with an appreciation of the woodland environment.

### If It Were Mine

Deepdale Corner is a delightful location for those seeking to enjoy some tranquillity in nature. Undoubtedly, there is an abundant supply of wood fuel for the logshed if one should require. A break in the canopy that allows light to the ground would be ideal for planting some young trees.

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

SG19 2NH (This is for the local area, not specific to the woodland).

### What3Words

Entrance: [///slips.tram.trifle](https://www.what3words.com/slips.tram.trifle)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 153

- Roadside gate: TL 205 496
- Centre of wood: TL 207 497

### Directions & Access

- From the A1 take the B1042 in to Sandy heading east to Potton.
- After approximately 4 miles there is a crossroads with a turning left for Deepdale.
- Follow the unclassified road for approximately 600 metres where it bears left then after a further 100 metres park on the verge and continue on foot (sorry we do not provide keys for viewings).
- There are 2 steel gates on the right, take the first gate (point **A** on the plan below) and follow the track round a right bend then at the left bend the wood is on your right indicated by a Woodland for Sale sign on a tree (point **B**).

### Boundaries

- The north boundary is the edge of the woodland indicated by white paint on wooden posts.

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- The west boundary is indicated by blue paint on wooden posts and boundary trees.
- The south boundary is in part the outside edge of the track, indicated with green paint on wooden posts and boundary trees which may be offset by a short distance and green paint on wooden posts up to the eastern boundary.
- The east boundary is indicated with white paint on wooden posts and boundary trees.

### 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 inside this wood.
- There is a right of way at all times and for all purposes over the route **AB** and **CDE**.
- A right of way is reserved over **BC** for the benefit of the wood beyond.
- A maintenance clause covers all the shared rights of way with liability according to use.

### Fencing Liabilities

There are no known fencing obligations.

### Third Party Rights

An overage (clawback) agreement exists until 2051 whereby 30% of the increase in the value of the land attributable to securing certain types of planning permission is payable to a previous owner.

### 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.

### 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.

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- 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. 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.

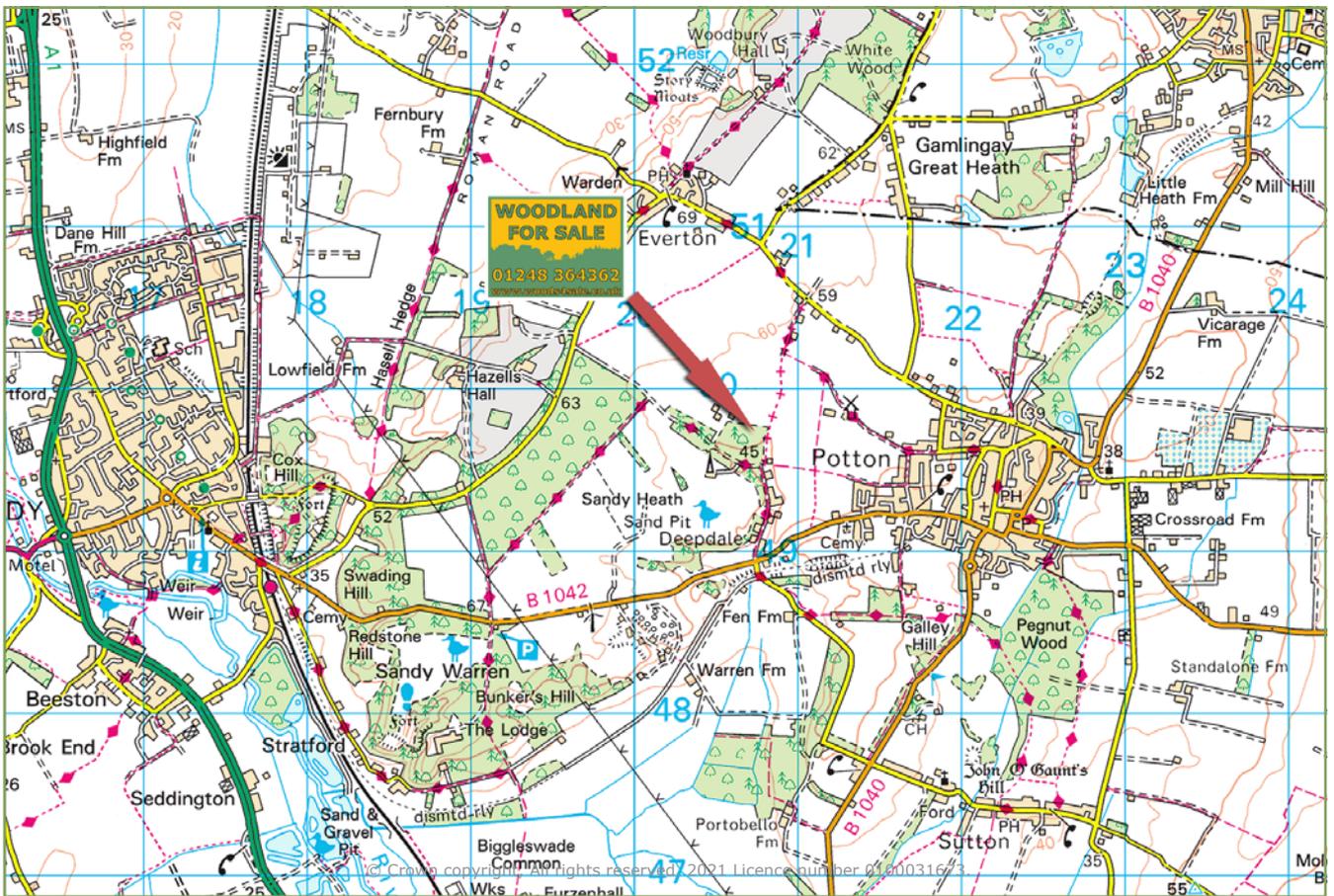
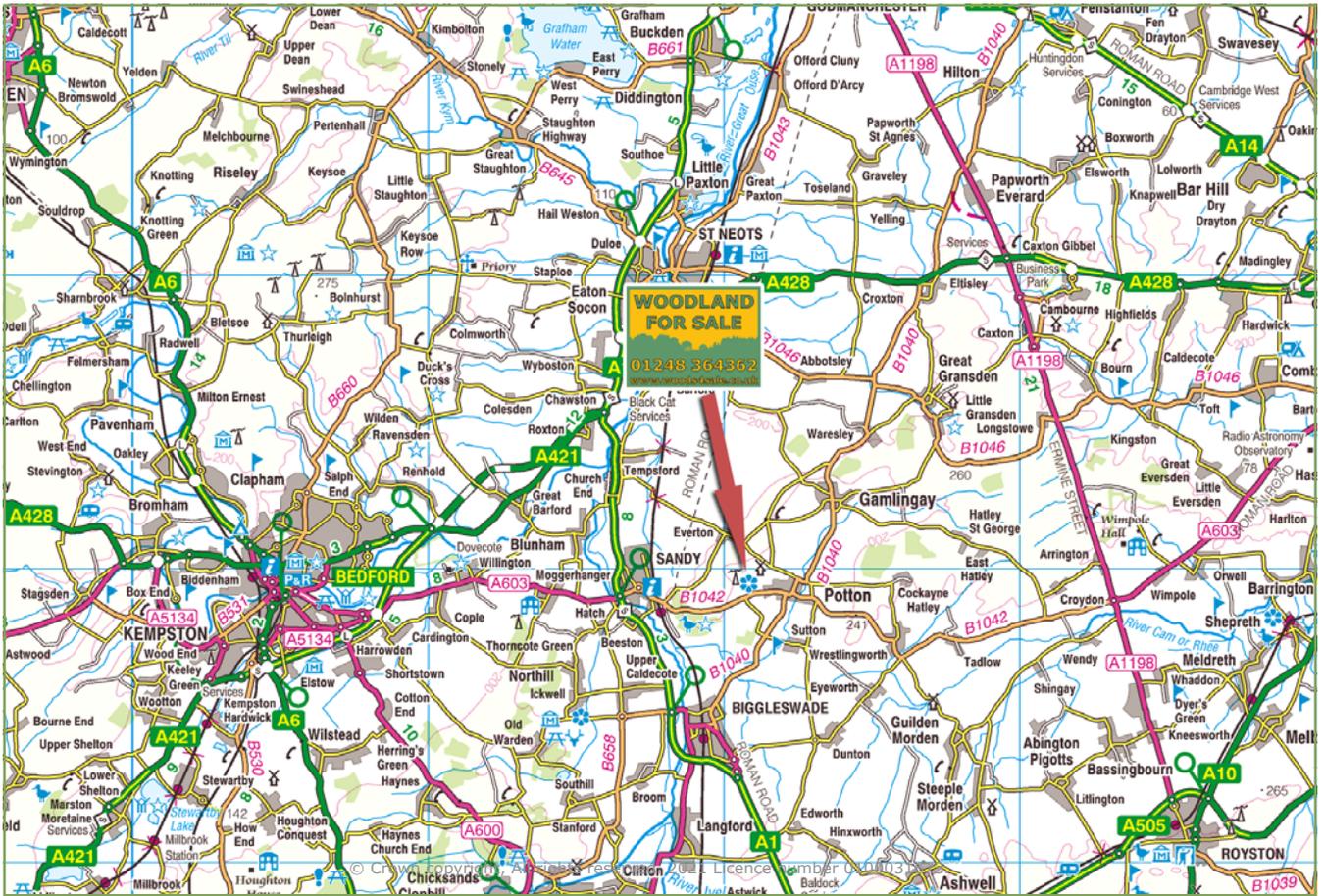
### Woods4Sale Interest

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

### Contact

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