

WOODS 4 SALE

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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.



Flaxen Wood
3.43 acres of mature mixed woodland
near Doncaster in South Yorkshire for
£37,000 (freehold)

A most attractive wood sporting mature and maturing stems and excellent access, just outside the attractive village of Sprotbrough.

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Flaxen Wood, Doncaster, South Yorkshire



Description

Flaxen Wood lies within a private gated forest between the attractive villages of Sprotbrough and Cadeby. The A1(M) and M18 motorways are close by and Doncaster is just 15 minutes to the east, yet thanks to surrounding farmland and other woodland it is peaceful and private.

The wood is almost entirely level and lies on the south side of a well-established and sizeable forest, a short distance west of Sprotbrough. The wider wood is almost entirely surrounded by fields and consequently Flaxen Wood is something of a haven.

The woodland supports a robust mix of mature and maturing stems. The southeast edge next to the powerline is dominated by conifers - principally larch with pockets of Norway spruce - measuring up to 40cm diameter and holding good volumes of quality timber. Moving west the conifers progressively blend with a variety of mature hardwoods such as sycamore, oak, ash and beech. The trackside supports some sizeable full-canopy beech and scattered across the wood there are some sizeable oaks exhibiting straight clean stems.

There are plenty of emerging trees in the understorey. These youngsters are ready to occupy the gaps of any trees that are felled obviating restocking costs and contributing to the diverse structure of the wood. The understorey also supports shrubs like hazel and hawthorn which sit above swathes of seasonal woodland flowers. Bluebell, wood anemone, wild garlic and wood sorrel all abound along with a range of ferns, patches of bramble and soft grasses. For the most part the woodland floor is free of entangling ground vegetation and easily walked.

This rich habitat plays host to a range of animals and birds including badgers, owls, woodpeckers, buzzards and roe deer plus a good range of woodland songbirds.

The wood is reached by a recently upgraded car-accessible track which runs the length of the north boundary. There is also a right of access on an unsurfaced track running down the west side of the wood enabling easy management of all areas. A large layby on the north boundary (belonging to Flaxen) gives plenty of in-wood parking and a substantial stack of felled timber nearby will keep the log store well supplied.

Quality stems, a good mix of species and a diverse age range on level ground promises much for the arborist and amenity owner alike. We're confident this wood will have broad appeal.

If It Were Mine

The conifers are nearing their potential so I would consider felling - either phased or as a single operation. And I'd look to control the patch of snowberry at the west end and also remove the occasional rhododendron bush before they get too established.

In between times I'd spend plenty of time in-situ just enjoying the place!

Please remember that some woodland operations require consent.

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 map: Sheet 111.
National Grid Ref:
- Woodland entrance: SE 531 015.
- Centre of wood: SE 528 015.
Nearest postcode: DN5 7SG.

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.

Directions & Access

- Sprotbrough is about 2 miles west of Doncaster just west of the A1(M). The nearest exit is junction 36.
- From the church at the centre of Sprotbrough head southwest on the Cadeby Road for 0.6 miles to the bottom of the hill.
- The entrance to the wood is on your right, opposite the turning to Nursery Lane.

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● **Please park by the timber railing on the left side, leaving the entrance clear as vehicles need to access the property at all times.**

- Continue on foot over the metal gate marked with a Red Rock Forestry sign (**A**) into the wood.
- Keep straight on for about 150 metres until you pass under a powerline (**B**).
- Flaxen Wood is on your left after this point.

Please note we do not give out keys for viewing. Purchasers will be given keys for vehicular access on completion of purchase.

Boundaries

- The north boundary (**BC**) is the south side of the hard track.
- The west boundary (**CD**) is the east side of the unsurfaced track.
- The south boundary (**DEFG**) is indicated by wooden stock posts (**DEF**) and the garden adjacent (**FG**).
- The southeast boundary (**BG**) is the centre of the powerlines.

Sporting Rights

The sporting rights are included and are not let.

Mineral Rights

Although the minerals rights are reserved to another party, the woodland owner has absolute control over whether they are ever exercised.

Rights Of Way

- There is a right of access for all purposes over the hard track **ABC**.
- Maintenance of shared tracks is according to use.

Fencing Liabilities

There are no known fencing obligations.

Tree Preservation Order

Flaxen Wood is the subject of a Tree Preservation Order (TPO). A TPO does not prevent appropriate tree felling or other woodland management but does require the consent of the Local Planning Authority.

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 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.

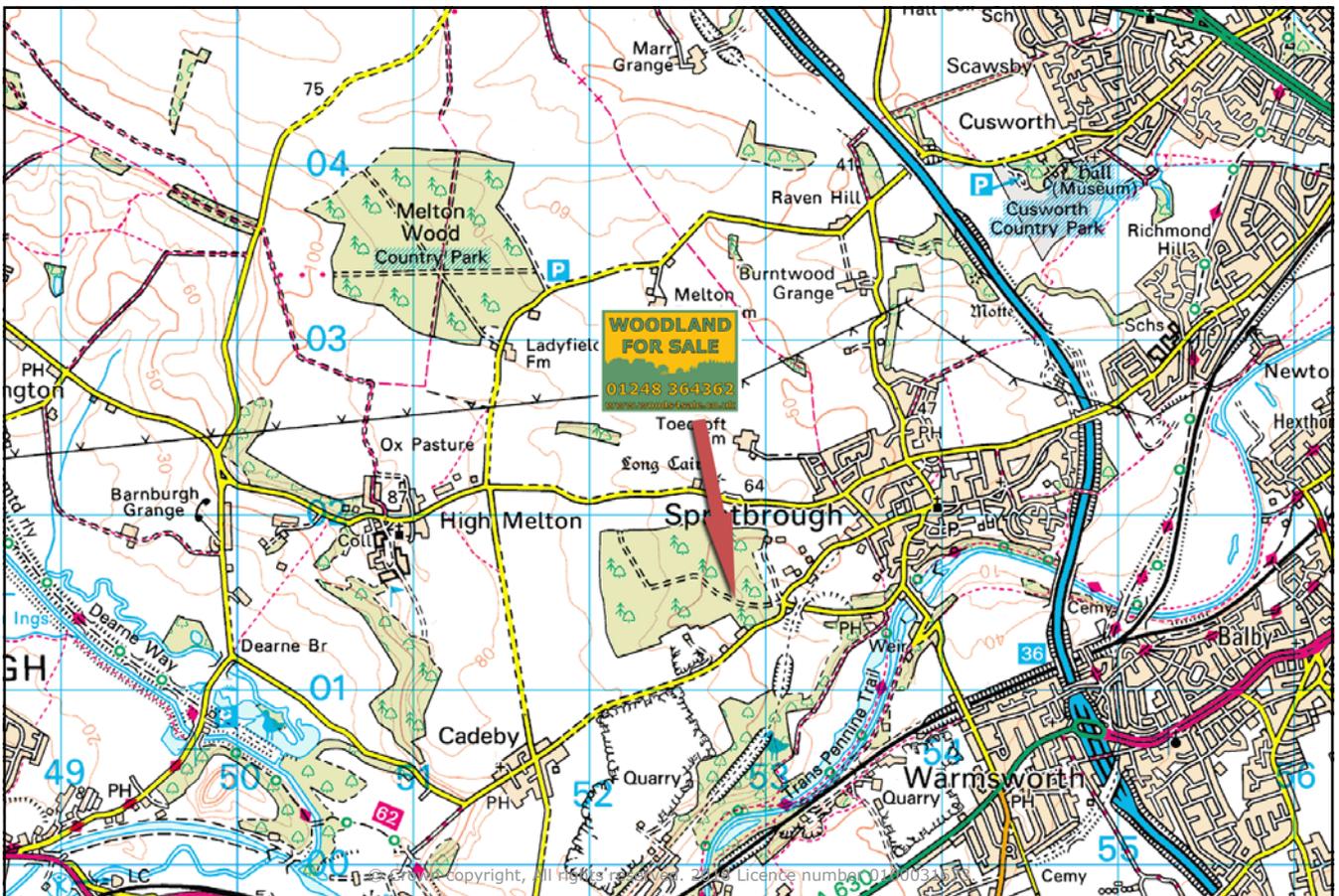
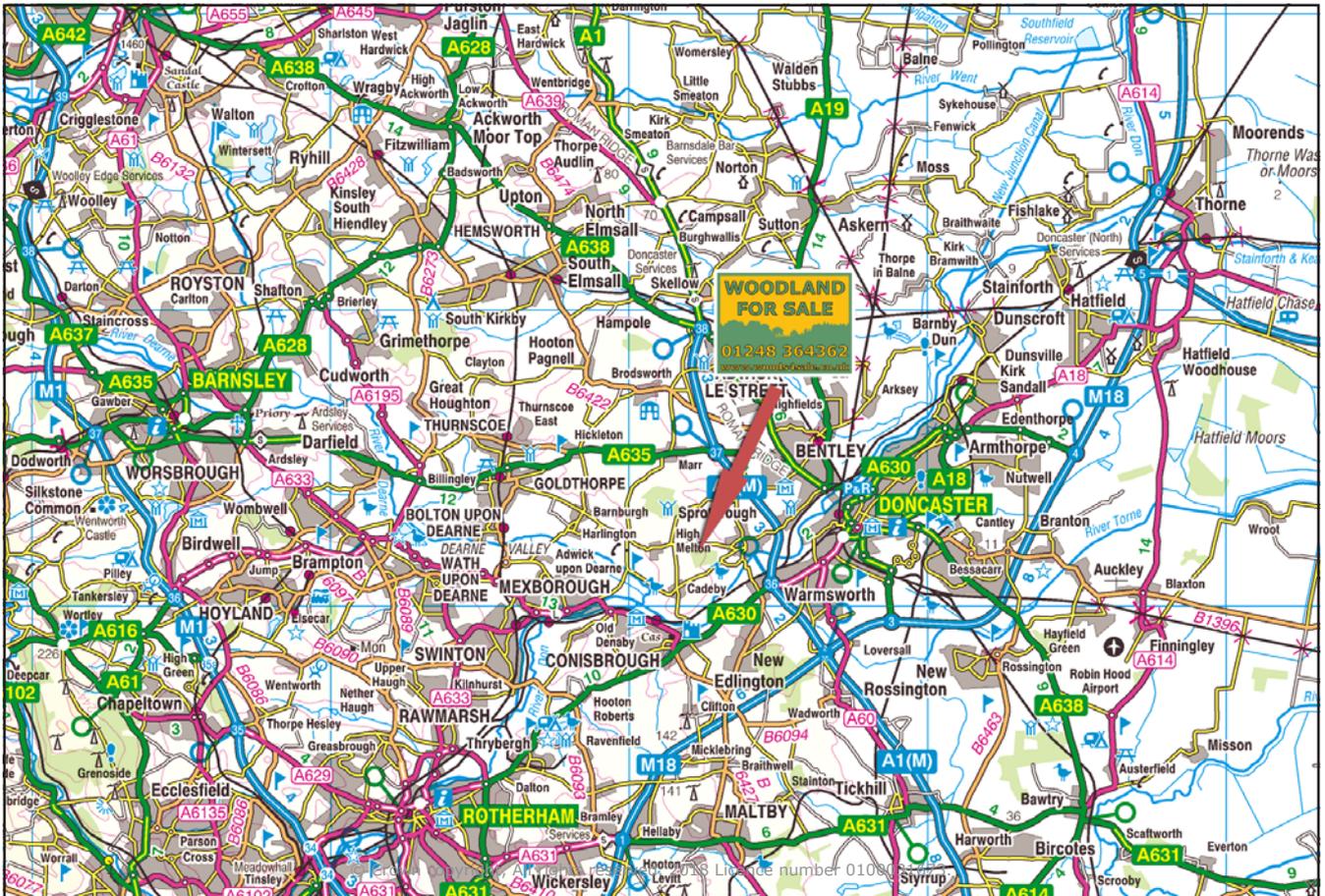
Woods4Sale Interest

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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