

# 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.



## Halfpipe Wood 2.67 acres of mature beech and younger cherry in Yorkshire for £23,000 freehold

A promising and vigorous stand of pole stage cherry amidst scattered mature beech on level ground and with excellent access about 15 minutes from Doncaster.

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## Halfpipe Wood, Sprotbrough, South Yorkshire



### Description

Halfpipe Wood lies on level ground near the centre of a private gated forest midway 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 the wood enjoys a high degree of tranquillity.

Halfpipe combines the amenity of mature canopy stems with the interest of managing a young productive crop. The woodland is peppered with mature beech and oak of impressive stature but there is sufficient light between these crowns to enable planted rows of cherry and oak to flourish beneath, and this pole-stage crop is showing a lot of promise.

There is little in the way of a shrub layer because of the active maintenance of the younger trees but in season the wood promises a succession of seasonal colour with an early white flush of wood sorrel followed by the ubiquitous bluebell. It is pretty!

Access to Halfpipe Wood is provided by an excellent car-accessible track that has been recently upgraded. Woodland management should be easy thanks to the level site and the good internal forest infrastructure with hard tracks along the south and east sides. There is a parking spur on the south side to enable in-wood parking.

Halfpipe is surrounded by a variety of other woodland types amidst large arable fields and thus despite its modest size it offers a high degree of privacy. And being part of a larger diverse woodland means it is host to a wide variety of wildlife from badgers and foxes to buzzards and songbirds.

### If this were mine...

I'd confine myself to managing the young cherry and oak at this stage – I'd cut out the small percentage of stems that are tight under the shade of mature beech

and also remove the rest of the tubes to prevent strangulation. The cherry is ready for a light thin and some high pruning would be beneficial.

### Directions

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.

**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 375m then fork right at a conspicuous yew tree (**B**). Continue up the hill for about 300m until the first hard track to the right (**C**). Halfpipe Wood is on your right after this point.

### Locators

OS Landranger map: Sheet 111.

National Grid Ref:

- Viewer Parking: SE 531 015.

- Centre of wood: SE 524 017.

Nearest postcode: DN5 7SG.

### Boundaries

The north boundary (**EF**) is a line of posts topped with double orange bands in a narrow ride within the wood.

The east boundary (**FC**) is the west side of the hard track marked by red-topped posts.

The south boundary (**CD**) is the south side of the hard track.

The west boundary (**DE**) is the east side of the soft track marked by orange-topped posts.



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### **Sporting Rights**

The sporting rights are included and are not let.

### **Mineral Rights**

Although the mineral 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 **ABCF**. A right of access is reserved to others over the route **DC**.

Maintenance of shared tracks is according to use.

### **Fencing Liabilities**

There are no fencing obligations.

### **Tree Preservation Order**

Halfpipe Wood is the subject of a tree preservation order (TPO). A TPO does not prevent felling or other woodland management (as evidenced by previous thinning operations) but it does require the consent of the Local Planning Authority.

### **Restrictive Covenants**

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

### **Viewing**

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### **Contact**

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

### **How to Buy this Woodland**

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, we will take the woodland off the market and we will not accept any other offer.

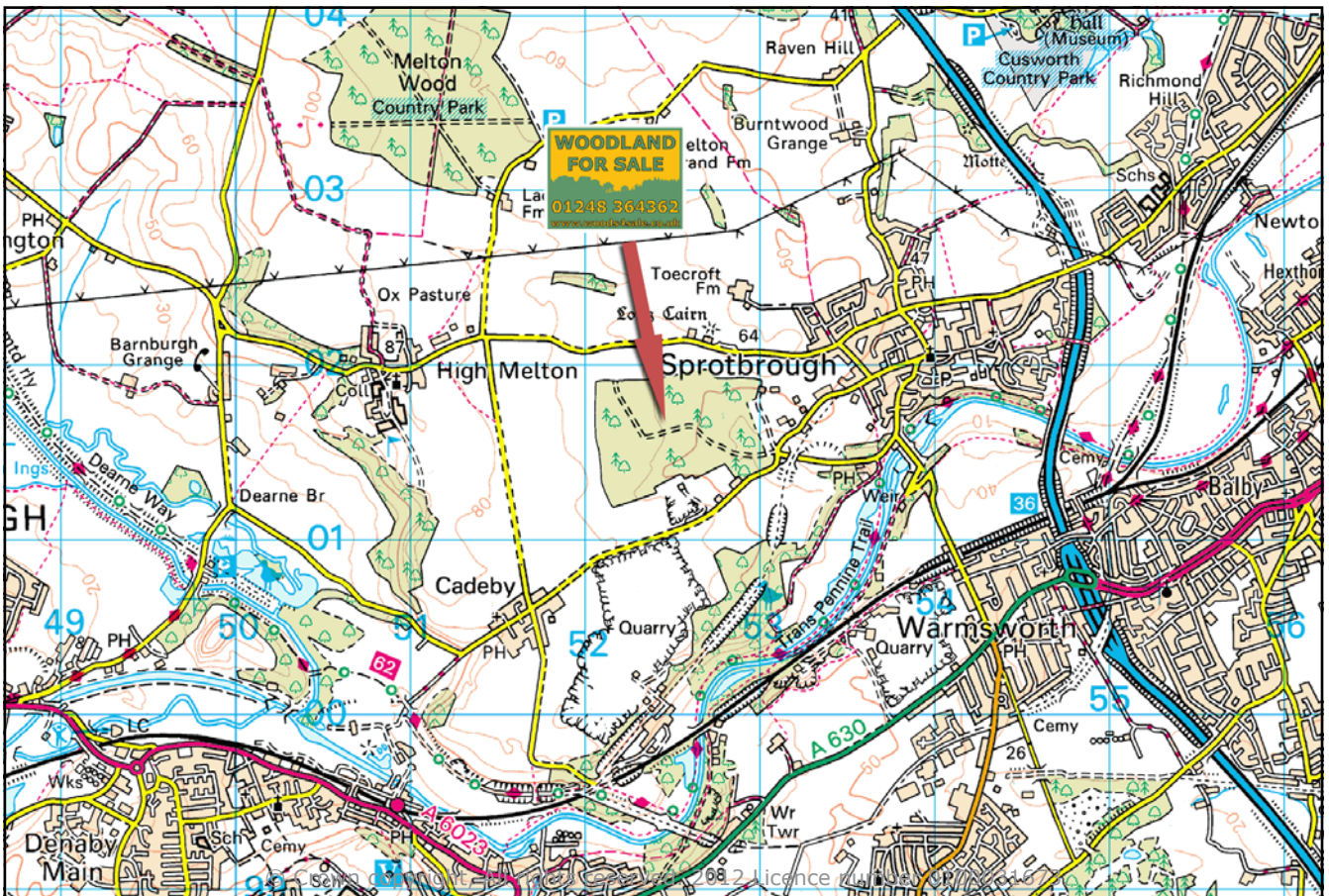
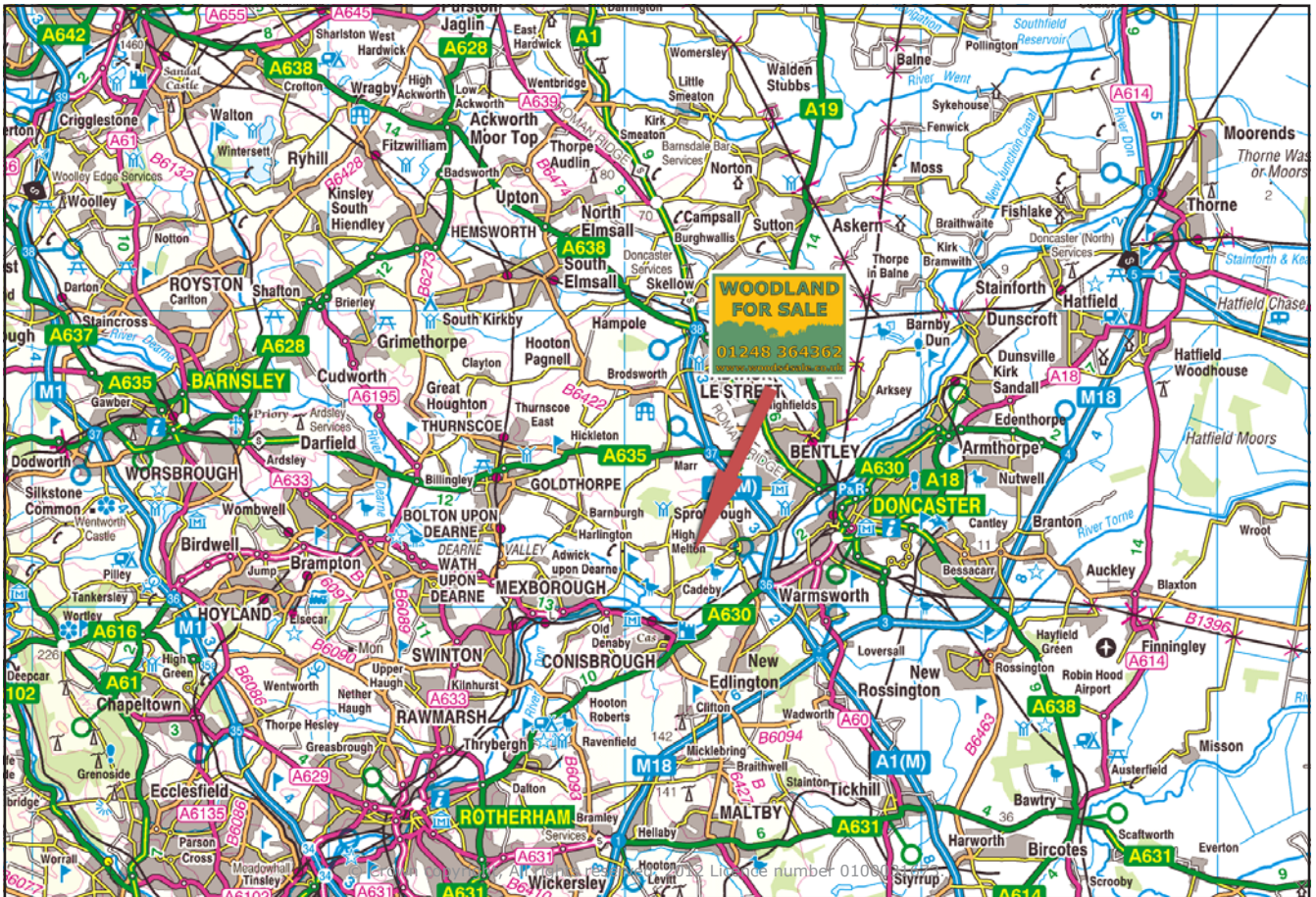
### **Note**

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



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