

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.



Hall Wood Chapelton, South Yorkshire. 2.62 acres of conifers for £22,000 (freehold)

A useful bank of conifers with some broadleaf content above a stream and with vehicle access, midway between Sheffield and the Peak District National Park.

Hall Wood, Chapeltown, South Yorkshire



Description

Hall Wood lies on the northern edge of a larger gated forest. The Peak District National Park is eight miles to the west and Sheffield is a similar distance to the south. External access links are excellent with junction 36 of the M1 just three miles away. Internally, a stone track which is readily negotiated by 4x4 (and with care by car) leads all the way to the property.

The majority of the wood occupies north-facing slopes - gentle at the top and moderate further down. The entire property is designated as a Plantation on Ancient Woodland Site suggesting at least 400 years of woodland cover and consequently it supports a richer habitat than more recently established woodland. This is reflected in the ground flora and the variety of woodland songbirds present, along with woodpeckers, buzzards, badgers and foxes.

The majority of the wood is comprised of a mixture of maturing European larch and Norway spruce, interspersed here and there with pockets of Scots and Corsican pine. Within this conifer matrix are a significant number of broadleaves including oak, beech and birch. The relatively high percentage of deciduous trees overall (including larch) gives this property a surprisingly light feel beneath the canopy. The shrub layer is populated by sporadic regeneration from most of the parent tree species coupled with a scattering of holly and hazel bushes.

The woodland floor is largely clear of invasive vegetation and supports a healthy number of bluebells with scattered fern and occasional soft grasses. There is for the most part easy pedestrian access across the site. This, coupled with the broad soft ride running down the east side and the stone track on the south edge, makes for a good access package both for recreation and woodland management.

The wood is in production phase and would benefit from thinning. This could yield a significant volume of firewood, although the quality of many of the stems suggests that small-scale milling is also an option. The significant presence of hardwoods in some parts of the wood also presents the chance of selective species thinning to progressively steer this wood back towards a native broadleaf composition if desired.

This compact accessible wood with its broad range of species and management options presents an attractive and affordable package.

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

Directions & Access

From J36 of the M1 head southwest on the A61, also called Westwood New Road. After a mile cross straight over the first roundabout and continue on the A61 for a further 1½ miles passing the junction (by a garage) for A629 on your right. Keep south on the A61 for a further 300 metres and you will see a Woods4sale sign in a tree on your right. Turn first right after the sign into a private drive (about 200 metres after the sign). Immediately after entering the drive there is an area of hard-standing on your left.

Please park on the hard-standing and walk from this point. The entrance to the wood is via the locked gate opposite **(A)** on plan) (with a small For Sale sign).

Walk north up the forest track for 200 metres **(B)** and then turn left, following the track for a further 150 metres until you see a ride on your right marked with red-topped posts **(C)**. Hall Wood is now on your right.

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Locators

OS Landranger map: Sheet 110.
National Grid Ref:
- Viewer Parking: SK 329 966.
- Centre of wood: SK 325 966.
Nearest postcode: S35 1WN.

Boundaries

The north boundary (**EFG**) is the line of a remnant fence just above the stream.
The east boundary (**CG**) is the east side of the ride marked by red-topped posts.
The south boundary (**CD**) is the south side of the main access track.
The west boundary (**DE**) is marked by blue-topped posts.

Sporting Rights

The sporting rights are included and are not let.

Mineral Rights

The mineral rights are included except where reserved by statute.

Rights of Way

There is a right of access for all purposes over the route **ABC**.

A right of access is reserved to others over the track **CD**.

Maintenance of shared tracks is according to use.
The track on the south edge of the property (**CD**) is a public footpath.

Fencing Liabilities

There are no known fencing obligations.

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 364 362, or by email at info@woods4sale.co.uk.

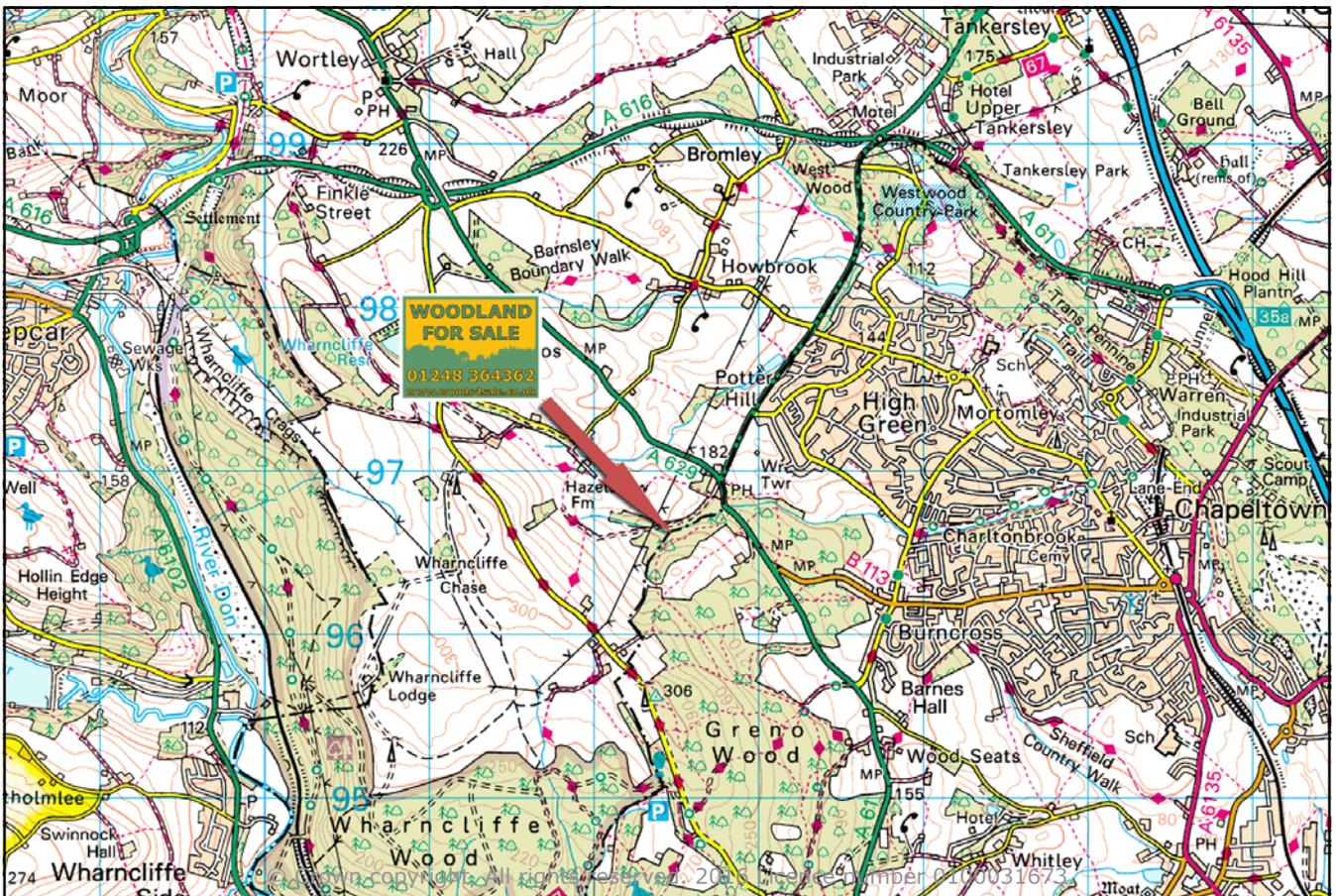
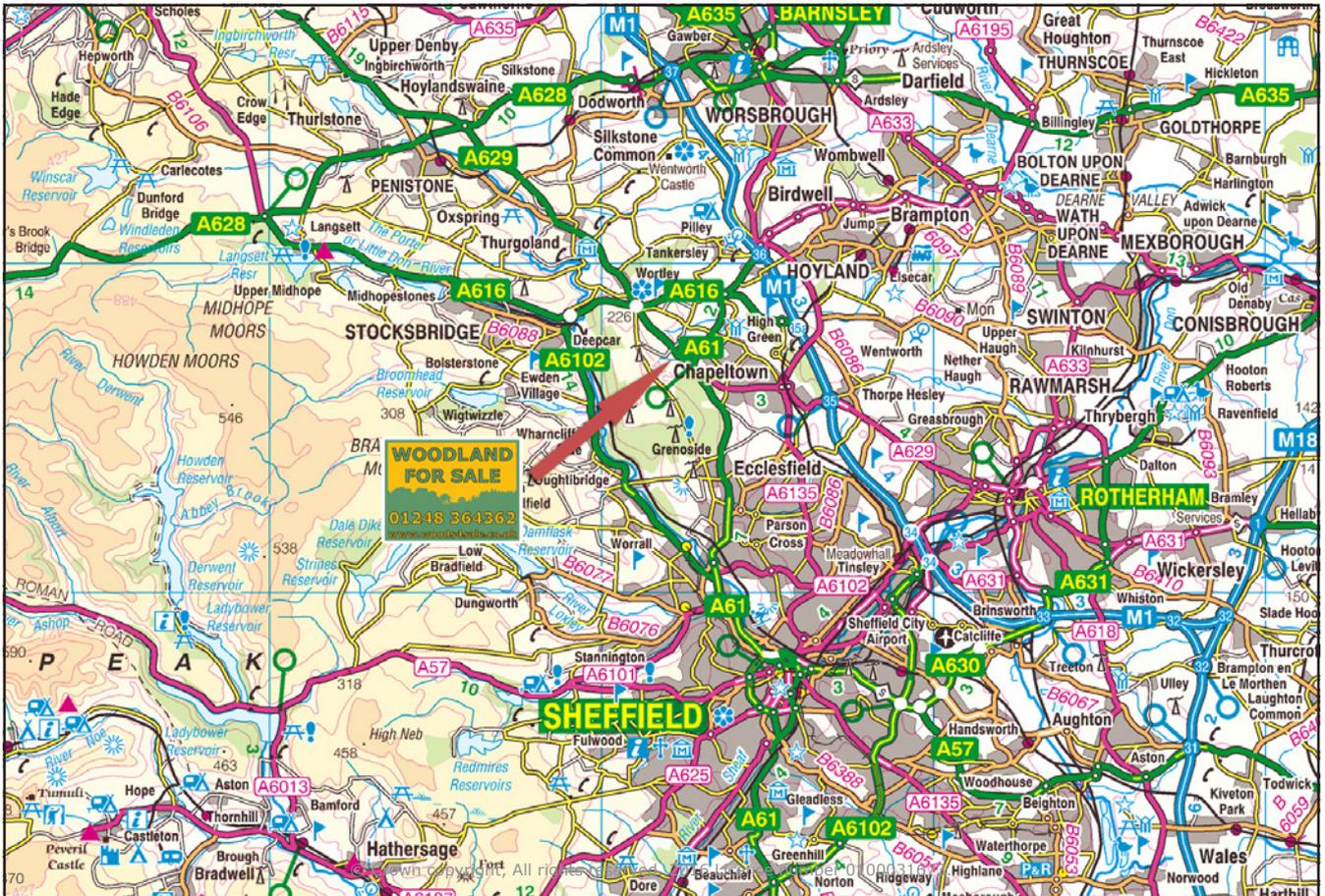
How to Buy this Woodland

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.

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