

# 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.



**Hatfield Woodhouse**  
near Doncaster, South Yorkshire. 2.5 acres of streamside woodland plus the rights to shoot over an additional 83.3 acres in a quiet rural location for £35,000 (freehold)

The right to shoot over a secluded but accessible parcel of level ground, plus an attractive freehold belt of water-side broadleaves.

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## Hatfield Woodhouse, Doncaster, South Yorkshire



### Description

Hatfield Woodhouse occupies level ground in a secluded rural area between Hatfield and Sandtoft. The relative proximity of the motorway network provides easy access from all compass points, with Doncaster about 15 minutes by car.

The wider property is almost square in shape with the freehold woodland area lying along the north edge (adjacent to the large ditch which is an attractive feature). The shooting area is predominantly arable but includes a ten-acre rectangle of broadleaf woodland to the southeast which could also offer the occasional roe deer. When we visited the bulk of the fields were under maize, with lesser elements of grass and brassicas. The shooting has been exercised informally over recent years with rough walked-up days and occasional roe stalking.

The freehold woodland belt occupies a charming spot overlooking a water-course to the north and has 'big-sky' views over the arable ground to the south. A small patch of elm at the west end gives way to some full canopy oak which dominates the rest of the wood, supplemented with occasional stems of birch, ash, aspen, alder and rowan. A small grassy glade in the middle is an attractive prospect for quiet enjoyment.

This property enjoys genuine seclusion with good access, a mixed area of rough shooting and the possibility of some stalking.

### If It Were Mine

I would maintain the grass in the central woodland glade to create an area for quiet enjoyment during the close season. At other times a stroll round with a gun or time in a high-seat would keep me well occupied.



### 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: 111

Ordnance Survey Grid References:

- Access point: SE 691 083
  - Centre of wood: SE 694 083
  - Centre of sporting: SE 692 080
- Nearest postcode: DN7 6DX

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

- Leaving the M18 at J5, head east on the M180 for 0.7 mile, then leave the motorway at the first junction (J1).
- Head south from the roundabout on the A18 for 0.9 mile then fork left onto the A614.
- Continue for 0.6 mile then fork left onto Remple Lane and then take the first left again (about 100 metres) onto Hollin Bridge Lane.
- Continue for 500 metres then follow the road round to the right past the farm, at which point it becomes Turf Moor Road.
- Continue for a further 200 metres until the road bends sharp left to become Stainforth Moor Road (at which point the tarmac ends and a large ditch is seen to your right). This is still a public highway.
- Continue east on Stainforth Moor Road for about



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600 metres then turn right to cross the ditch into the property at point **B** on the plan.

### Boundaries

#### Freehold Woodland

- The north boundary (**CD**) is the south edge of the ditch.
- The east boundary (**DE**) is the adjacent garden.
- The south boundary (**CKE**) is the woodland edge.

#### Shooting Land

- The north boundary (**ABC**) is the south edge of the ditch and (**CKE**) the woodland edge.
- The east boundary (**EFG**) is the field edge, and (**GH**) the old field boundary on the east side of the wood (beyond which is a lake).
- The south and west boundaries (**HJA**) are field edges meeting near a farmhouse (**J**).

### Sporting Rights

The rights to shoot over the entire area are in hand and not let.

Since the proposed changes to the General Licence in April 2019, the majority of the land with shooting rights over and the freehold have been placed into a "Wild Bird General Licence Restriction and Exclusion Zone". Interested parties should make their own enquiries and satisfy themselves as to the impact this will have on their enjoyment of the land

An excerpt from the legal conveyance reserving the shooting to the current vendor can be viewed [here](#).

### Mineral Rights

The mineral rights within the woodland are believed to be in hand except as reserved by statute.

### Rights Of Way

Access to the property is off Stainforth Moor Road (an adopted highway) via a bridge at **B**.



### Fencing Liabilities

There are no known fencing liabilities

### 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

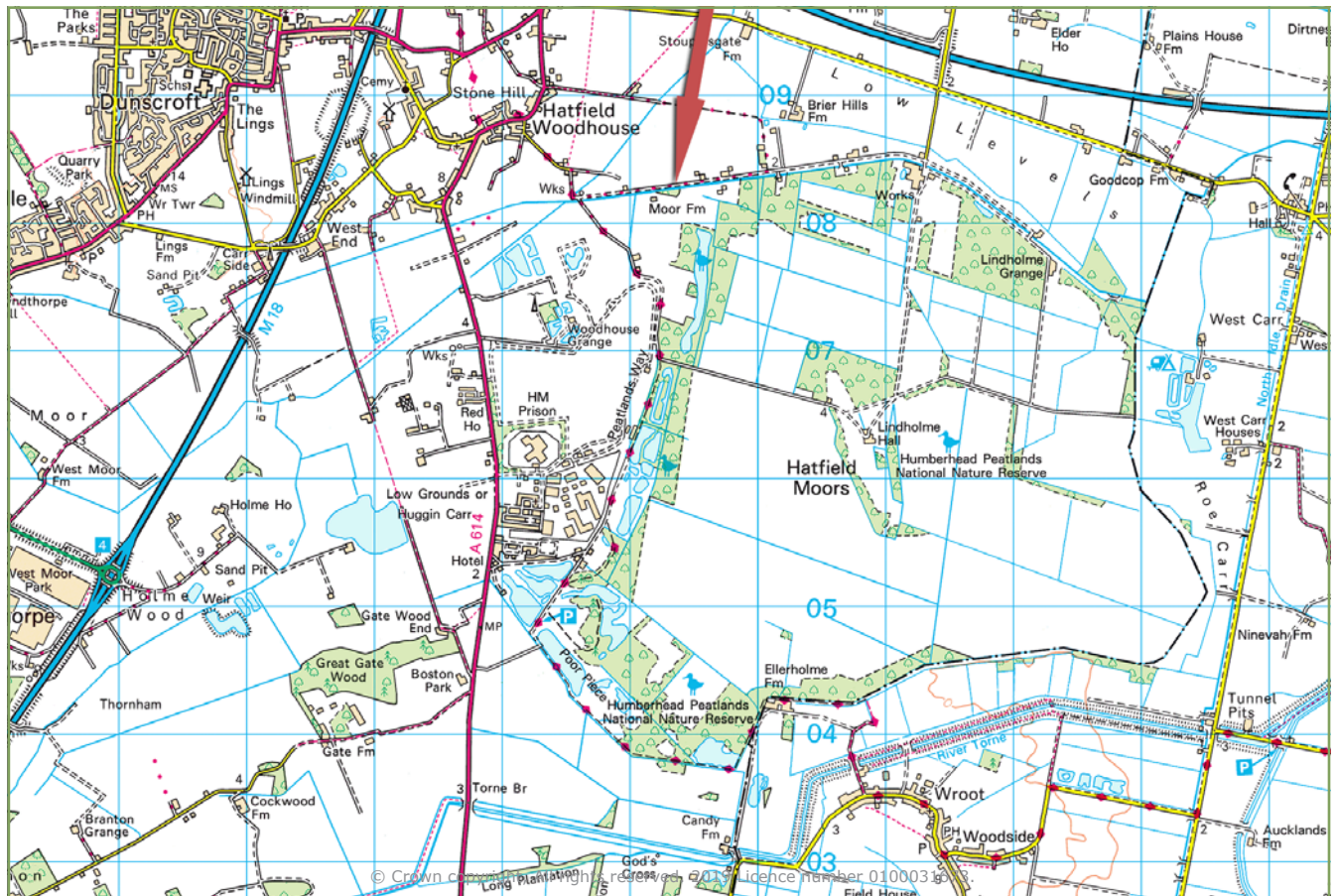
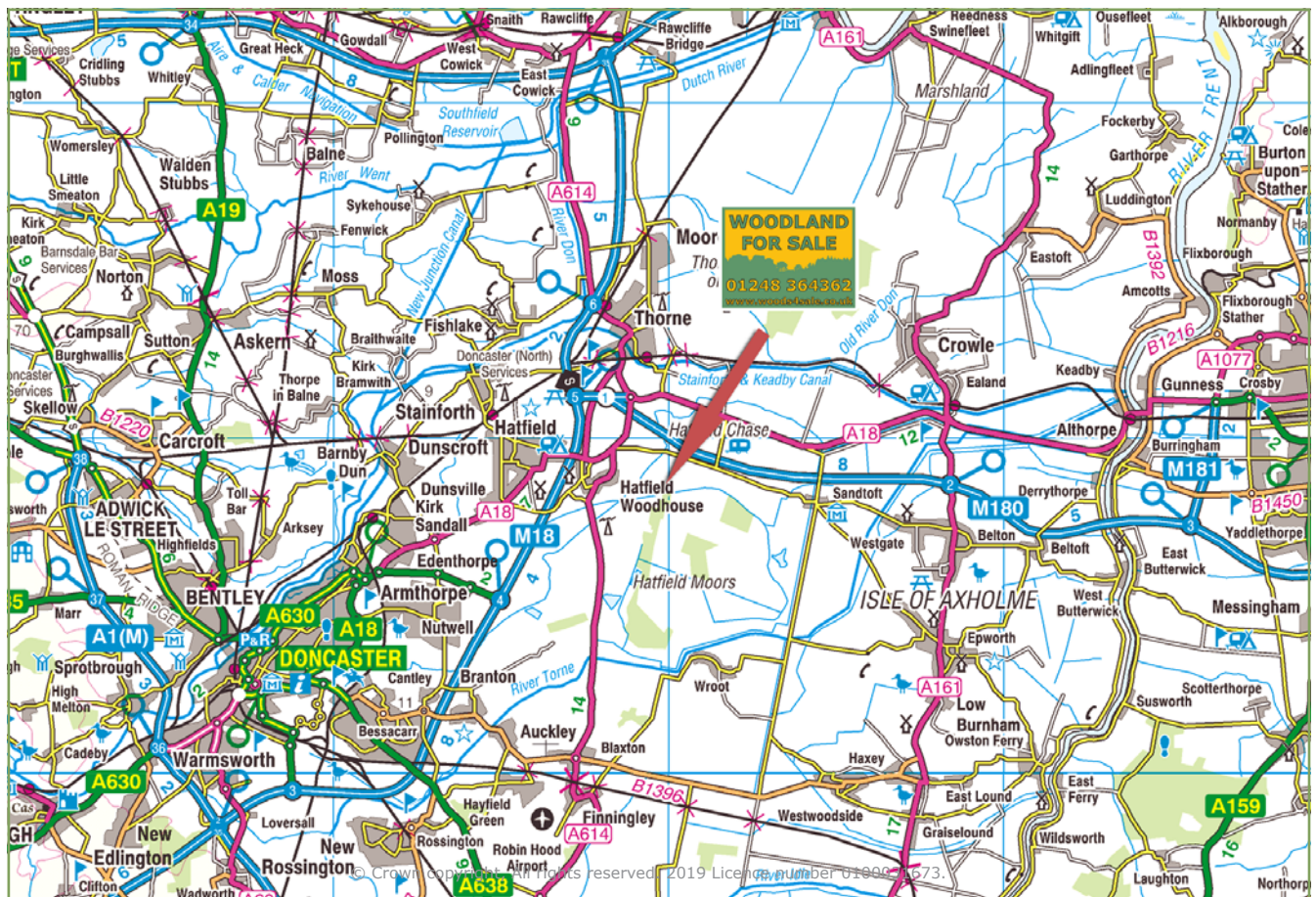
Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

### 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).



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