

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.



Hawk Wood Thorpe Salvin, near Sheffield. Approximately 4.9 acres of beech woodland for £45,000 (freehold)

An attractive beech woodland growing on a flat site with good access in a peaceful location. The woodland is off a quiet county lane, 2 miles from the M1 motorway and 10 miles from Sheffield and includes full sporting rights.

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Hawk Wood, Thorpe Salvin, South Yorkshire



Description

Hawk Wood is a mature beech wood about 50 years old, it is set within a larger Ancient Woodland that has existed since records began in the 1600s. The sale of this wood offers a great opportunity to buy a piece of beautiful woodland for amenity and for timber production.

The wood has never been thinned so contains a high number of trees that would benefit from a thinning to allow those remaining trees to increase in diameter.

You will enter Hawk Wood from the quiet country lane, through a locked gate and along a shared hard stoned track that runs along the south boundary. Walking through the trees you can appreciate the quality of the trees that have grown straight and slender. Under foot it is clear and easy to walk through as the canopy of the beech trees shades out most other vegetation.

The woodland sits on a flat site and the ground is fertile light mineral soils ideal for beech trees, as evidenced by their excellent quality. The wood is surrounded by other woodlands on three sides, with a short walled boundary to the north.

Hawk Wood is a joy to visit throughout the seasons. In autumn, the leaves of the beech display a show of orange and brown hues. In spring and summer the wood comes alive with bright green leaves filtering the sunlight above and a scattering of bluebells can be found underfoot.

A woodland such as this offers a wealth of opportunity, whether to extract some woodfuel, for carrying out woodland crafts or just for a weekend retreat. Such an interesting, well-located property as this is a real gem.

If It Were Mine

The beech would benefit from a 30% thinning to allow the remaining trees to put on more diameter. This should be done to favour the best quality trees whilst keeping a close eye on the squirrel population.



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.

Locators

OS Landranger Series Sheet No: 120
Ordnance Survey Grid References:
- Roadside gate: SK 512 807
- Centre of wood: SK 512 808
Nearest postcode: S80 3JR

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

- From the M1 junction 31, take the A57 in the direction of Worksop. After 1 mile go straight through the traffic lights.
- After another mile enter the village of Anston. Just as you enter the residential area fork right onto Sheffield Road.
- Continue for about ¼ mile and then turn right at the Leeds Arms pub (opposite two churches).
- After 1 mile turn left over a level crossing at Kiveton Park Station.
- Follow this road as it narrows into a small country road.
- After ¾ mile go straight over the cross roads onto a road signed for Whitwell.
- After 300 metres you will reach the woodland on your left hand side. Park in the gateway where you will see our Woods4Sale sign.
- Climb the gate (sorry we do not supply keys for viewing) and follow the track for 200 metres, Hawk

Hawk Wood, Thorpe Salvin, South Yorkshire



Wood is on your left hand side (point B on the plan).

Boundaries

- The northeast boundary is indicated by green paint on wooden posts and trees.
- The southeast boundary is indicated by red paint on wooden posts and trees.
- The northwest boundary is indicated by blue paint on wooden posts and trees.
- The south boundary is the low earth bund with fields beyond.

Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

Mineral Rights

These are owned and included in the sale except where reserved by statute.

Rights Of Way

- There is a right of way granted for all times and all purposes over the route **AB** on the plan below.
- A right of way is reserved over the route **BC** for the benefit of the woodland beyond.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There are no public rights of way in this woodland.

Fencing Liabilities

There are no known fencing liabilities.

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.

Contact

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

Hawk Wood, Thorpe Salvin, South Yorkshire



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 Foot Path		Conifer		
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				