

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.



Hen Peck Wood

4.87 acres of mature ash woodland near
Retford, Laneham in Nottinghamshire,
£59,000 (freehold)

Tall ash trees with a smattering of field maple and wild cherry, surrounded by farmland, with good access from the main road and situated not too far from the historic market town of Retford.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Hen Peck Wood, Laneham, Nottinghamshire



Description

A mature ash woodland, situated in the Nottinghamshire countryside. With good access to the canal town of Retford and only 2 miles from the River Trent. The A57 is not far, being just over 2 miles to the south, and the medieval cathedral city of Lincoln is only a few more miles to the east.

Hen Peck Wood is part of a larger ash plantation surrounded by agricultural land and feels like a woodland haven in the countryside. As you walk through the towering ash trees and you venture near to the woodland boundaries, the odd field maple, wild cherry and hawthorn are found growing between the dominant ash trees.

The woodland stands on fertile, loamy and clayey floodplain soils, and is relatively free draining, helped by the drainage ditch that runs from the north east to the south west. There is a dew pond situated in the north east corner, that has been recently cleared of overgrowing vegetation. It is expected that this will become seasonally wet and attract animals, birds and insects alike which enjoy wetland environments.

Snowberry grows along the southern fringes, forming an impenetrable boundary to the rest of the woodland to the south. It is growing very well under the thick canopy of the ash trees, but has very few berries present due to the shade. However, if a few of the trees were removed and sunlight could reach the woodland floor, the shrubs would overflow with the pure white, waxy berries adding a different colour to the woodland palette.

A footpath has been cut through the undergrowth and around the dew pond to allow access, but it also gives an example of what can be done to the woodland to open it up for use.

During our site visit, numerous songbirds and the occasional hunting call from a soaring buzzard were heard. Rustling among the snowberry was a pair of foraging Muntjac deer, sadly they bolted when they heard my approach. As this woodland was previously

used for shooting purposes (the likely reason why snowberry shrubs were planted), it would not take much to entice them back.

If It Were Mine

I would fell a few of the ash trees around the pond and clear some of the undesirable vegetation to try and encourage some wildflowers. I would also thin the ash throughout and replant with some fast growing, shade tolerant tree species like beech to complement the wood and add a bit of diversity.

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 access point: SK 790 763

- Centre of wood: SK 791 765

Nearest postcode: DN22 0FE

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

- Driving south out of Retford, along the A638, towards Eaton, drive approximately 0.3 miles, heading straight over one mini roundabout.

- When you get to another mini roundabout, take the first turning, left, heading towards Grove, Headon and Rampton, along Grove Road.

- Drive for approximately 6.7 miles along this road.

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- When you reach Stokeham, turn right onto Laneham Road, and after approximately 0.5 miles the entrance to the woodland is on your left indicated with a Woods4Sale sign on the roadside.
- Turn left, onto a public bridleway opposite a layby (point **X** on the plan below).
- Drive for approximately 250 metres along this track, passing a second Woods4Sale sign on the right hand side (point **Y**).
- Please park in the parking area off the bridleway (point **A**).
- This is the entrance Hen Peck Wood.

Boundaries

- The northern boundary is the edge of the woodland inside the bridleway.
- Both the western and eastern boundaries are the inside edge of a stoned track
- The southern boundary is indicated by green paint on wooden posts and trees marked with green paint.

Sporting Rights

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

Mineral Rights

A conveyance has been placed on the woodland, dated 1941, which reserves the right to extract coal from the woodland but provides compensation for any damage done. We believe this is now historic and is very unlikely to be exercised nor planning permission given.

Rights Of Way

- The woodland is accessed over the track **XA**.
- There are no public rights of way within the woodland.

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.

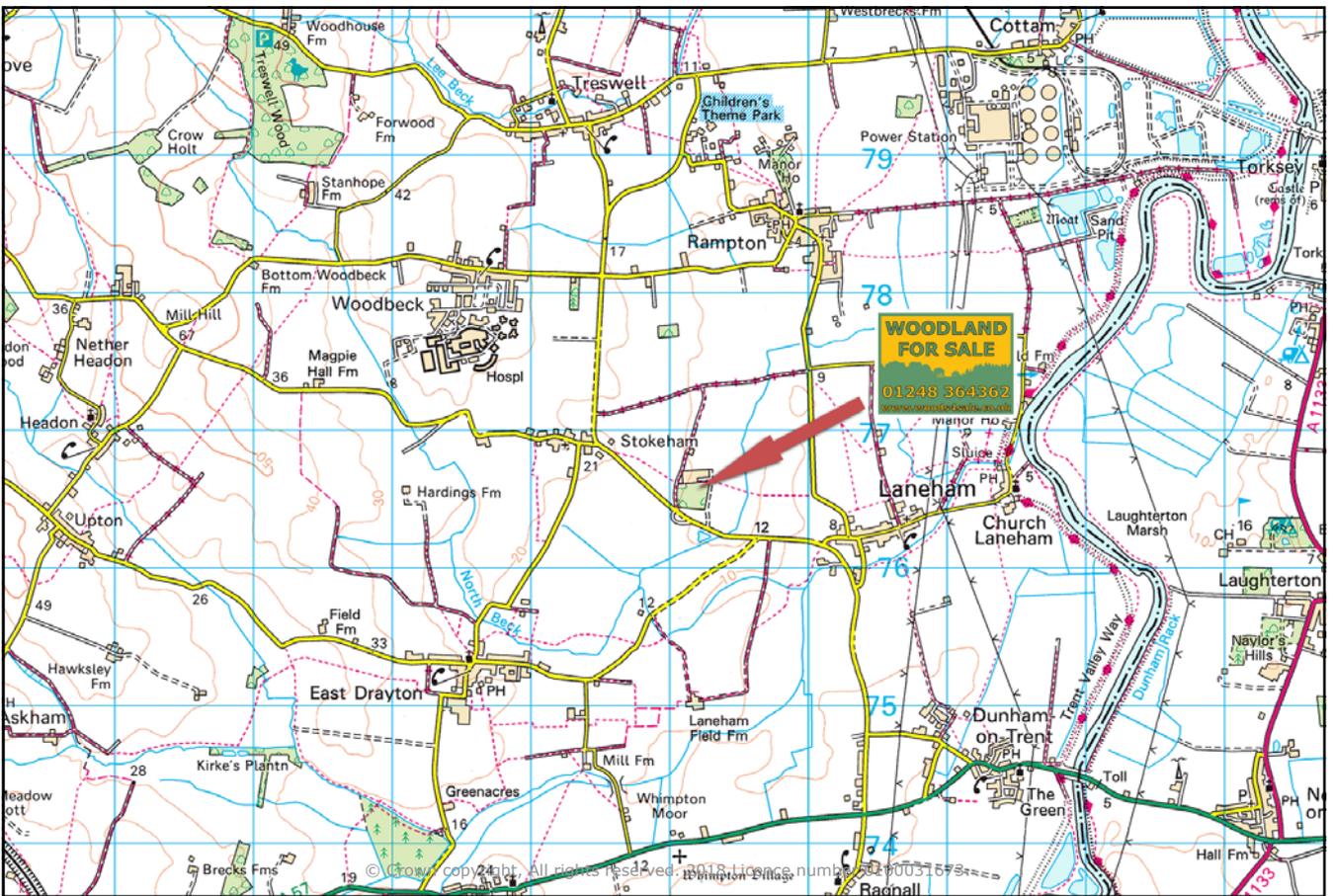
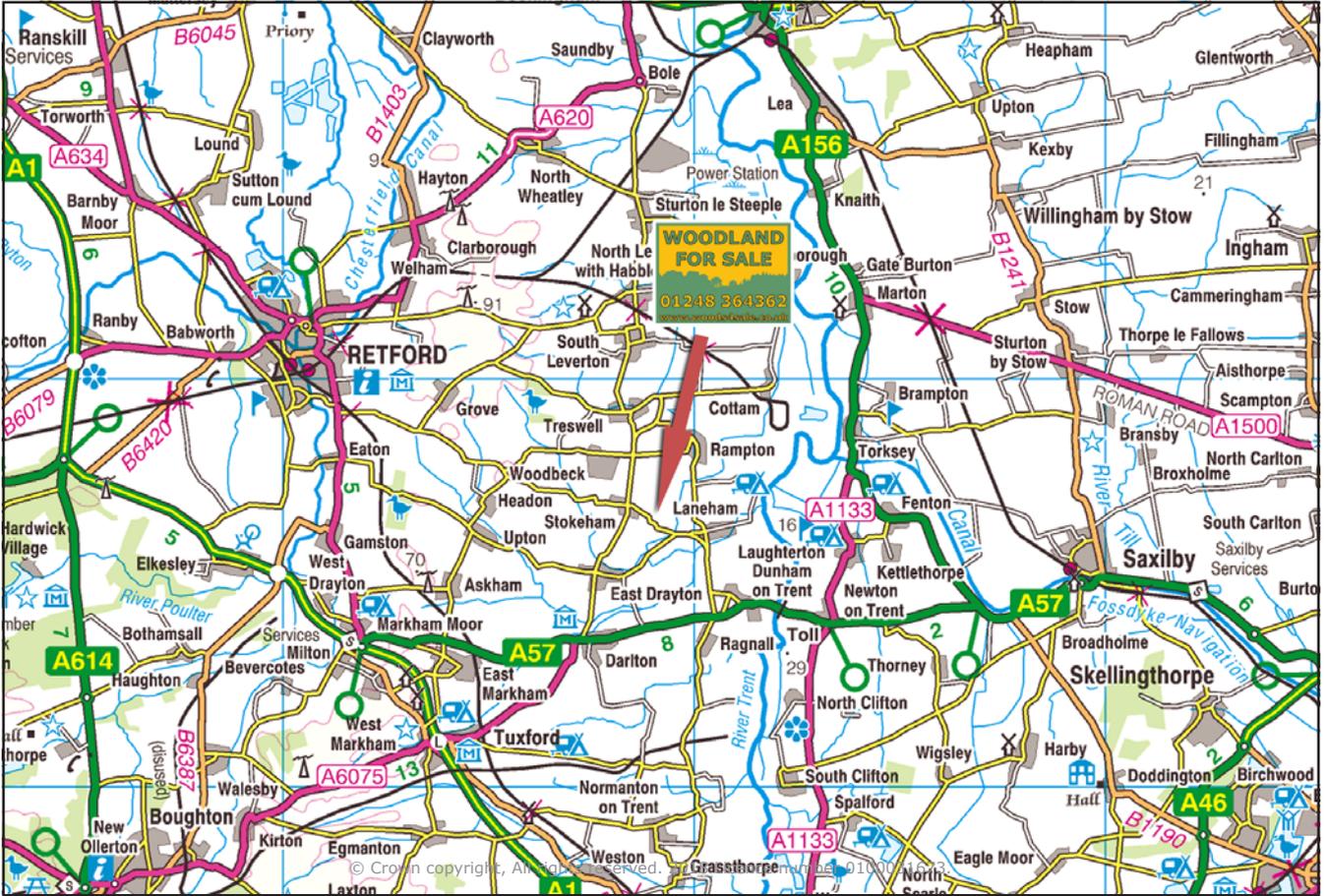
Woods4Sale Interest

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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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				