

# 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.



## Ibis Wood

**23.92 acres of pine woodland, near Scunthorpe in Lincolnshire, offers in excess of £162,000 (freehold)**

A mid rotation commercial plantation of Corsican pine, set within a wider broadleaf woodland with good access.

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## Ibis Wood, Scunthorpe, Lincolnshire



### Description

Ibis Wood is an excellent opportunity for an investor to purchase a mid-rotation Corsican pine plantation that is potentially ready for its next thinning operation. These fine trees are growing on flat and fertile ground to the east of Scunthorpe. The trees are growing well and the yield class is believed to be 24. Access is along a short section of track directly off the main road and there are a few clearings within the woodland that could be used to stack timber.

This woodland has been well managed over the years, thinning racks are already in place throughout the woodland and allow access to nearly all corners of the woodland. These are ready to be reused at the next thinning operation, or if cut back could provide easy 4x4 access throughout the woodland. The open areas are thick with vegetation, mostly bramble, which attests the fertility of this area, and in the western edges, under the broadleaves, bluebells and wild garlic can also be found growing at the right times of the year.

Deer are present in the woodland as well as the usual mixture of songbirds, grey squirrels, owls and a buzzard has been seen circling on the thermals overhead.

A buffer of coppiced sycamore trees can be found on the western edge of the woodland, which provides a bit of variety. They are now at a size where they could be coppiced again to either generate a modest income from selling to the firewood market or perhaps a very sustainable way of fuelling the stove at home.

Whilst mostly a commercial pine plantation, there is scope for this woodland to provide both amenity and commercial benefits to the next owner and presents a fantastic addition to someone's investment portfolio.

### If It Were Mine

I would apply for a Forestry Commission felling licence to thin the pine and to coppice the sycamore as this could achieve a fair return on the initial purchase investment. To facilitate this, I would consider clearing a staging area for this operation as near to the access as feasibly possible.

The sycamore on the western edge is an extremely private area and as I am fond of camping, I would fell a few small trees and create a clearing where I can do a bit of wild camping as the views out west across the farmland are quite lovely.

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.**

### Nearest Postcode

DN15 0AA (This is for the local area, not specific to the woodland).

### What3Words

Entrance: [///honest.march.amicably](https://www.what3words.com/entry/@@@honest.march.amicably)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 112

- Roadside gate: SE 954 103
- Centre of wood: SE 951 104

## Ibis Wood, Scunthorpe, Lincolnshire



### Directions & Access

- Approaching from the east along the M180 take the exit at junction 4.
- Head north on the A15 to the next roundabout and take the second exit north along the minor road, Ermine Street signposted to Broughton.
- At the mini roundabout take the first exit left heading north on Appleby Lane (B1207)
- After about 1.5 miles there is a timber gate set back from the road by 5 metres (there is another access gate into the opposite woodland on the right as well), indicated with a Woods4Sale sign (point **A** on the plan below).
- Pull into this area and park in front of the timber gate.
- Climb the gate (sorry we do not supply keys for viewing purposes).
- Walk down the track for approximately 150 metres until you come to a post on the left with yellow and orange paint and a wooden post on the right with yellow paint only (point **B**), this is the start of the woodland.

### Boundaries

- The west and north boundaries are the edge of the woodland.
- The east boundary is indicated by yellow paint on trees and post and broadly follows the western edge of a soft track.
- The boundary along the track (**AB**) is a line of blue paint on trees and posts on the northern boundary and orange paint on trees and posts on the southern boundary.
- The boundary along the track (**BC**) is the southern edge of the track indicated by occasional orange paint on trees and posts.
- The south boundary is the northern edge of the track indicated by white paint on trees and posts which may be set back by a short distance.

### Sporting Rights

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

### Mineral Rights

The mineral rights are reserved to a previous owner.

### Rights Of Way

- There are no public rights of way inside this wood.
- A right of way is reserved over the route **AB** for the benefit of adjacent land.
- A maintenance clause covers all the shared rights of way with liability according to use.

### Fencing Liabilities

There are no known fencing obligations.

### 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.

## Ibis Wood, Scunthorpe, Lincolnshire



(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.

Offers are being invited in excess of the guide price stated above. Interested parties should contact our office to discuss making an offer.

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

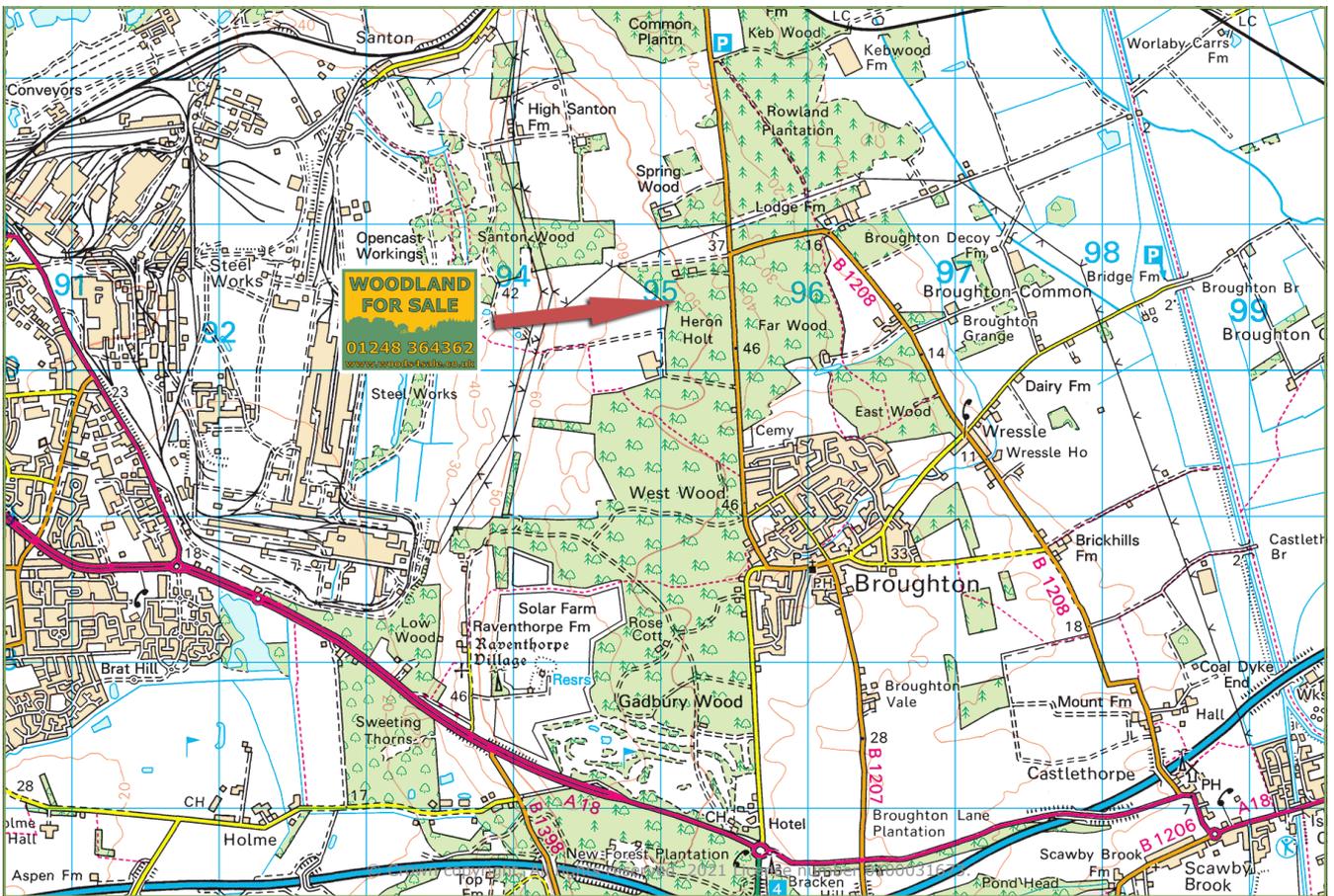
### Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

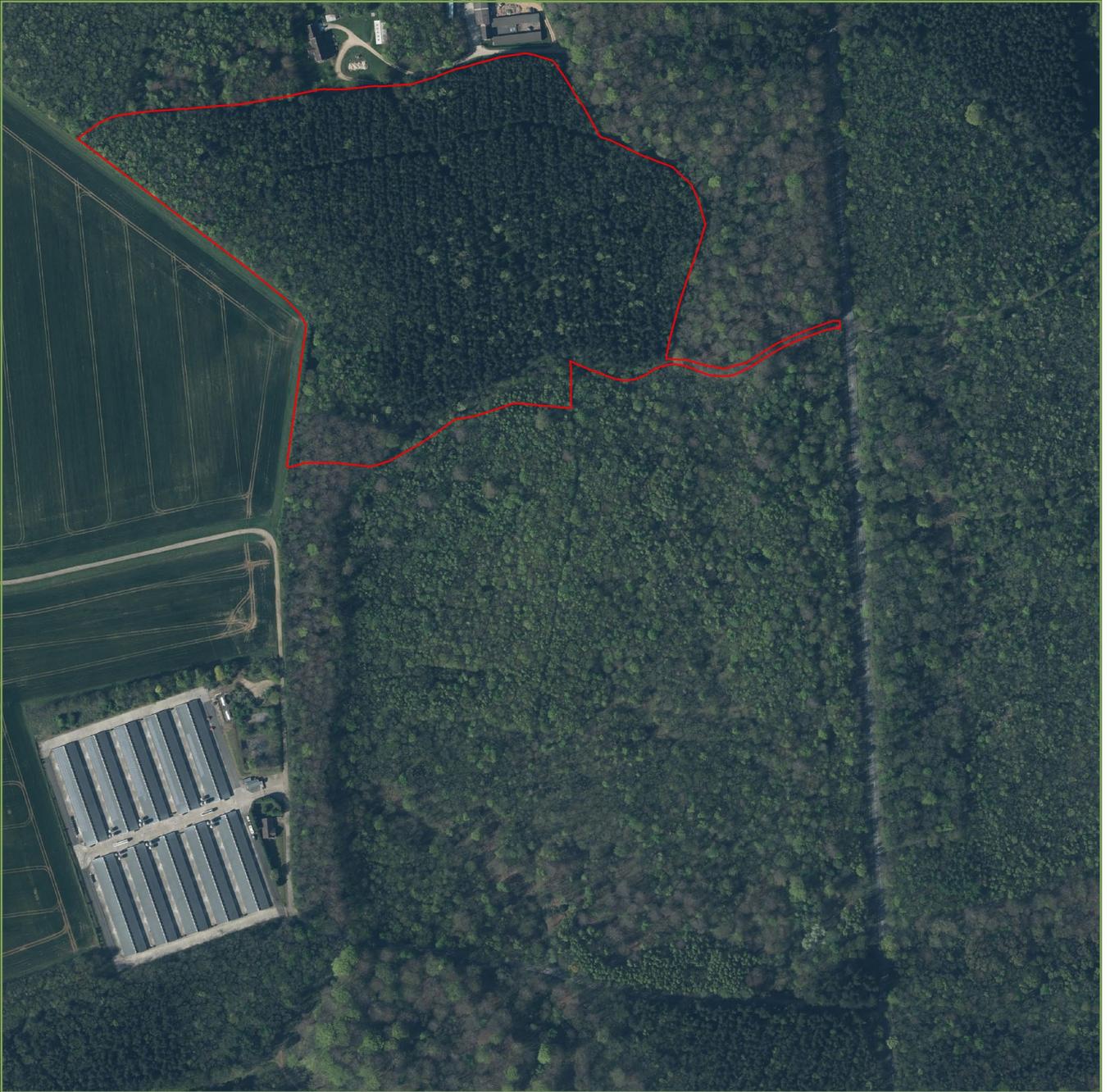
### Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto: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 Footpath		 Conifer
 Unclassified Road	 Public Byway		
 Railway	 Path		
 Watercourse	 Wall		

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