

# WOODS 4 SALE

Phone: 01248 364 362  
www.woods4sale.co.uk

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## Keepers Wood

Eakring, near Mansfield and Newark in the county of Nottinghamshire. 2.53 acres of mature broadleaved woodland for £32,000 (freehold)

A mixed beech, ash and oak woodland with a variety of other tree species. Positioned in a peaceful part of a larger Ancient Woodland, with superb, year-round vehicular access.

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## Keepers Wood, Eakring, Nottinghamshire



### Description

Set within an Ancient Wooded landscape, Keepers is an excellent mixed broadleaf woodland in rural Nottinghamshire. Deriving its name from its previous use by a gamekeeper, the woodland has a flat topography and a large open area surrounded by trees making it a good prospect for woodland activities.

Keepers Wood has a delightful mixture of broadleaf trees, namely mature beech, ash, oak, and sycamore, all at various stages of growth – the lower canopy is abundant with hazel, birch and young shoots of the former parent trees.

This parcel of woodland occupies a central position within a wider forest, accessible via a hard-surfaced track that runs from the council road, to and along two sides of Keepers Wood. There is an unsurfaced track leading into the open area at the centre of the wood.

It is located in a peaceful rural location and offers great seclusion as you are unlikely to meet many people. The nearby villages of Kirklington and Eakring are a short distance away providing basic amenities. Mansfield is a 10 minute drive, with Nottingham 20 minutes.

Historically the wider area formed part of the UK's first on-shore oilfield and was in operation during the mid-1940s; the well heads were sealed many years ago. It is thought that the level area may have once been a proposed well that was never established. The woodland has been designated as a Site of Special Scientific Interest (SSSI) relating to the lime-rich soils that were used to seal the wellheads many years ago.

A woodland such as this offers a range of opportunities for activities such as camping and crafts. Keepers

would be a great investment for anyone with a passion for the outdoors.

*The entire forested area has 7 years remaining on a 10 year management plan outlining, without obligation, the potential future management of the woodland that is in tune with the aspirations of SSSI.*

### If It Were Mine

I would thin some of the ash and plant native trees in the open areas, thereby preparing for future management and setting the scene for the next generation. I would create some deadwood habitats and put up some nesting boxes.

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 675 602

- Centre of wood: SK 680 596

Nearest postcode: NG22 8PA

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.

## Keepers Wood, Eakring, Nottinghamshire



### What3Words

Centre of the wood: [///spells.goodbyes.finishes](https://www.3w.co.uk/spells.goodbyes.finishes)

### Directions & Access

- Head east from Mansfield on the A617.
- Stay on the A617 (Kirklington Road) dual carriageway bypassing Rainworth.
- Go straight over the roundabout that meets the A614.
- After 4 miles turn left on to Eakring Lane.
- Follow the road for approximately 1.5 miles until you arrive at a carpark at the entrance to the forest, with a Red Rock Forestry sign on the gate (point **A** on the plan below).
- Park here and continue on foot, (sorry, we do not provide keys for viewing).
- Continue walking for 730 metres passing another gate (point **B**), then bearing right at point **C**.
- Continue through the gate for 200 metres to point **D**.
- At **D** bear right and after 40 metres there is a break in the trees on the left that leads into the centre of the wood.

### Boundaries

- The north boundary is the outside edge of the track indicated with red paint on boundary trees and wooden posts that may be offset by a short distance.
- The east boundary is the outside edge of the track and is unmarked.
- The south boundary is indicated by white paint on trees and posts.
- The west boundary is indicated by white paint on trees and posts.

### Sporting Rights

- The sporting rights are owned and included in the sale. They are not let.
- *There is a historic exception to this where a*

*named person in the title document could enter the property to take fox, however we believe this is unlikely to be exercised.*

### Mineral Rights

- The mineral rights are owned and included in the sale except as reserved by statute.
- The rights to extract oil are reserved to a previous owner and we believe these are unlikely to ever be exercised.

### Rights Of Way

- There are no public rights of way inside this wood.
- There is a right of way at all times and for all purposes over the routes **ABCD**.
- A right of way is reserved over the route **DE** and **DS** for the benefit of the land beyond.
- A shared maintenance clause covers all the rights of way with liability according to use.

### Fencing Liabilities

There are no known fencing obligations.

### Conservation Designations

The woodland is designated as a Site of Special Scientific Interest (SSSI). To view the citation click [here](#) and [here](#).

### 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

## Keepers Wood, Eakring, Nottinghamshire



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.

2. There is a further covenant that the wood shall not be used for any noisy noxious or offensive trade or business or for any purpose which may be or become a nuisance damage or annoyance to any neighbouring owners.

### 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.

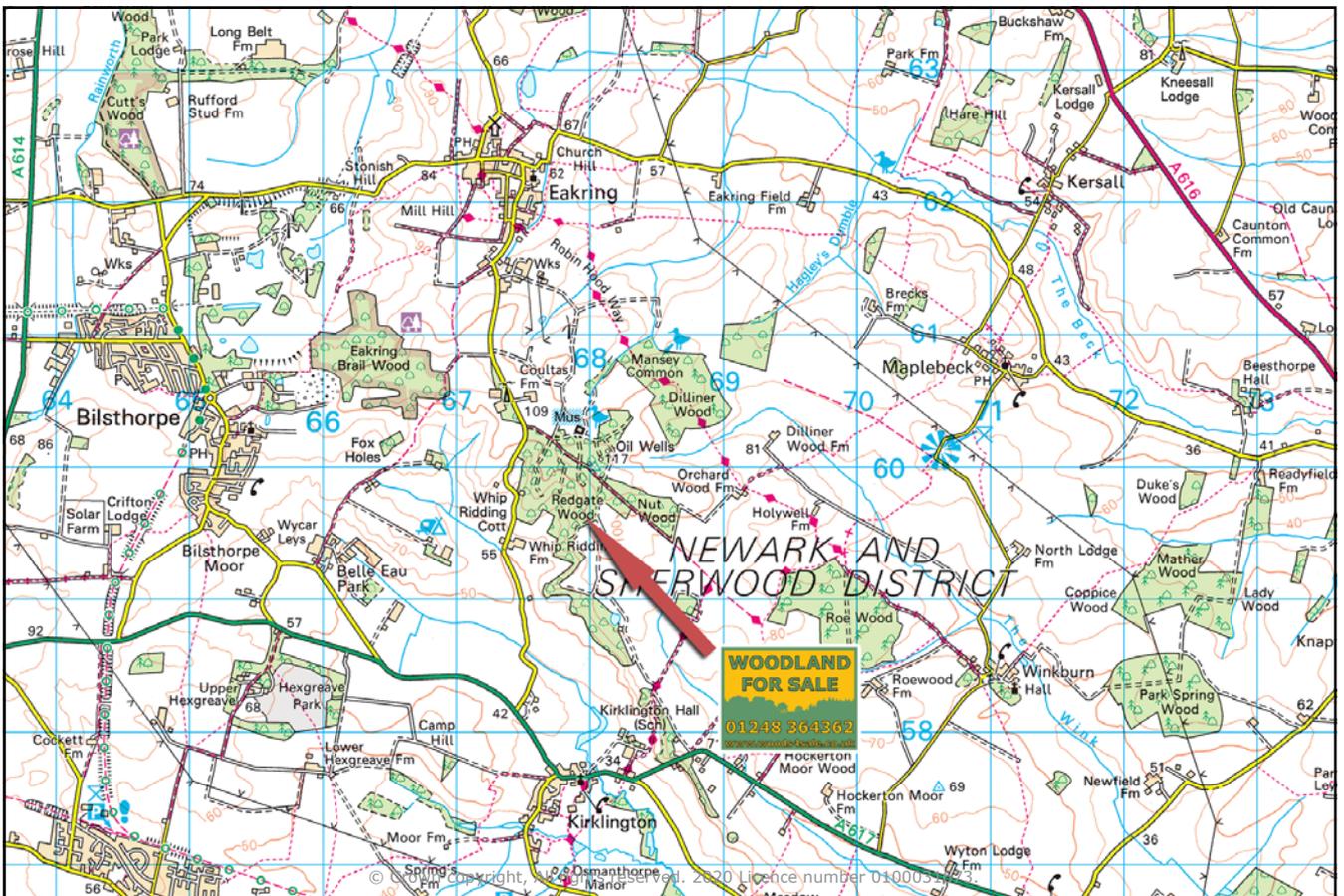
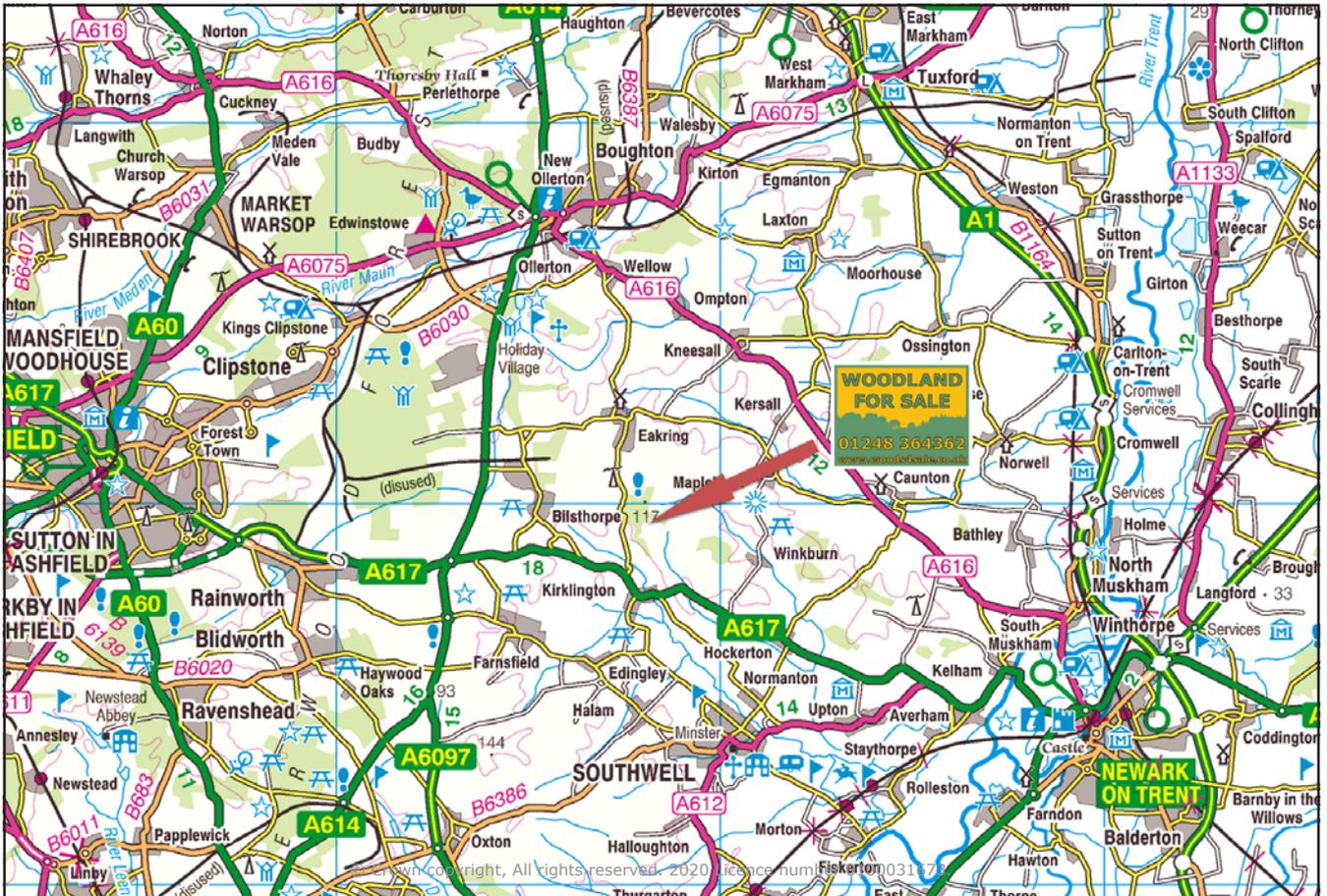
### Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

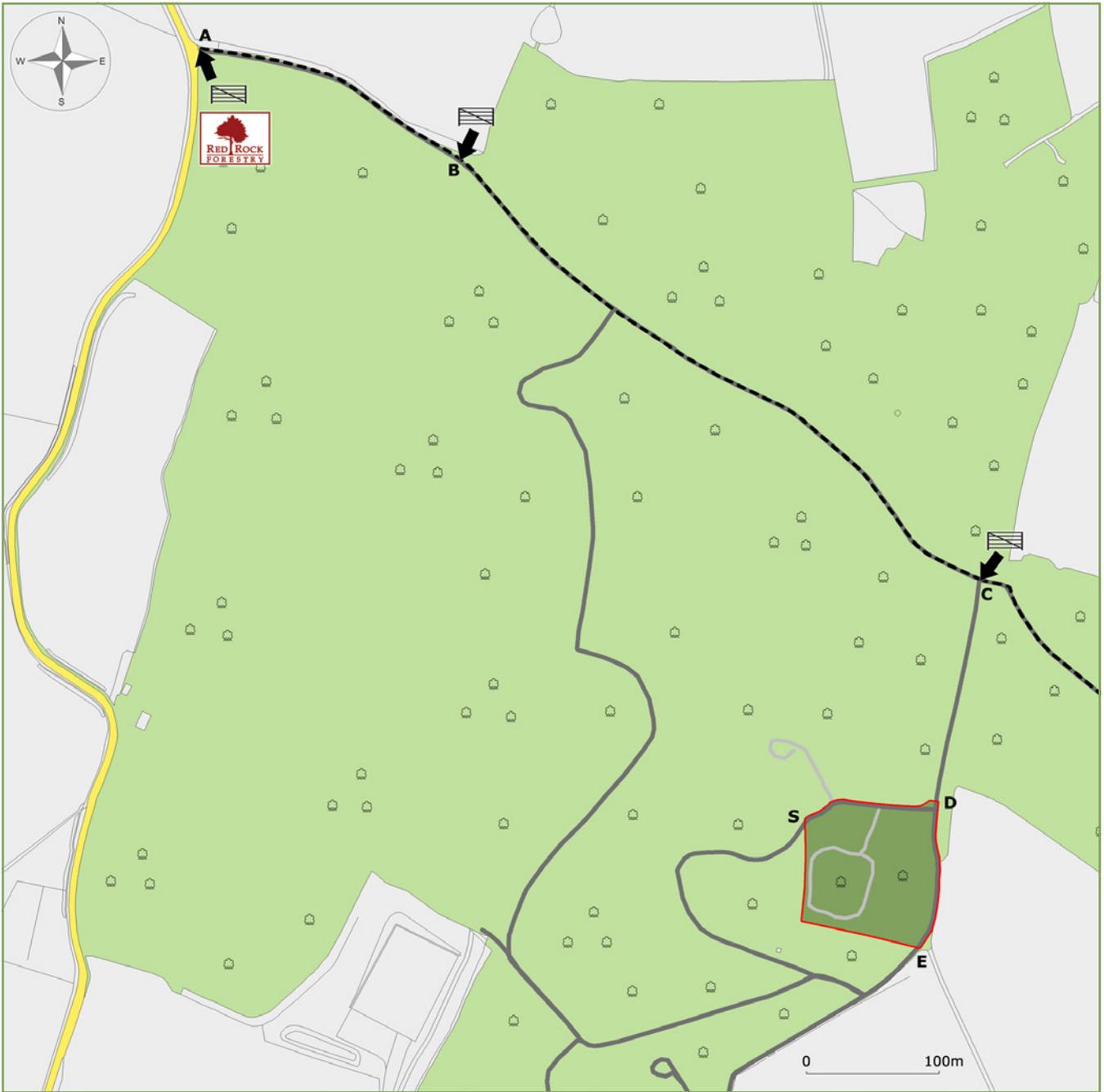
### Contact

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

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### Legend

Motorway	Hard Track	Woodland For Sale	Manager's 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		
Water Course	Wall		