

WOODS 4 SALE

Phone: 0151 339 2190
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.



Kindle Wood

1.88 acres of canopy beech

near Sprotbrough, Yorkshire

£18,500 freehold

A warm south-facing bank of mixed species dominated by a stand of strong-growing beech and served by a good hard track in a private wooded estate just 10 minutes from Doncaster.

Kindle Wood, Sprotbrough, South Yorkshire



Description

Kindle Wood occupies a warm south-facing bank at the northeast corner of a substantial private gated forest midway between the attractive villages of Sprotbrough and Cadeby. The A1(M) and M18 motorways are close by and Doncaster is just 15 minutes to the east, yet the wood enjoys a high degree of tranquillity.

Kindle is dominated by maturing canopy beech trees which are growing well on fertile well-drained soils. Consequently they are generally of good form with straight clean stems and healthy crowns. Mixed in with the beech are minor elements of ash, larch and sycamore plus occasional birch, holly and hazel.

The beech stand has a characteristically clean woodland floor with occasional pockets of snowberry. In winter it is a clean carpet of fallen beech leaves, but come springtime the ground flora emerges with a rich display of wild garlic, wood anemone and swathes of bluebells making for a succession of colour and seasonal fragrance.

There is dead wood to scavenge for campfires and a silvicultural thinning of the main crops will yield both mill wood and logs aplenty for the hearth. Kindle Wood lies at the end of a recently-upgraded forest track suitable for cars which can then park in the private parking spur at the southwest corner of the wood.

The larger woodland area (of which Kindle forms a part) is currently patrolled and kept by a countryman who keeps a regular eye on the place. An incoming purchaser may elect to continue this relationship for peace of mind and to gain insight into the workings of the wood.

Thanks to a history of good silviculture, this pocket wood demands little in the way of management, but



offers amenity and enjoyment aplenty.

Directions & Access

Sprotbrough is about 2 miles west of Doncaster just west of the A1(M). The nearest exit is junction 36. From the church at the centre of Sprotbrough head southwest on the Cadeby Road for 0.6 miles to the bottom of the hill. The entrance to the wood is on your right, opposite the turning to Nursery Lane.

Please park by the timber railing on the left side, leaving the entrance clear as vehicles need to access the property at all times.

Continue on foot over the metal gate marked with a Red Rock Forestry sign **(A)** into the wood. Keep straight on for 375m then turn sharp right just before the track forks at a conspicuous yew tree **(B)**. Continue north along this track for a further 300m to a T-junction **(C)**. Turn right and walk a further 100m to the end of the hard track **(D)** after which Kindle Wood is above and to your left.

Locators

OS Landranger map: Sheet 111.

National Grid Ref:

- Viewer parking: SE 531 015.

- Centre of wood: SE 529 019.

Nearest postcode: DN5 7SG.

Boundaries

The north boundary **(EF)** is the field edge.

The east boundary **(FG)** is the garden edge.

The south boundary **(DG)** is in a woodland ride marked periodically by yellow-topped posts.

The west boundary **(DE)** is marked by a line of blue-topped posts.

Sporting Rights

The sporting rights are included and are not let.

Kindle Wood, Sprotbrough, South Yorkshire



Mineral Rights

Although the minerals rights are reserved to another party, the woodland owner has absolute control over whether they are ever exercised.

Rights of Way

There is a right of access for all purposes over the hard track **ABCD**.

Maintenance of shared tracks is according to use.

Fencing Liabilities

There are no known fencing obligations.

Tree Preservation Order

Kindle Wood is the subject of a tree preservation order (TPO). A TPO does not prevent felling or other woodland management but does require the consent of the Local Planning Authority.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

Viewing

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Contact

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

How to Buy this Woodland

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once

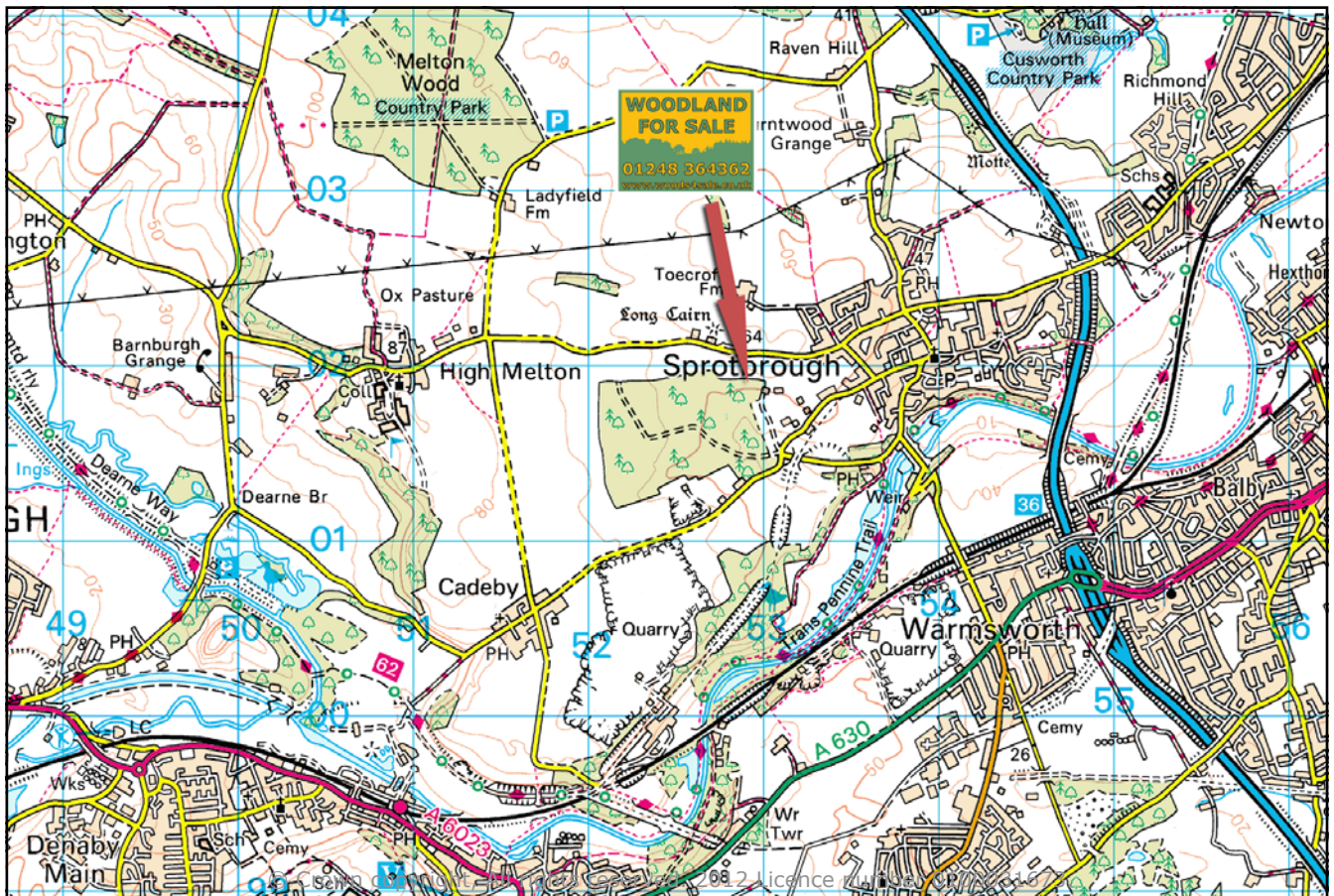
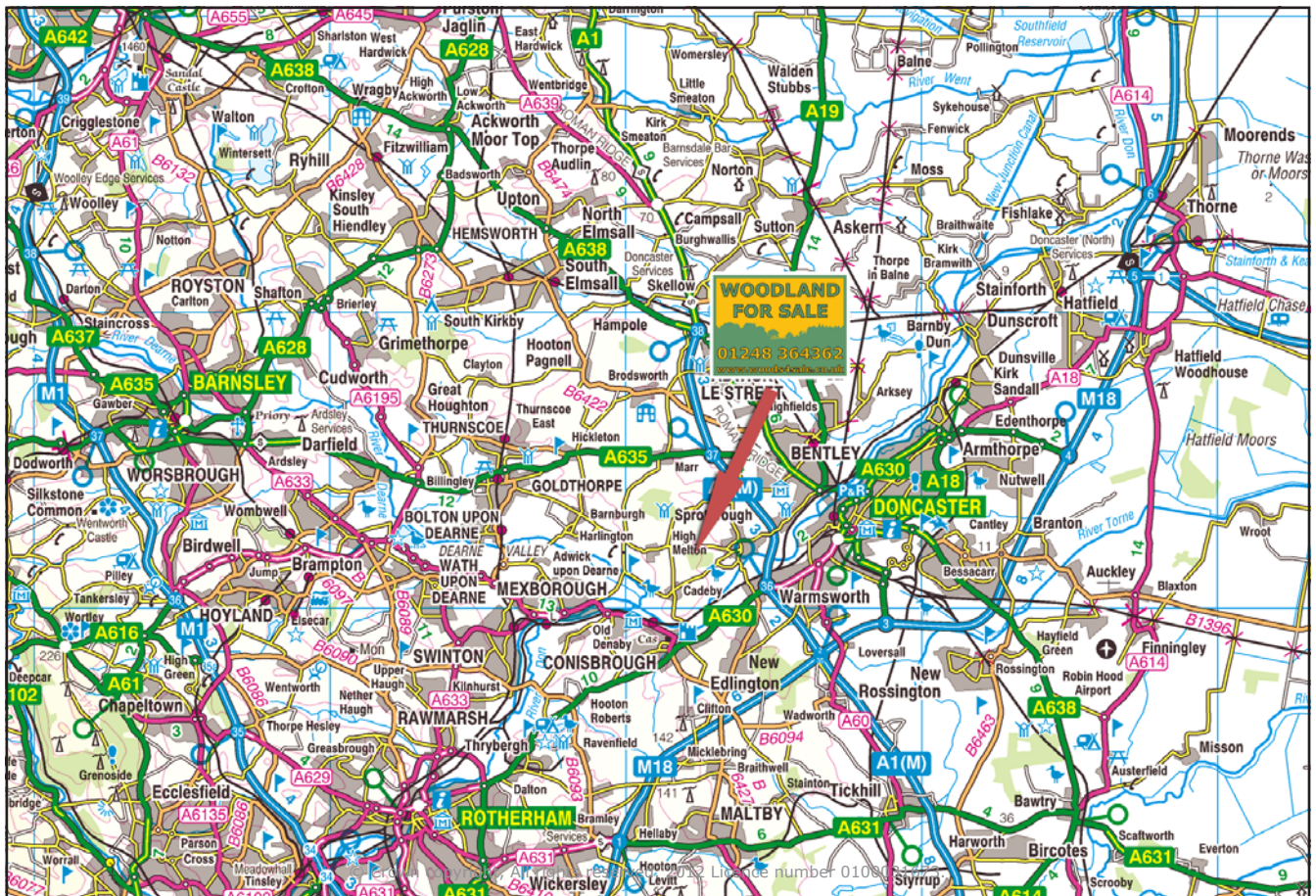
you have written to us confirming that you want to buy a woodland, we will take the woodland off the market and we will not accept any other offer.

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

Kindle Wood, Sprotbrough, South Yorkshire



Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
 Phone: 0151 339 2190 info@woods4sale.co.uk www.woods4sale.co.uk

Kindle Wood, Sprotbrough, South Yorkshire

