

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.



Ledston Wood
beautiful mature broadleaf woodland, near
Barnburgh, South Yorkshire. 1.87 acres for
£27,000 (freehold)

Beech and Scots pine woodland in a sheltered location with good access not far from Doncaster.

Ledston Wood, Barnburgh, South Yorkshire



Description

Situated in the middle of a woodland known as Bella and Loscoe, Ledston Wood is found on its eastern edge and consists of mature beech trees, with the occasional oak and a small handful of Scots pine in the southwest corner. Hazel and holly are sporadically growing under the dense canopy of the overhead trees.

Some of the beech trees, such as the ones on the eastern edge are very large and are believed to be in excess of 150 years, they are lovely and tall with far reaching branches and are almost certainly home to a number of little furry critters or feathered friends.

Springtime under the branches means the bluebells come out in force which is a wonderful sight to see, and at other times of the year you can see a variety of other wildflowers like red campion and wild garlic and even the odd wild daffodil early in the spring! The woodland is known to have a diverse wildlife, notably a wide range of songbirds, buzzards, rabbits, foxes, badgers and potentially deer.

Access is along a hard stone track that can be driven with a 2WD vehicle year-round by all but the most low-slung vehicles. The track was recently upgraded using locally sourced limestone so is not expected to require any upkeep for years to come.

Set on a mostly west facing slope, there are a few flat areas that could be used for camping or stacking of firewood. The soil type is a nice deep brown earth, perfectly suited to growing trees and is free draining meaning there are no wet areas in the woodland.

In summary, Ledston is a marvellous looking woodland, with some beautiful mature trees in a lovely area, perfect for a bit of firewood collection or family camping or just to enjoy nature.

If It Were Mine

The woodland has been well managed so needs no work in the short or medium term unless the new owner wants beech wood for the workshop or to season for firewood. The bramble will require attention but I would leave some on the boundaries to provide a modicum of privacy to the rest of the woodland.

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

DN5 7EH (This is for the local area, not specific to the woodland).

What3Words

Roadside entrance: ///utter.conga.factored

Ordnance Survey Grid References

OS Landranger Series Sheet No: 111

- Roadside gate: SE 483 040
- Centre of wood: SE 477 043

Directions & Access

- Head east out of Goldthorpe along the A635 towards the A1/M1 for approximately 1.5 miles.
- When you reach the village of Hickleton, turn

Ledston Wood, Barnburgh, South Yorkshire



right immediately after St Wilfrid's Church onto Hickleton Road.

- Drive south along Hickleton Road towards Barnburgh for approximately 1 mile until you reach a double metal gate on the right hand side (point **X** on the plan below).
- Drive through this gate (please close it afterwards).
- Continue down the hard farm track until you reach a second metal gate at the entrance to the woodland where there is a Woods4Sale sign (point **A**).
- Park to the side of the gate, ensuring you do not block the gate and continue on foot (sorry, we do not provide keys for viewing).
- Climb the gate and walk down the stone track for approximately 300 metres until you reach a fork in the road (point **B**).
- Take the right-hand fork and walk along this track for approximately 200 metres, you will reach a crossroads with tracks leading left and a short stoned track up to the right. The woodland begins here on the right.

Boundaries

- The north boundary is indicated by white paint on trees and posts.
- The east boundary is the edge of the woodland with agricultural fence and field beyond.
- The southern boundary is in part the northern edge of the short stone track and in part the northern edge of the soft track leading up the hill as indicated by orange paint on trees and posts and a short section blue paint on trees and posts leading up to the agricultural field as per the east boundary.
- The western boundary is the eastern edge of the stone track which is indicated by green paint on occasional trees and posts which may be off set 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 owned and included in the sale except as reserved by statute.

Rights Of Way

- There are no public rights of way within the woodland.
- A maintenance clause covers all the shared rights of way with liability according to use.
- There is a right of way granted at all times and for all purposes over the route **XABCD**.

Fencing Liabilities

There are no known fencing liabilities.

Conservation Designations

Part of the woodland is a Registered Parks and Gardens – Hickleton Hall and Hickleton Park Local Wildlife Site.

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

Ledston Wood, Barnburgh, South Yorkshire



- 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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Confirmation of how you will fund the purchase.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

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. 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.

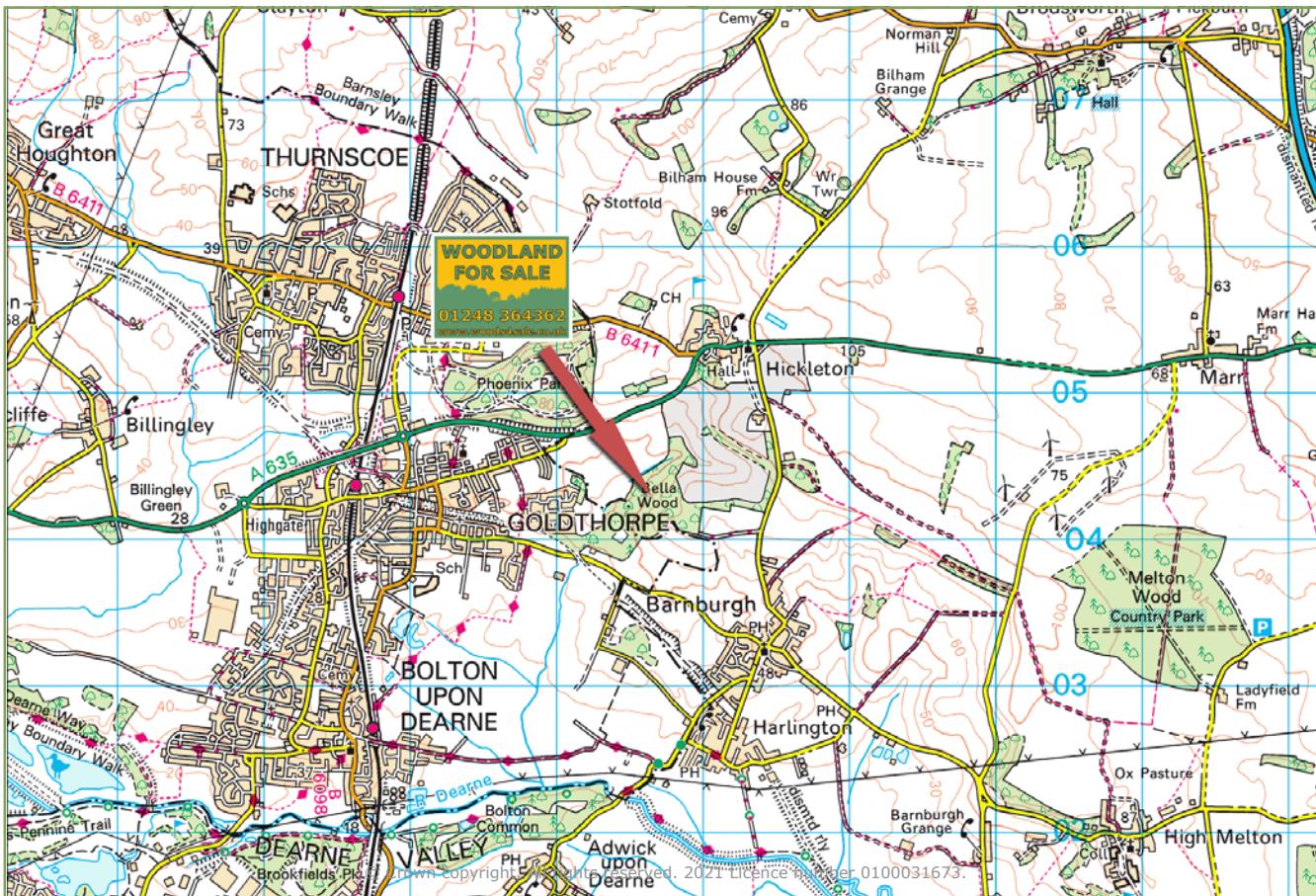
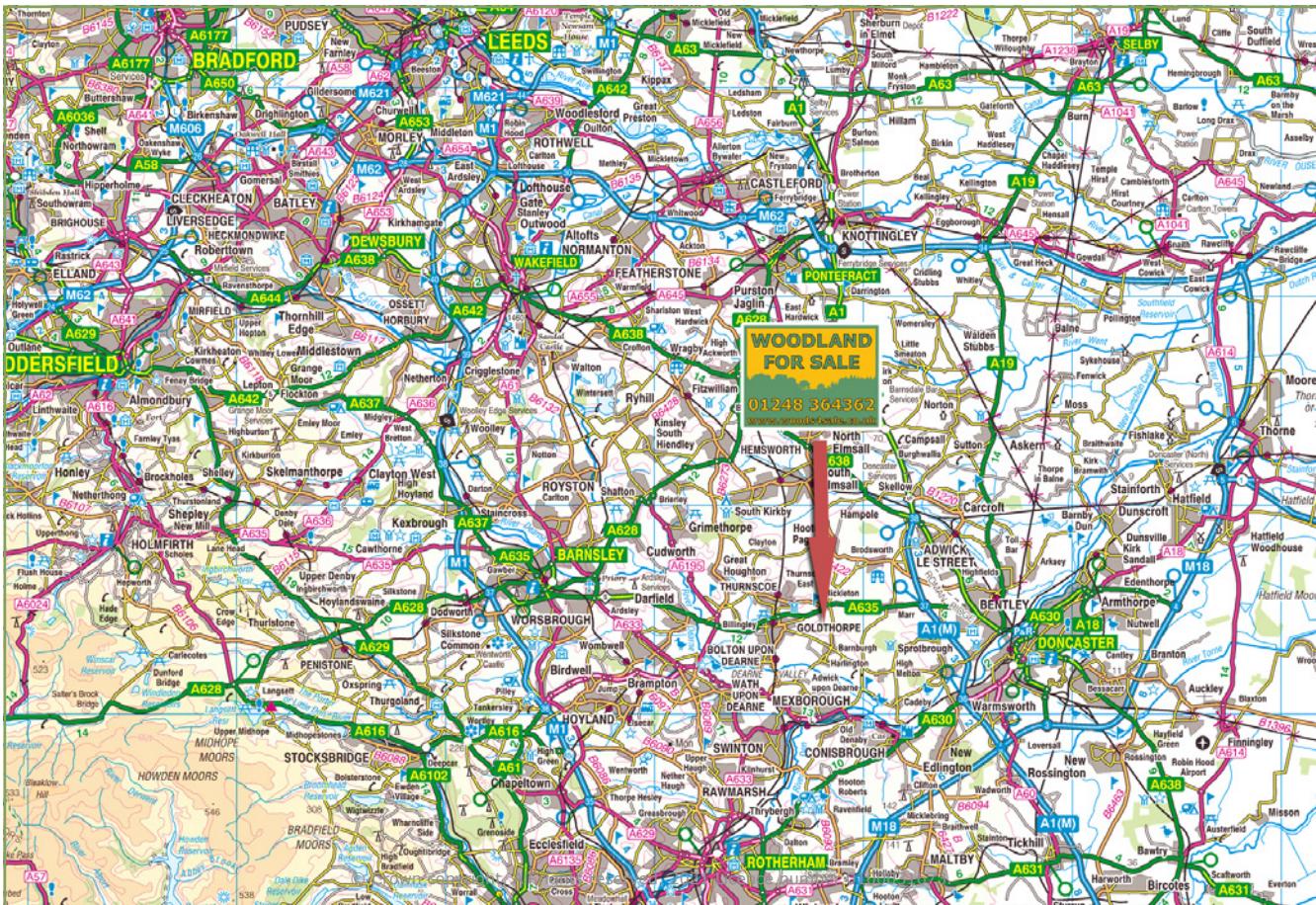
Woods4Sale Interest

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

Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

Ledston Wood, Barnburgh, South Yorkshire



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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		