

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.



Mast Wood

6.85 acres of beech woodland, near Scunthorpe in
Lincolnshire for £59,000 (freehold)

Beautiful mature beech wood with roadside access, a short drive from Scunthorpe.

SALE

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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Mast Wood, Scunthorpe, Lincolnshire



Description

Mast Wood is a stunning beech woodland in the north east corner of the wider area known as Herons Holt. Located on flat and fertile ground the woodland is a short distance from Scunthorpe and just north of the quaint village of Broughton.

The woodland name is derived from the term defining the fruits of forest trees – in this case the carpet of beech nuts beneath the mature trees. These trees are believed to be approaching 100 years old on average and are well-spaced throughout the woodland, indicating historical good management. They are continuing to grow but have a good few years before any intervention is needed. That is not to say that a few of the trees could not be felled if required for either straight timber to mill and process for furniture making for example, or they could be used for firewood if seasoned for the correct time (or both!).

Access is directly off the main road leading north out of Broughton and through a timber gate shared by only one other woodland owner. The tracks are well established and believed to be stone (although a thick level of leaves currently covers it) allowing year-round access for most vehicles. There is an old management track running along the western edge that can be used to drive further into the woodland. However the trees are well spaced enough that with a good 4x4, access is possible throughout the whole woodland.

A smattering of other tree species include sycamore, ash, hazel and holly - these are few in number due to the dominance of the beech. Deer are present as well as the usual mixture of songbirds, grey squirrels, owls and a buzzard has been seen circling on the thermals overhead.

All in all, the beautiful mature beech canopy of Mast

Wood presents a great opportunity for amenity and small-scale woodland management.

If It Were Mine

I would look to thin out some of the smaller trees that are not performing as well as the mature ones and use the timber produced for firewood. I might even consider a group felling near the edges of the woodland or in the centre to encourage the undergrowth a little as there are likely to be beautiful wildflowers that would pop up given half a chance.

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 access: SE 954 103
- Centre of wood: SE 954 106

Mast 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). The woodland is immediately to your right.

Boundaries

- The west and north boundaries are the edge of the The east boundary is the edge of the woodland with road beyond.
- The west boundary is indicated by yellow paint on trees and post and broadly follows the western edge of a soft track.
- The north boundary is indicated by blue paint on trees and posts
- The south boundary is the southern edge of the track indicated by occasional orange painted trees and posts.

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 the land beyond.
- 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.
 - (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

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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.

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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		