

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.



Merry Wood

Eakring, near Mansfield and Newark in the county of Nottinghamshire. 2.31 acres of mature mixed broadleaf woodland for £26,000 (leasehold)

A fabulous beech woodland with excellent vehicle access in a secluded location, with commanding views over rolling countryside.

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Merry Wood, Eakring, Nottinghamshire



Description

Found in the midst of a secluded woodland setting surrounded by the rolling countryside of the historic county of Nottinghamshire, Merry Wood is a peaceful haven. The woodland consists mostly of beech with a few other tree species, creating an interesting environment. There is a minor element of semi mature sycamore, some old coppiced hazel, the occasional young field maple and hawthorn.

Access is from the main road via a secured gated entrance and along a well-established stone track. The woodland is mostly flat and leading off the main shared track is a short sandstone spur that leads to a stoned clearing. Internally there are overgrown earth tracks that were used to extract trees over the last 20 years. They could easily be brought back to use with a little work and the flat and free draining ground means it may be possible to drive a car further into the wood.

The beech canopy overhead does a good job of naturally suppressing a lot of the ground vegetation. Some shade tolerant species can still be found, notably bramble, bluebells, dog's mercury, the occasional woodruff and a variety of wild grasses and mosses.

The wood is situated between the villages of Kirklington and Eakring in central Nottinghamshire. There are good links to both the A617 and A614 for travelling to the market towns of Newark, Southwell and Mansfield as well as the city of Nottingham.

The wider woodland is called Nut Wood and has been classified as Ancient Replanted Woodland (PAWS). It is also classified as a Site of Special Scientific Interest (SSSI).

Deer have been seen in the surrounding fields and woodland and there are signs that suggest they

graze on the plant life between the trees. A variety of songbirds inhabit the trees and produce a lovely background sound. Badgers, foxes, rabbits, hares and squirrels are also known to wander through from time to time too.

This is a leasehold property with 928 years remaining. The wood is subject to a peppercorn annual rent of £1.25, payable every 5 years.

If It Were Mine

Along the northern boundary, there is a natural break in the perimeter trees and a little clearing which I would tidy up, perhaps level the ground enough to pitch a tent.

The beech are growing nicely and there is no need to do any major works in the near future. Perhaps I would focus on giving some of the other tree species a chance at breaking through the canopy by removing a few competing stems.

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.

Merry Wood, Eakring, Nottinghamshire



Locators

OS Landranger Series Sheet No: 120

Ordnance Survey Grid References:

- Roadside gate: SK 675 602

- Centre of wood: SK 682 598

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.

What3Words

///restores.cuddling.informal

Directions & Access

- Head east from Mansfield on the A617.
- Stay on the A617 (Kirklington Road) dual carriage way 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.
- Walk round the gate (sorry, we do not provide keys for viewing) and continue for approximately 225 metres and you will come to a junction with three tracks (point **B**).
- Take the middle track (with the National Trust property to the left) with a metal gate.
- Walk around the gate and continue down the track.
- Continue down this track for a further 500 metres, the track will bend to the left (and there will be wooden gate on the right).
- Keep walking for a further 100 metres and you will get to a stoned track leading off to the left, this is the start of the woodland (point **C**).

Boundaries

- The north boundary is the nearside of the ditch with agricultural field beyond.
- The west boundary is indicated by orange paint on trees and posts.
- The east boundary is indicated by blue paint on trees and posts.
- The south boundary is the trackside edge of the ditch which is approximately 1 metre from the edge of the stone track.

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.
- There is a right of way at all times and for all purposes over the route **ABCD**.
- A right of way is reserved to others of the route **CE**.
- A shared maintenance clause covers all rights of way, with liability according to use.

Fencing Liabilities

There are no known fencing obligations, however there is a liability to maintain boundary hedges and drains.

Conservation Designations

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

Merry Wood, Eakring, Nottinghamshire



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.
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.

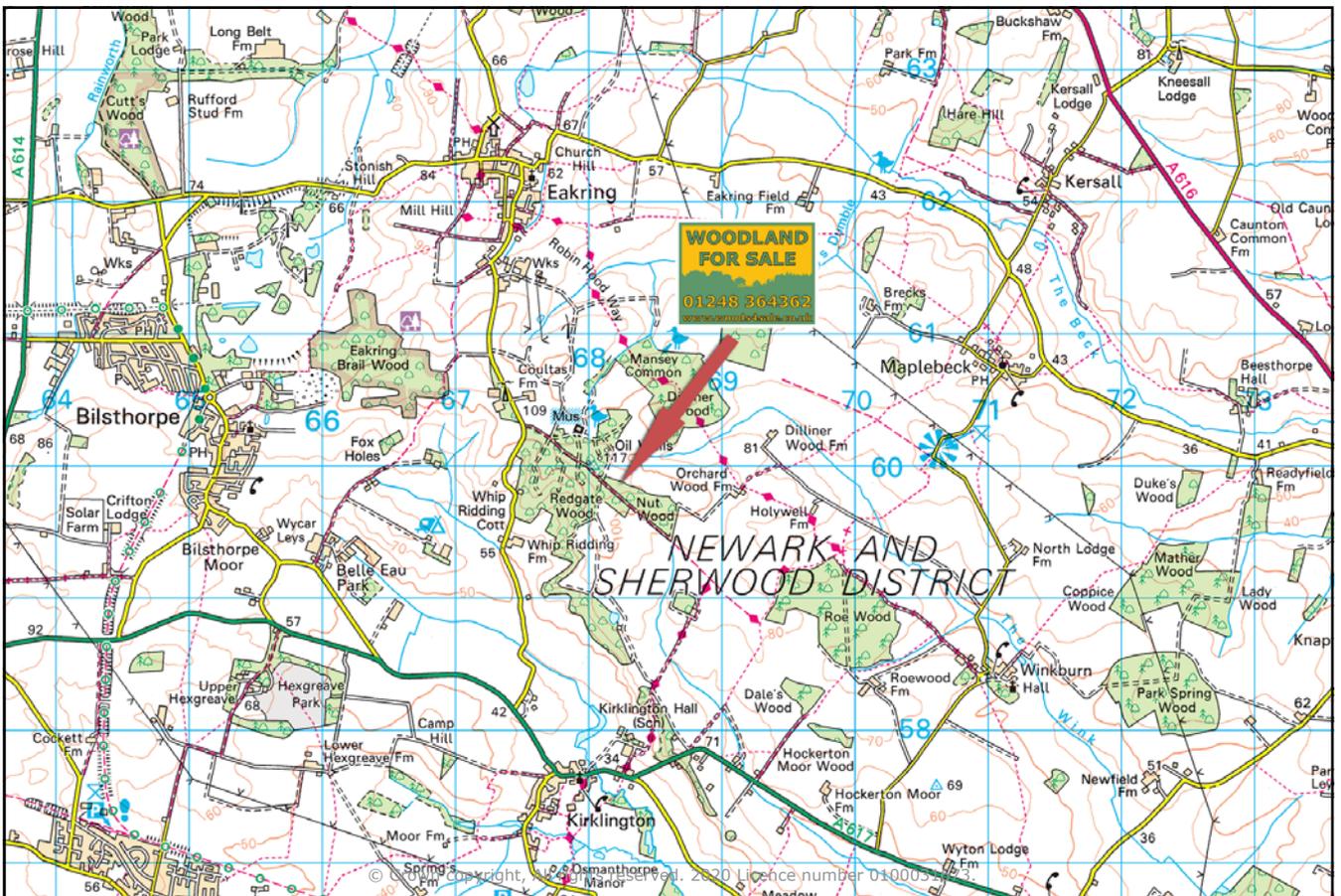
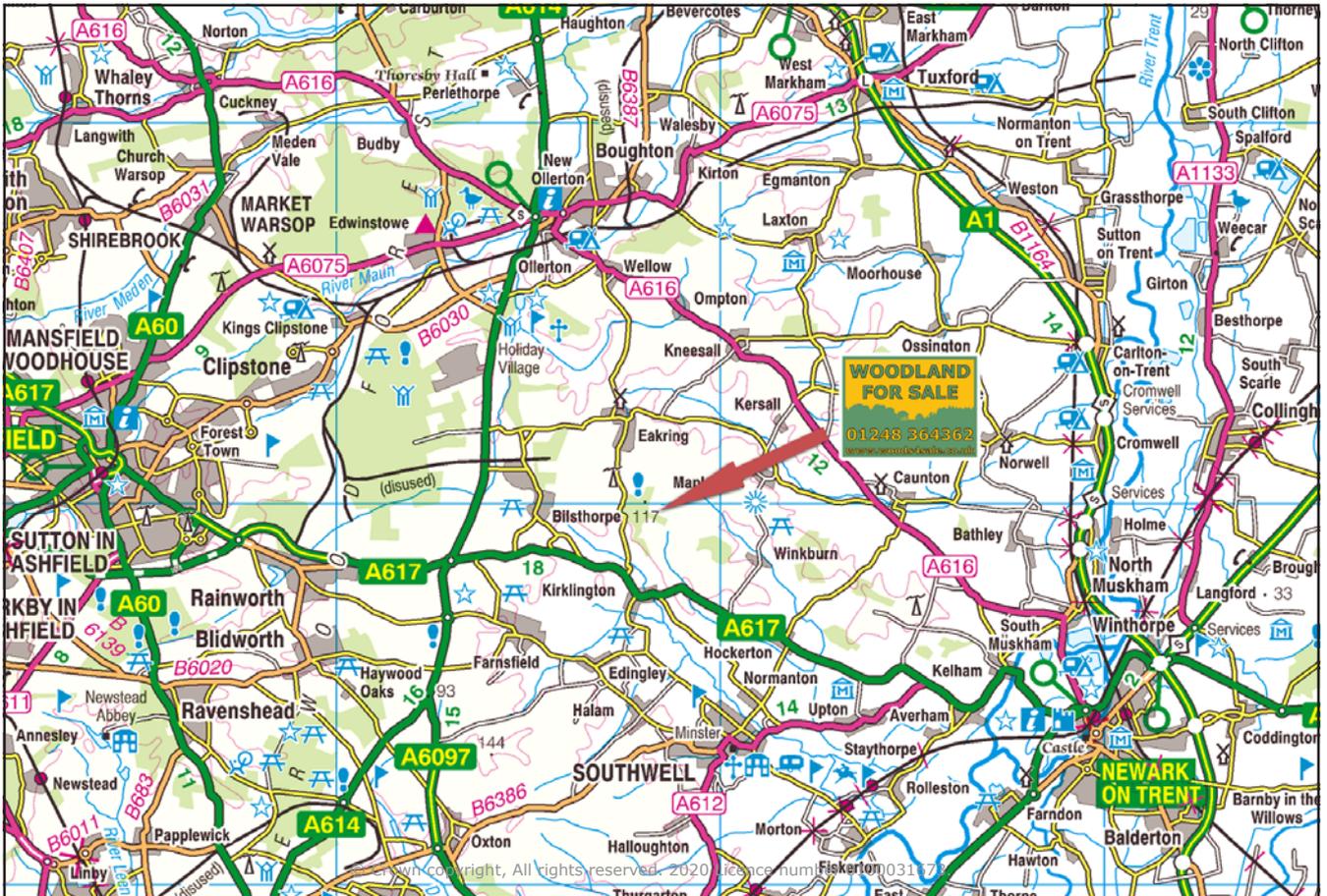
Woods4Sale Interest

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

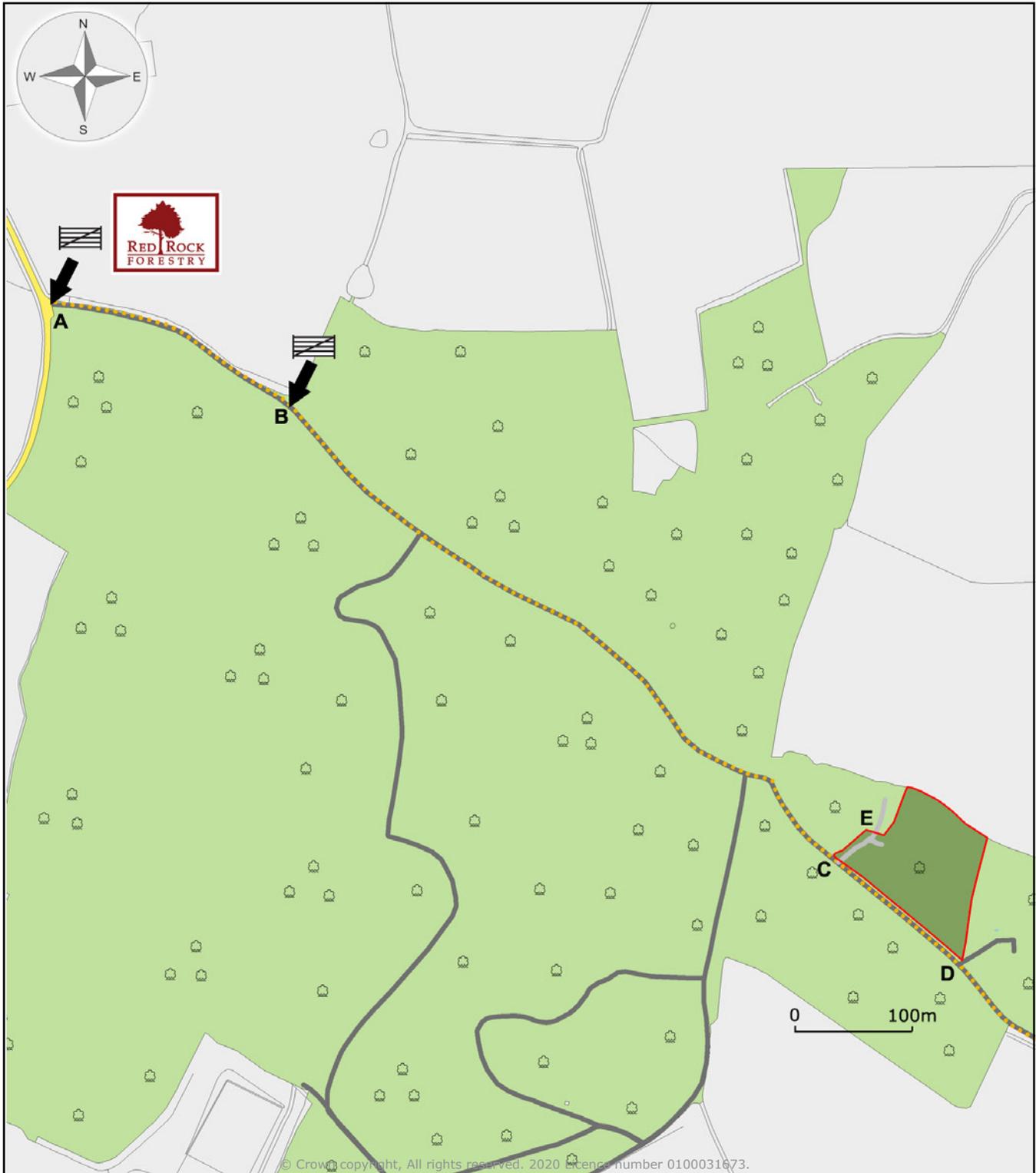
Contact

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

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| Legend | | | | | | | |
|--------|-------------------|--|------------------|--|-------------------|--|-----------------|
| | Motorway | | Hard Track | | Woodland For Sale | | Woods4Sale Sign |
| | A Road | | Unsurfaced Track | | Other Woodland | | Manager's Sign |
| | B Road | | Bridleway | | Paddock/Meadow | | Gate |
| | Minor Road | | Public Foot Path | | Broadleaf | | |
| | Unclassified Road | | Public Byway | | Conifer | | |
| | Railway | | Path | | | | |
| | Water Course | | Wall | | | | |