

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.



Newmarche Wood

a beautiful oak woodland near to Barnburgh, South Yorkshire. 2.01 acres for £34,000 (freehold)

A highly productive and well managed oak woodland with excellent access.

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

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Newmarche Wood, Barnburgh, South Yorkshire



Description

Newmarche Wood is found in a sheltered location within the boundaries of the wider forest known as Bella Wood. Access is taken directly off the main Hickleton to Barnburgh road. A farm track leads past some agricultural fields into the woodland and a stoned track takes you all the way to Newmarche Wood and should enable year-round access.

This woodland is predominately an oak plantation, believed to have been planted in the mid-50s and is showing signs of good management, attested by the tall stems with few branching that should produce some fine timber in years to come if looked after. Within the nicely spaced oak trees one can find the occasional ash, sycamore and even the odd Scots pine too.

The topography is made up of a level hilltop and gentle slopes, with a few well protected areas towards the northeast corner which may be ideal to pitch a tent. Underneath the tall canopy is a mix of mostly bramble and grasses, with ferns and wildflowers (mostly bluebells, wild garlic and wood anemones). Deer are believed to occasionally visit the woodland however songbirds, buzzards, rabbits, foxes and badgers are all regular visitors.

This is a fabulous opportunity to acquire some stunning oak woodland in a sheltered location that offers both amenity and conservation value with the potential to yield some high quality (if young) oak whilst being ideal for long term investment.

If It Were Mine

There is no immediate need to do anything so I would take the opportunity to enjoy the woodland; perhaps camping, bird watching, or maybe if feeling so inclined I could fell a tree for some firewood. Other than that, I would spend the long summer days relaxing and absorbing my surroundings.

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](https://www.what3words.com/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 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 (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

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Fawkes Wood, Barnburgh, South Yorkshire



woodland where there is a Woods4Sale sign (point **A**).

- Park to one side of the gate, ensuring you do not block the entrance (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 continue walking 60 metres (or so!) until you reach a wooden post painted yellow and green on the right hand side, this is the start of the woodland to your right.

Boundaries

- The southern boundary is indicated by yellow paint on trees and posts.
- The western boundary is the eastern edge of the track indicated by green paint on occasional wooden posts (which may be set back by a short distance).
- The eastern boundary is indicated by white paint on trees and posts.
- The northern boundary is mostly indicated by orange paint on trees and posts and by a short distance which is the edge of the woodland (with a metal fence adjacent to a grassy field).

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 shared maintenance clause covers all the 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 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

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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. 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.

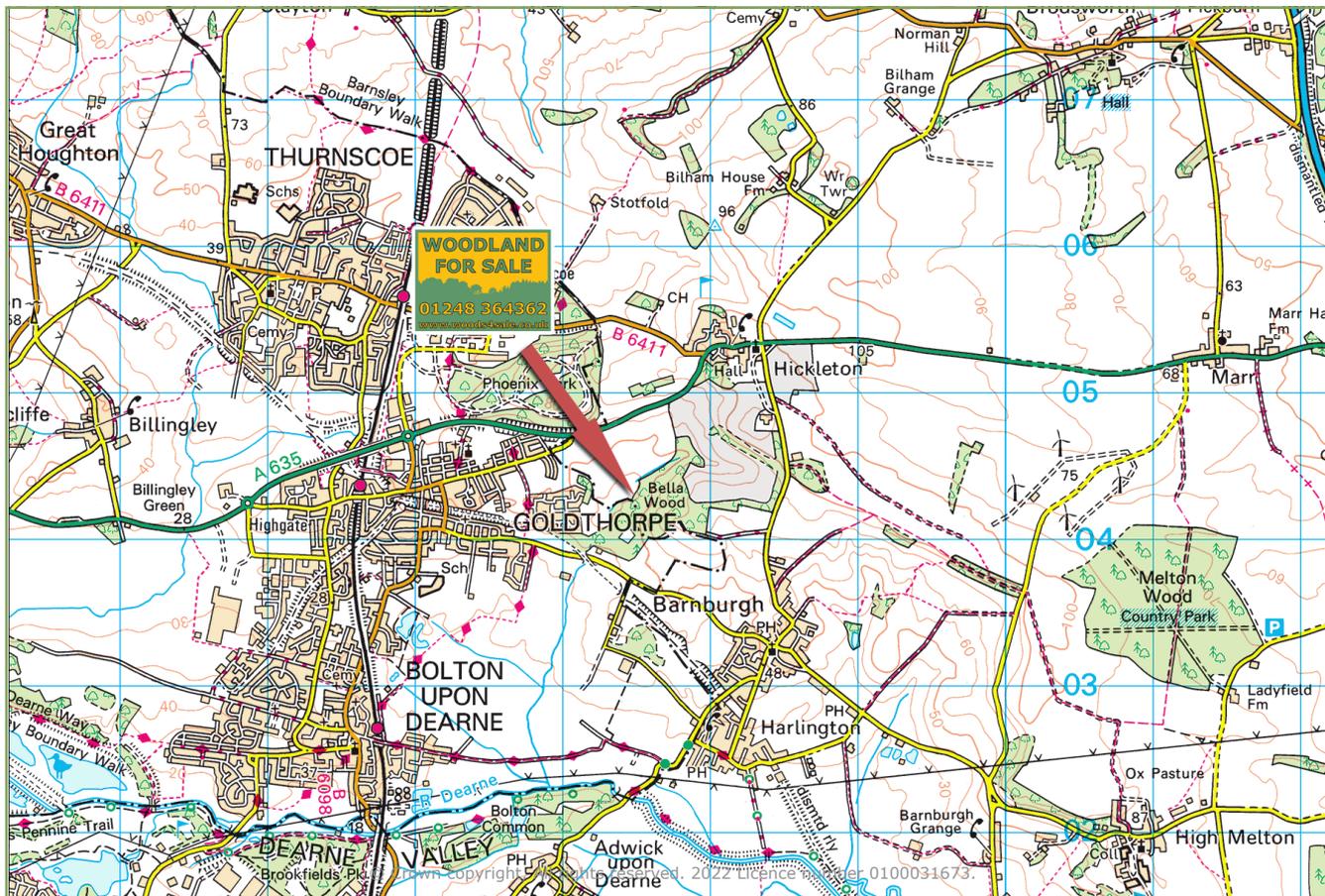
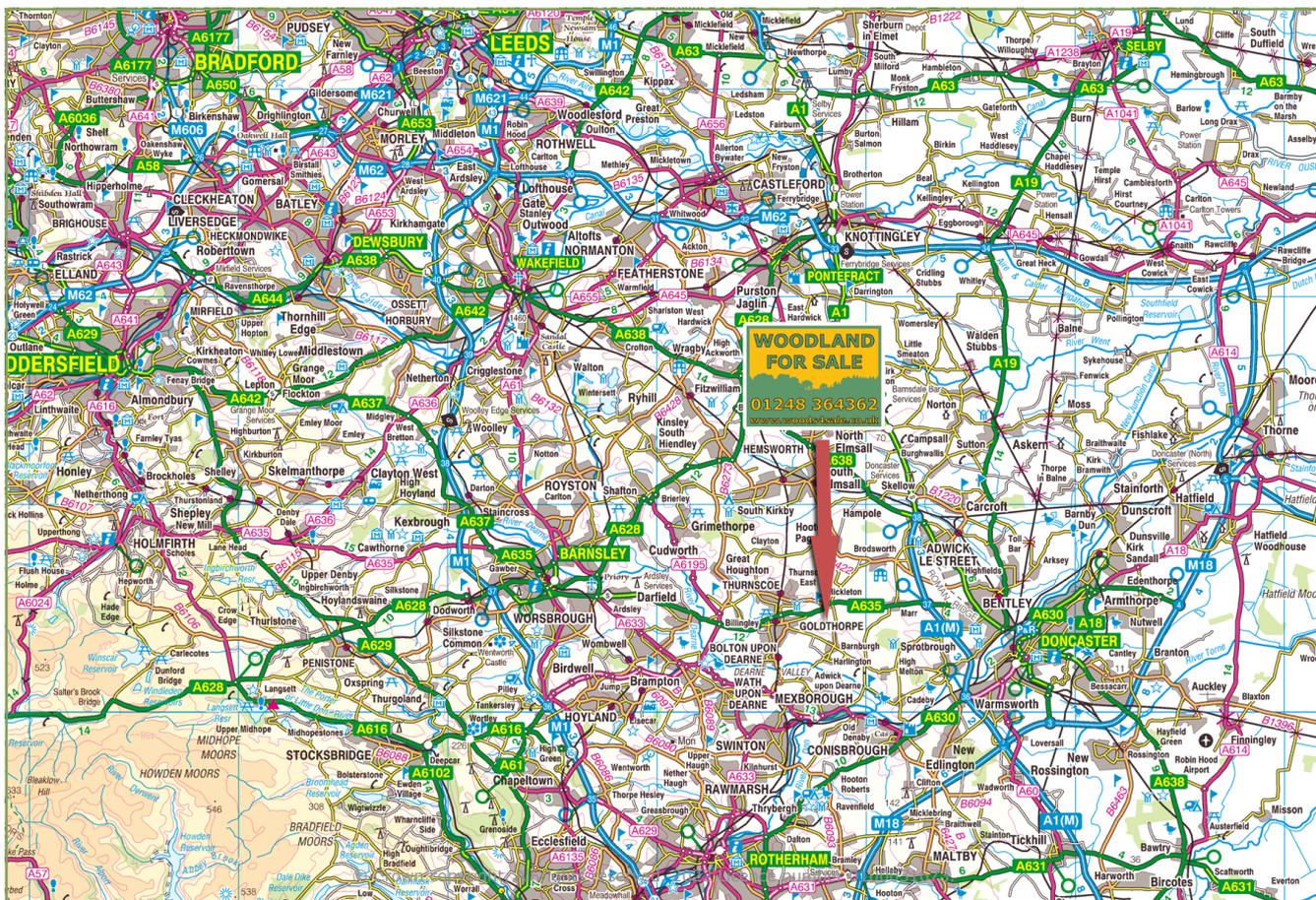
Woods4Sale Interest

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.

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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		

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