

WOODS 4 SALE

Phone: 01248 364 362
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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.



Obble Wood

Eakring, near Mansfield and Newark in the county of Nottinghamshire. 2.79 acres of mature broadleaved woodland for £33,500 (freehold)

A mixed beech, ash and oak woodland with a variety of other tree species. Positioned in a peaceful part of a larger Ancient Woodland, with superb vehicular access.

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Obble Wood, Eakring, Nottinghamshire



Description

Set within an ancient wooded landscape, Obble Wood is a spectacular mixed broadleaf woodland in rural Nottinghamshire. It has a flat topography whilst having an aspect looking south over farmland of the surrounding Sherwood district.

The trees in this wood are typical of an Ancient Woodland in this area of England. Beech do especially well in the fertile warm soils, as do oak, sweet chestnut and ash. The less dominant trees here include silver birch, rowan and hawthorn with a "twizzle" of hazel, yew and holly here and there.

The character of the wood is indicated with mature trees, patchy lower shrub and sizeable open areas that could present an opportunity to regenerate younger tree cover.

There is plenty of birdsong to delight the auditory senses from the wonderful "laughing" notes of the green woodpecker, the whirring song of the nightjar and haunting call of the tawny owl. You may also hear woodlark, great tit, coal tit, lesser woodpecker, chaffinch, robin, wren, coal tit, goldcrest, blackcap, garden warbler, blackbird, common crossbill and tree pipit.

Quiet adventurers at dusk and dawn will likely hear the rustle of fox, badger and fallow deer, the sharp eyed may even glimpse a weasel.

To reach this quiet and delightful spot, your journey will take you from Eakring lane, along surfaced tracks to a large private parking and turning area within the wood. The nearby villages of Kirklington and Eakring are a short distance away providing basic amenities. Mansfield is a 10 minute drive, with Nottingham 20 minutes.

Historically the wider area formed part of the UK's

first on-shore oilfield and was in operation during the mid-1940s; the well heads were sealed many years ago.

A woodland such as this offers a range of opportunities for activities such as camping and crafts. Obble Wood would be a great investment for anyone with a passion for the outdoors.

The entire forested area has 8 years remaining on a 10 year management plan outlining, without obligation, the potential future management of the woodland.

If It Were Mine

I would remove the laurel and plant strict numbers of native trees in the open areas, thereby preparing for future management and setting the scene for the next generation. I would create some dead wood habitats and some nesting boxes.

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.

Obble Wood, Eakring, Nottinghamshire



Locators

OS Landranger Series Sheet No: 120

Ordnance Survey Grid References:

- Roadside gate: SK 675 602

- Centre of wood: SK 677 595

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.

Directions & Access

- Head east from Mansfield on the A617.
- Stay on the A617 (Kirklington Road) dual carriageway 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 (sorry, we do not provide keys for viewing).
- Continue walking for 730 metres passing another gate (point **B**), then bearing right at point **C**
- Continue through the gate for 330 metres to point **D**.
- Turn right then turn left (point **E**) following the track down the hill for 200 metres to point **F**. This is the start of the wood.

Boundaries

- The northeast boundary is the inside edge of the track indicated by green paint on wooden stakes that may be offset by a short distance.
- The east boundary is the edge of the track indicated with blue paint on wooden posts that may be offset by a short distance, and boundary trees.
- The west boundary is the ditch and hedge.

- The southwest boundary is the hedge indicated with red paint on wooden posts and boundary trees.

Sporting Rights

- The sporting rights are owned and included in the sale. They are not let.
- There is a historic exception to this where a named person could enter the property to take fox, we believe this is unlikely to be exercised.

Mineral Rights

- The mineral rights are owned and included in the sale except as reserved by statute.
- The oil rights are reserved to a previous owner and we believe these are unlikely ever to be exercised.

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 routes **ABCDEFS**.
- A right of way is reserved over the route **FGH** for the benefit of the land beyond.
- A shared maintenance clause covers all the 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

Obble Wood, Eakring, Nottinghamshire



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.

Additional Restrictive Covenants By The Transferees

THE Purchaser hereby further covenants with the Vendor to the intent that the burden of this covenant may run with and bind the property hereby assigned and every part thereof into whosoever hands the same may come and to the intent that the benefit thereof may be annexed to and run with the Vendor's adjoining or neighbouring land and every part thereof that neither the property hereby assigned nor any part thereof shall 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 the Vendor or other the owners or occupiers for the time being of such land or any part thereof.

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.

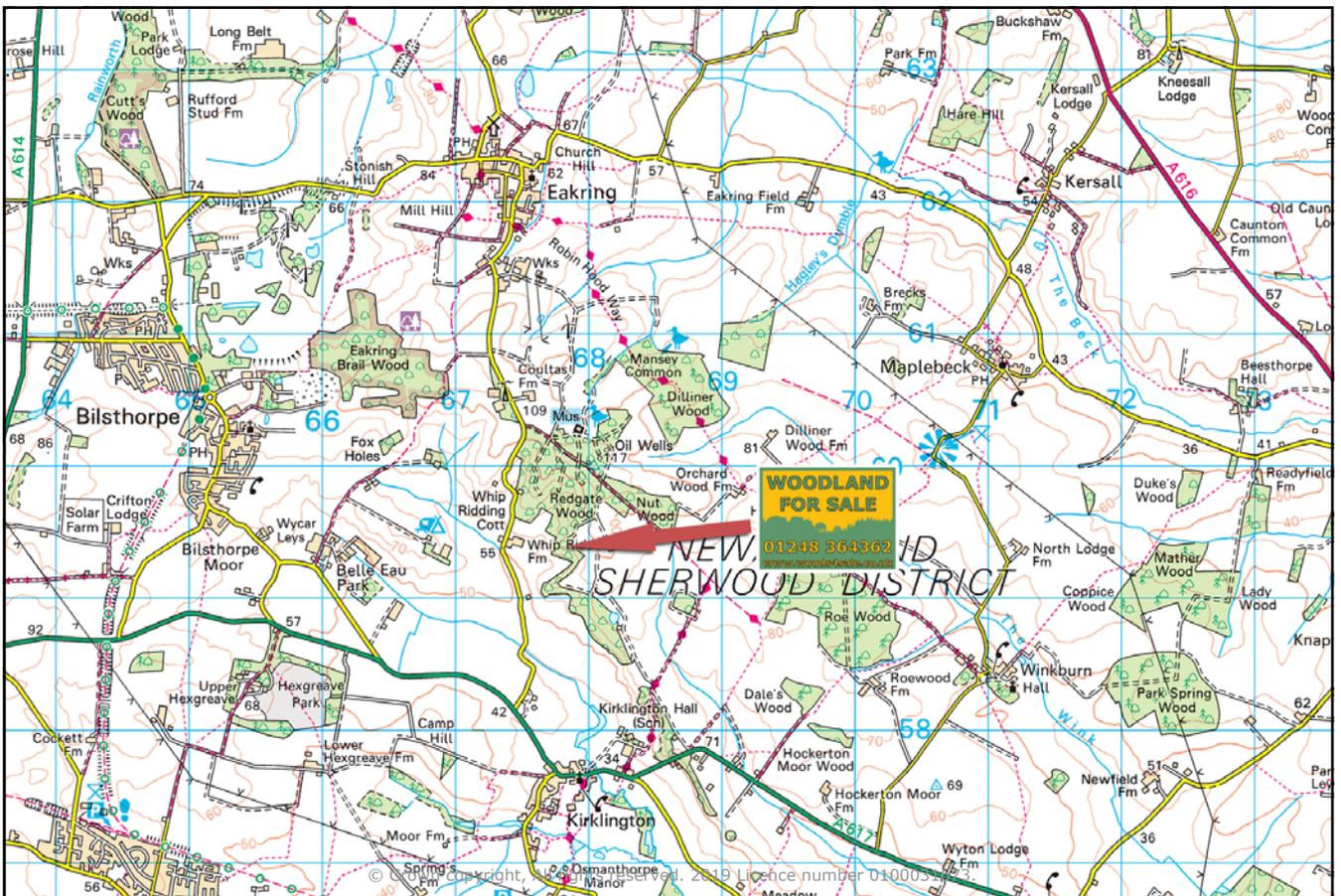
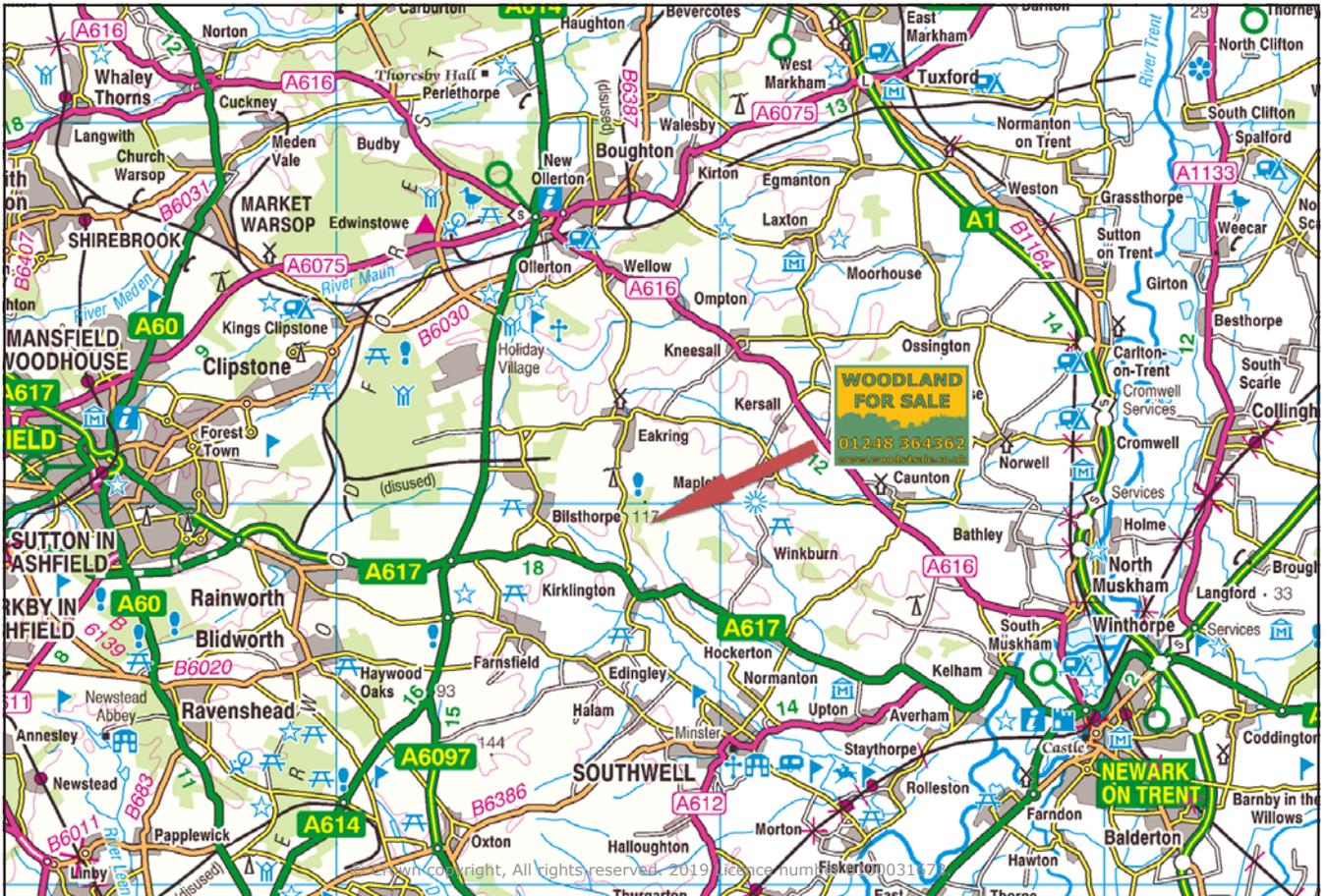
Woods4Sale Interest

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

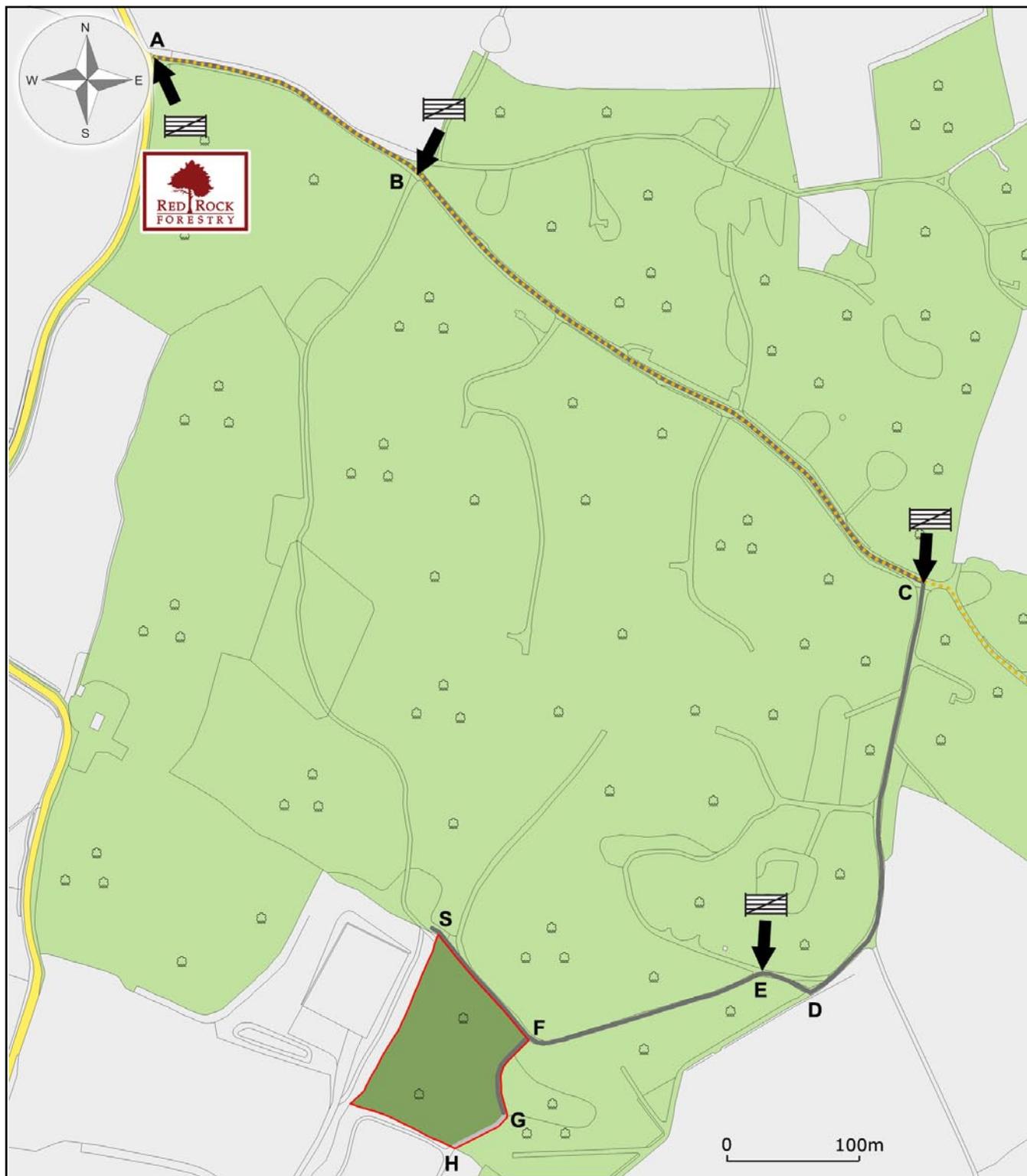
Contact

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		