

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.



## Orgreave Wood

beautiful deciduous woodland, near Barnburgh,  
South Yorkshire. 1.36 acres for £19,500 (freehold)

Stunning mature beech and oak trees in a quiet location, surrounded by woodland and farmland, with great access.

## Orgreave Wood, Barnburgh, South Yorkshire



### Description

Orgreave Wood is a charming beech and oak woodland found in a quiet location between Goldthorpe and Barnburgh in South Yorkshire.

This plantation has some very mature beech running along the eastern boundary adjacent to a pleasantly large and open agricultural field where the occasional cow or sheep can be seen grazing. Whilst some of these beech are definitely in excess of 150 years old, the oak in the middle of the woodland are more like 100 years old but are still very grand looking. Hazel and the odd Scots pine can also be found growing in Orgreave Wood, as well as the occasional hawthorn tree and holly.

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.

Bramble bushes dominate the undergrowth but there are pockets of wild grasses and wildflowers popping up throughout the woodland. Saplings of beech and oak are dotted throughout, waiting for a gap in the canopy so they can shoot up. The woodland is known to have a diverse wildlife, a wide range of songbirds, buzzards, rabbits, foxes, badgers and potentially deer.

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.

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

### If It Were Mine

The majority of the woodland is in a good state of management, meaning no significant work is needed to maintain the mature trees. The ground does lack a bit of light so I might look to open up a few areas by felling a small group of one or two of the larger trees or some of the younger ones to make a woodland glade. The bramble is a bit dominant throughout, so I would look to clear these glades to try and encourage a few other plant species flourish in these areas.

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 478 044

### Directions & Access

- Head east out of Goldthorpe along the A635

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

Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

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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 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 in front of 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, without deviation, for approximately 300 metres until you reach a set of white painted posts on the right side of the track, this is the start of the woodland (point **C**).

### Boundaries

- The northeast boundary is indicated by yellow paint on trees and posts.
- The east boundary is the edge of the woodland with agricultural fence and field beyond.
- The southern boundary is indicated by white paint on trees and posts.
- The western boundary is the eastern edge of the stone track which is occasionally indicated by green paint on trees and posts which may be offset 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 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,

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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.

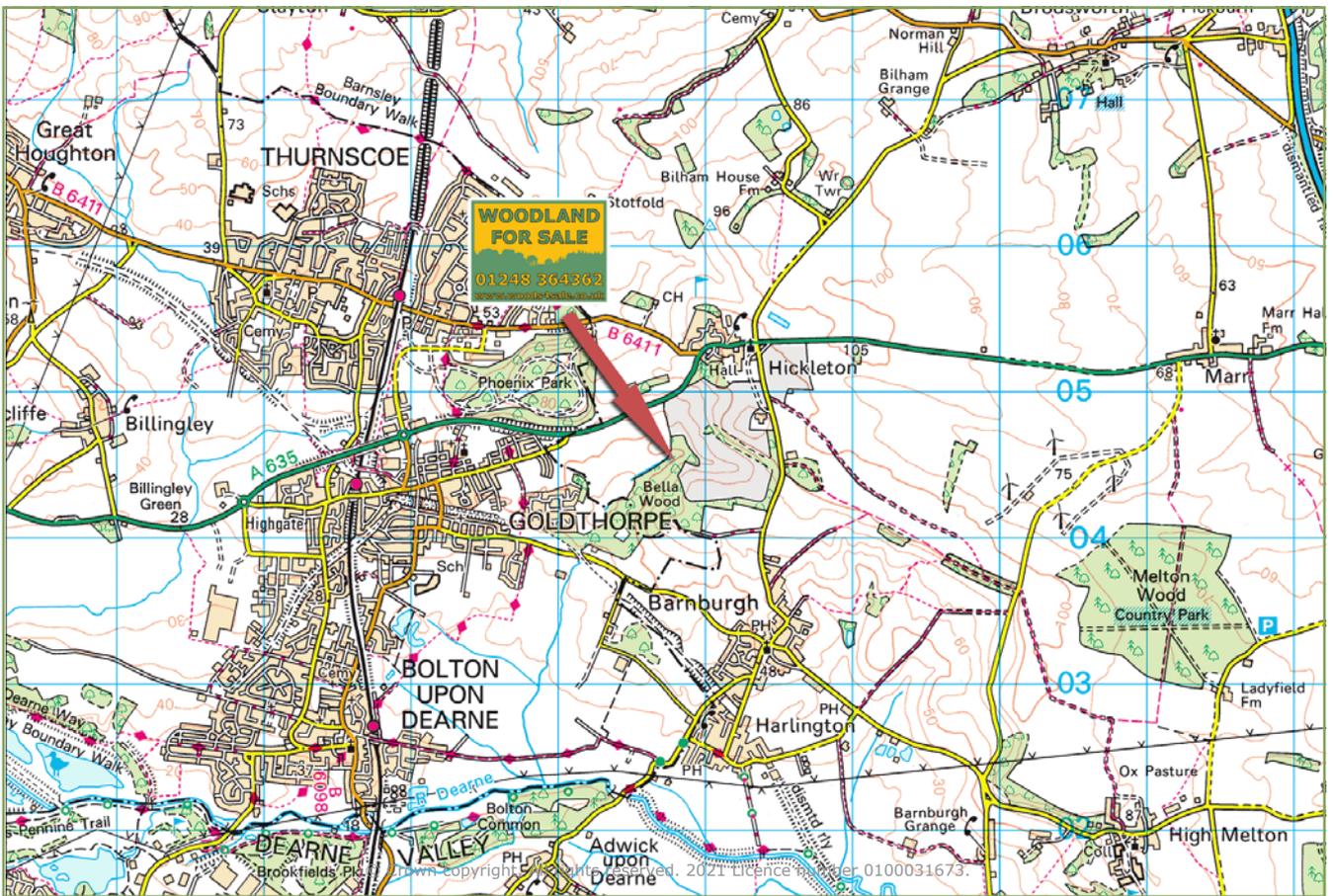
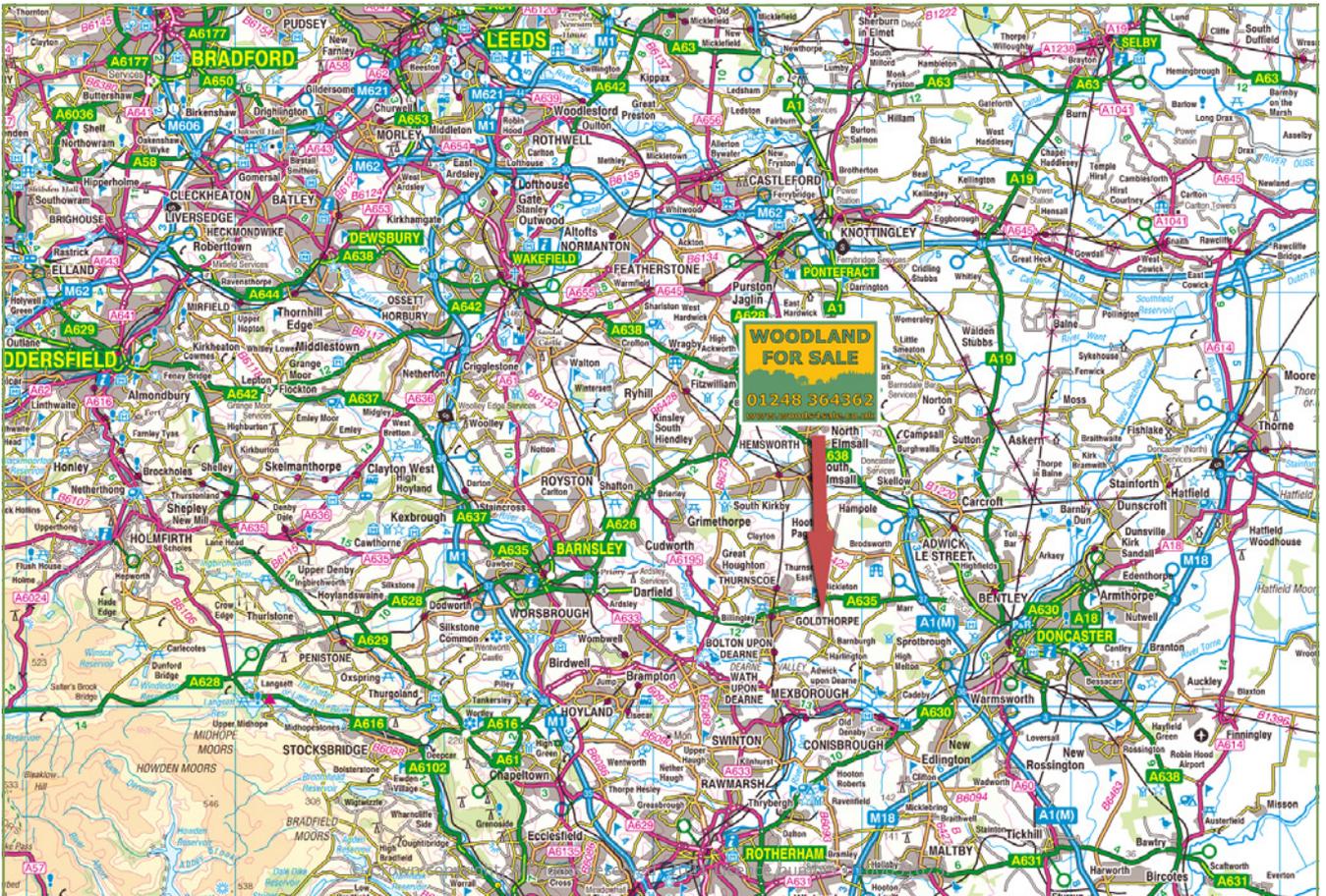
### Woods4Sale Interest

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

### Contact

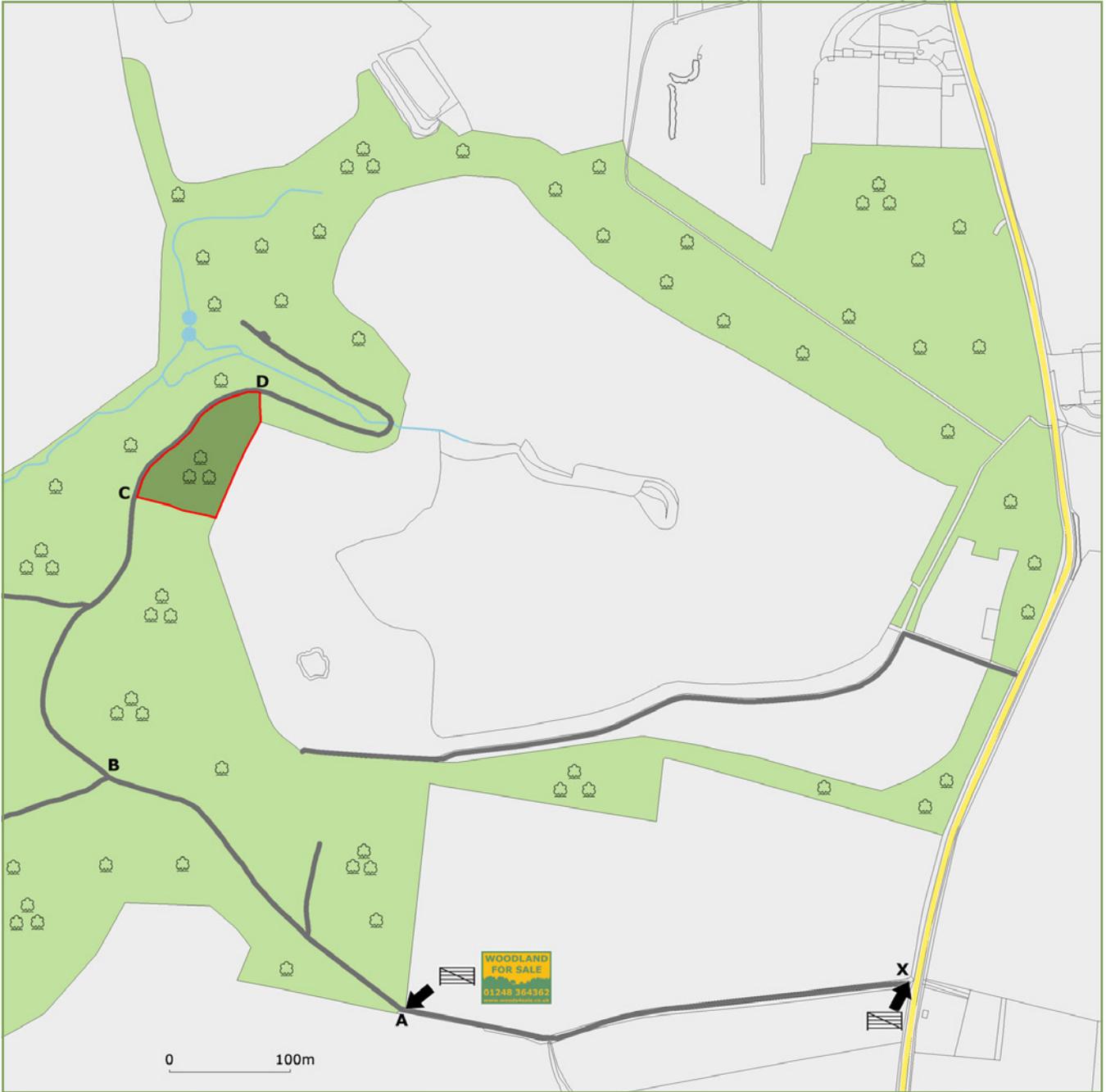
For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

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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		