

# 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.



## Oxenbrow Wood

Ancient Semi Natural Woodland, not far from Kirkby Stephen, Cumbria. 25.85 acres, offers in excess of £120,000 (freehold)

A beautiful deciduous woodland with a smattering of conifers, situated in the rolling hills of the Cumbrian countryside.

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## Oxenbrow Wood, Kirkby Stephen, Cumbria



### Description

This delightful Ancient Semi Natural Woodland is situated near the village of Smardale, in Cumbria, approximately 3 miles from Kirkby Stephen and is easily accessible from the M6 motorway.

The woodland lies on a north-westerly aspect, on a relatively steep slope with views out over the gently flowing Scandal Beck that runs to the west of the wood. To the south, stands the disused Smardale Gill viaduct, of which the surrounding area is a National Nature Reserve and has numerous paths to explore the countryside.

The majority of Oxenbrow Wood is deciduous broadleaf dominated by mature sycamore, ash and oak with a variety of other species such as elm, larch, hazel, beech, Douglas fir and alder. Many of these trees are found in groups of semi-mature to mature specimens, however throughout the woodland, pockets of ash and sycamore are found growing under the canopy.

Towards the south of the woodland is a recently felled area awaiting replanting. The previous crop was coniferous (spruce and larch) and the Felling Licence conditions specify replanting with mainly Sitka spruce. However, this could be varied to a new owner's preference with the agreement of the Forestry Commission. This area is designated as a Plantation on Ancient Woodland (PAWS) and harbours some ground flora indicative of ancient woodland, such as primrose and dog's mercury. On the eastern edge, in the corner of the felled area, a small quantity of young hybrid larch is growing, which, with a little light management, could grow on to be some nice quality trees.

Growing under the canopy, and under the ash and sycamore saplings, is an assortment of ground vegetation including a mixture of wild grasses, primrose, purple orchids, dog's mercury and in the spring time the woodland is a sea of bluebells.

Although not seen on our visits to Oxenbrow, red

squirrels and Scotch argus butterfly are known to live in the area, and this woodland would be a perfect home for them. The high fences will keep out all but the most stubborn deer, meaning that the ground vegetation and naturally regenerating trees will be protected from the grazing mammals, perfect if you want to start Continuous Cover Forestry in the woodland.

The beauty of this woodland lies in its setting, in the middle of the beautiful rolling hills of the Cumbrian countryside, with a charming river (Scandal Beck) running nearby that is also a Site of Special Scientific Interest (SSSI), so designated for its rare fauna and flora (freshwater shrimp and rare butterflies!), and also the impressive viaduct to the south.

### If It Were Mine

I would clear the track through the woodland and widen it to allow more light to reach the ground as I think a variety of wildflowers would pop up in the spring. I would replant the open area with Sitka spruce and mixed broadleaves, maybe planting the broadleaves either side of the track that runs through the middle to create a diverse structure and a nice avenue to walk along (think cherry blossom in the spring). I would fell some of the larger sycamore to fuel my hearth at home and maybe replant with some cherry or oak to create a wonderfully mixed woodland.

Oxenbrow Wood is a lovely escape from the modern world, and with a relatively flat clearing alongside the track towards the northern sector of the wood, I would clear this and make space for a few evenings of "wild" camping under the stars.

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

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and access points.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Locators

OS Landranger Series Sheet No: 91

Ordnance Survey Grid References:

- Roadside access: NY 735 085

- Centre of wood: NY 738 087

Nearest postcode: CA17 4HG

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

- Leave the M6 at junction 38 and head along the A685 for approximately 10 miles and turn left onto an unnamed B road, directions for Waitby and Smardale.
- Drive for approximately 1.5 miles until you reach a T junction, and turn left signposted for Smardale.
- Drive for half a mile through Smardale and the road will bear left, signposted for Crosby Garret (narrow road and ford).
- The woodland is approximately another 0.3 miles, entrance is on the right 30 metres from the ford. There is a Woods4Sale sign on the entrance (point **X** on the plan below).
- Access is to the woodland through the farm gate, along the fence line and in to the south west corner of the woodland, through a green gate (point **A**).

### Boundaries

Deer fence surrounding entire property bar one boundary, marked **BC** on the plan, which is a single barbed wire fence.

### Sporting Rights

The sporting rights are included in the sale.

### Mineral Rights

The mines and minerals together are retained with provision made for compensation in the event of

these rights being applied.

### Rights Of Way

- There is a right of way granted for all times and all purposes over the route **XA** on the plan below.
- There are no public rights of way in this wood.

### Fencing Liabilities

There is an obligation to maintain the fence that surrounds this woodland.

### How To Buy

Offers are being invited in excess of the guide price stated above. Interested parties should contact our office to discuss making an offer.

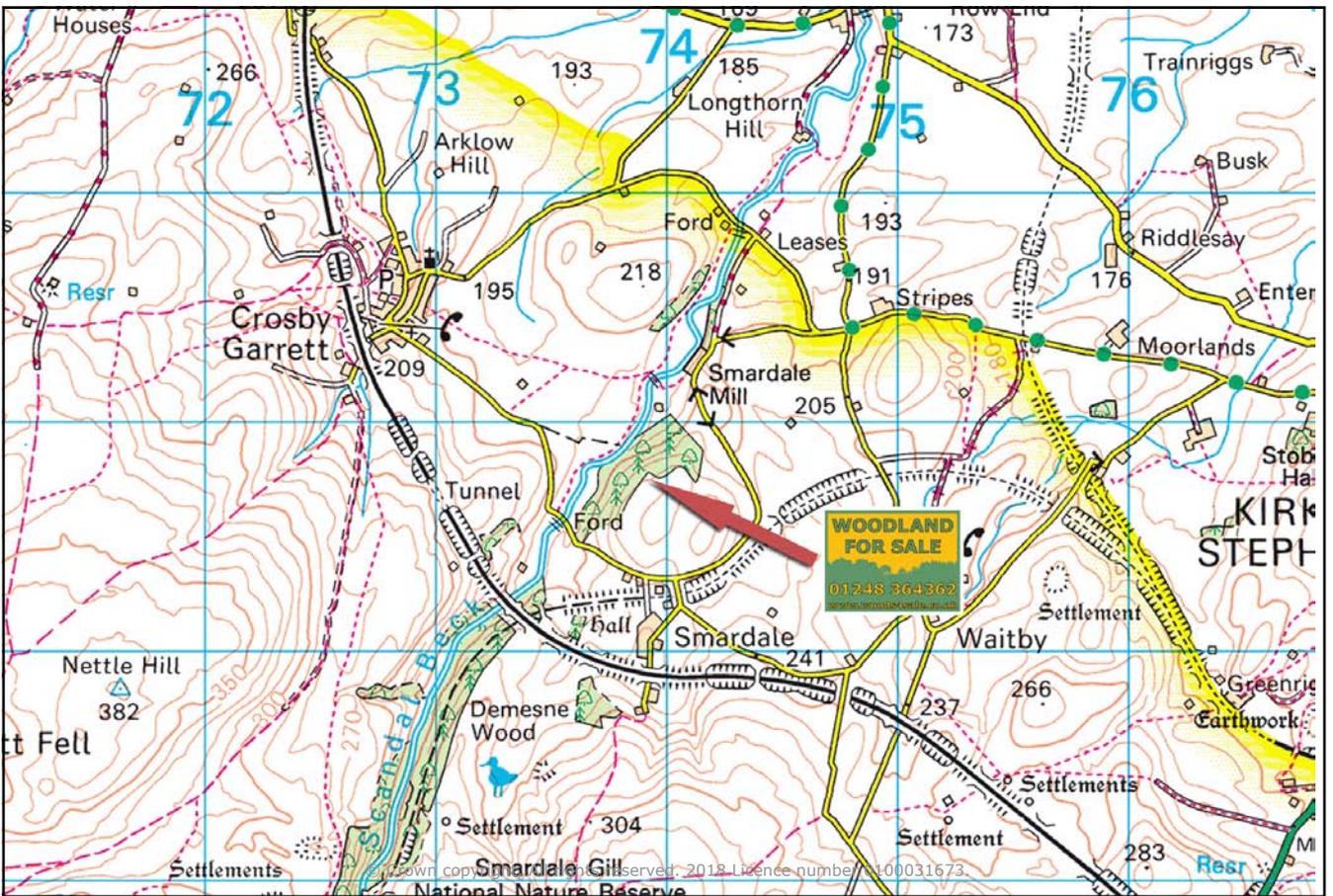
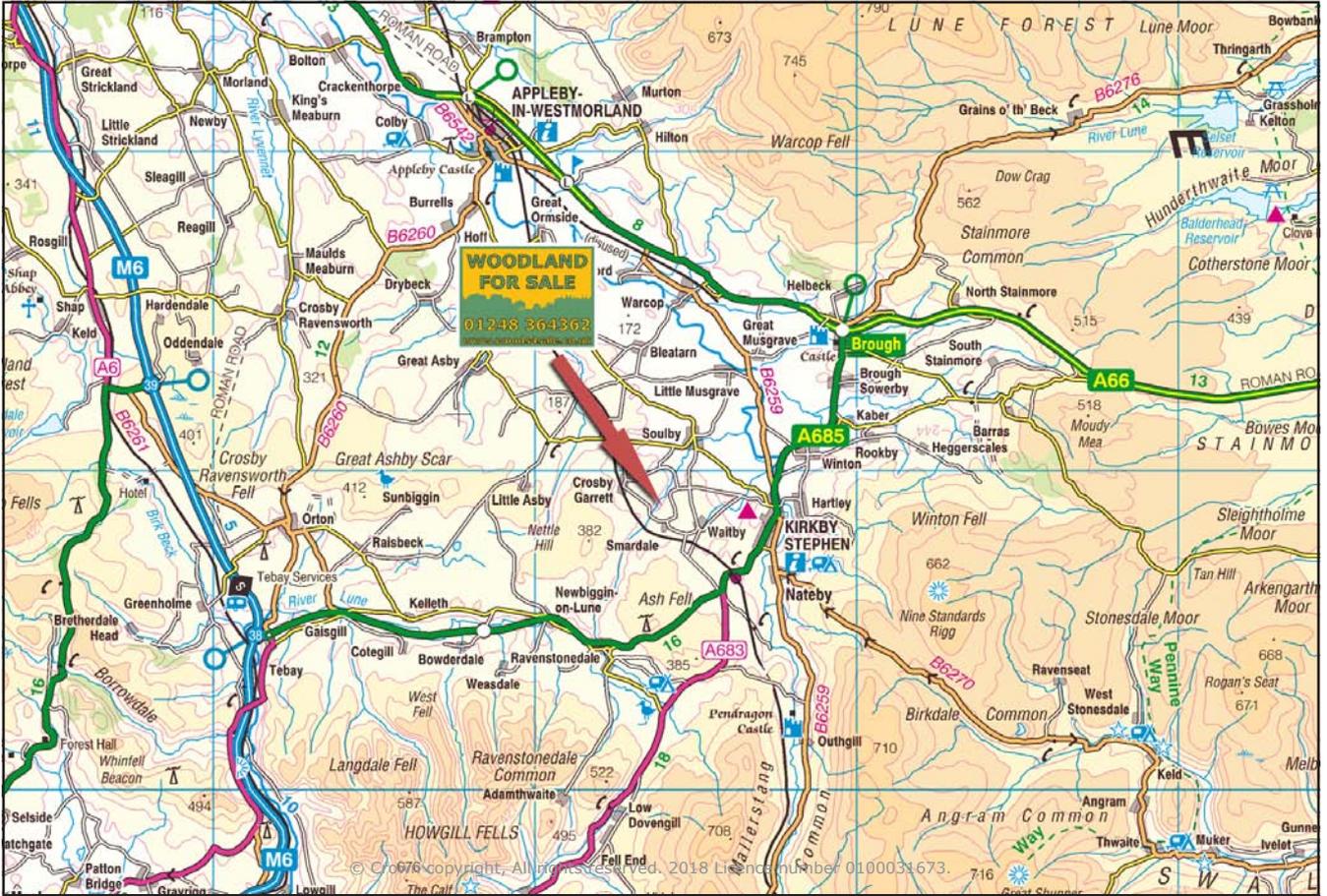
### Note

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.

### Contact

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

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