

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.



Parson Wood

Eakring, near Mansfield and Newark in the county of Nottinghamshire. 2.65 acres of broadleaved woodland for £32,000 (freehold)

A mature maple, ash and beech 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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Parson Wood, Eakring, Nottinghamshire



Description

Parson Wood comprises of a broadly flat parcel of native woodland typically containing mature maple, ash and beech. It lies within an Ancient Woodland amongst the rolling hills of the rural district of Sherwood. Excellent local roads make this woodland easily accessible by car, within 15 minutes drive of both Mansfield and Newark.

Amongst the mature trees there are abundant numbers of smaller trees in the lower canopy that give the wood a diverse and sheltered feel. The occasional thorn, hazel and box add character, further demonstrating the richness of this woodland.

The forest floor is free from entanglement, providing easy walking in the shady areas. There is an old ride that extends the width of the wood that is overgrown with climbers, grasses and bramble.

Parson Wood is a wonderful amenity woodland that also offers timber prospects if the new owner so desired. It has great potential for leisure activities - there is a significant clearing that is hard stoned but overgrown and would make a good spot for the odd overnight stay as well as being the perfect base for the amateur woodsman looking to provide firewood for the hearth.

The wood benefits from a hard-surfaced track that runs from the public road to the woodland boundary and is suitable for a 2WD vehicle at all times of the year.

Historically the 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.

The entire wood is designated as Ancient Woodland and it is a Site of Special Scientific Interest (SSSI) relating to plants and features that are common in

old woodlands.

The entire forested area has 7 years remaining on a 10 year management plan outlining, without obligation, the potential future management of the woodland that is in tune with the aspirations of SSSI.

If It Were Mine

Parson Wood needs very little work but as a keen forester, I would seek out any disadvantaged trees and remove either them or the surrounding trees to encourage them to develop.

I would select a sturdy branch for a rope swing and create a camping spot for some magical moments with the family.

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

NG22 8PA (This is for the local area, not specific to the woodland).

What3Words

Entrance: [///assure.fortified.wealth](https://www.what3words.com/entry/assure.fortified.wealth)

Parson Wood, Eakring, Nottinghamshire



Ordnance Survey Grid References

OS Landranger Series Sheet No: 120

- Roadside gate: SK 675 602
- Centre of wood: SK 680 597

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 640 metres passing another gate (point **B**), then to point **C**.
- This the start of the wood on your right and continues for 100 metres, at the T junction take the right and just past the gate on the right is the entrance with opening and hard surface area.

Boundaries

- The north boundary is the unmarked outside edge of the track.
- The east boundary is the unmarked outside edge of the track.
- The south boundary is indicated with blue paint on wooden posts and boundary trees.
- The west boundary is 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 in the title document could enter

the property to take fox, however 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 rights to extract oil are reserved to a previous owner and we believe these are unlikely to ever be exercised.

Rights Of Way

- There is a right of way at all times and for all purposes over the route **ABC**.
- A right of way is reserved over the route **CDE** for the benefit of the land beyond.
- A shared maintenance clause covers all the rights of way with liability according to use.
- **ABCD** is a public bridleway.

Fencing Liabilities

- There are no fencing obligations.

Conservation Designations

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

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

Parson Wood, Eakring, Nottinghamshire



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.

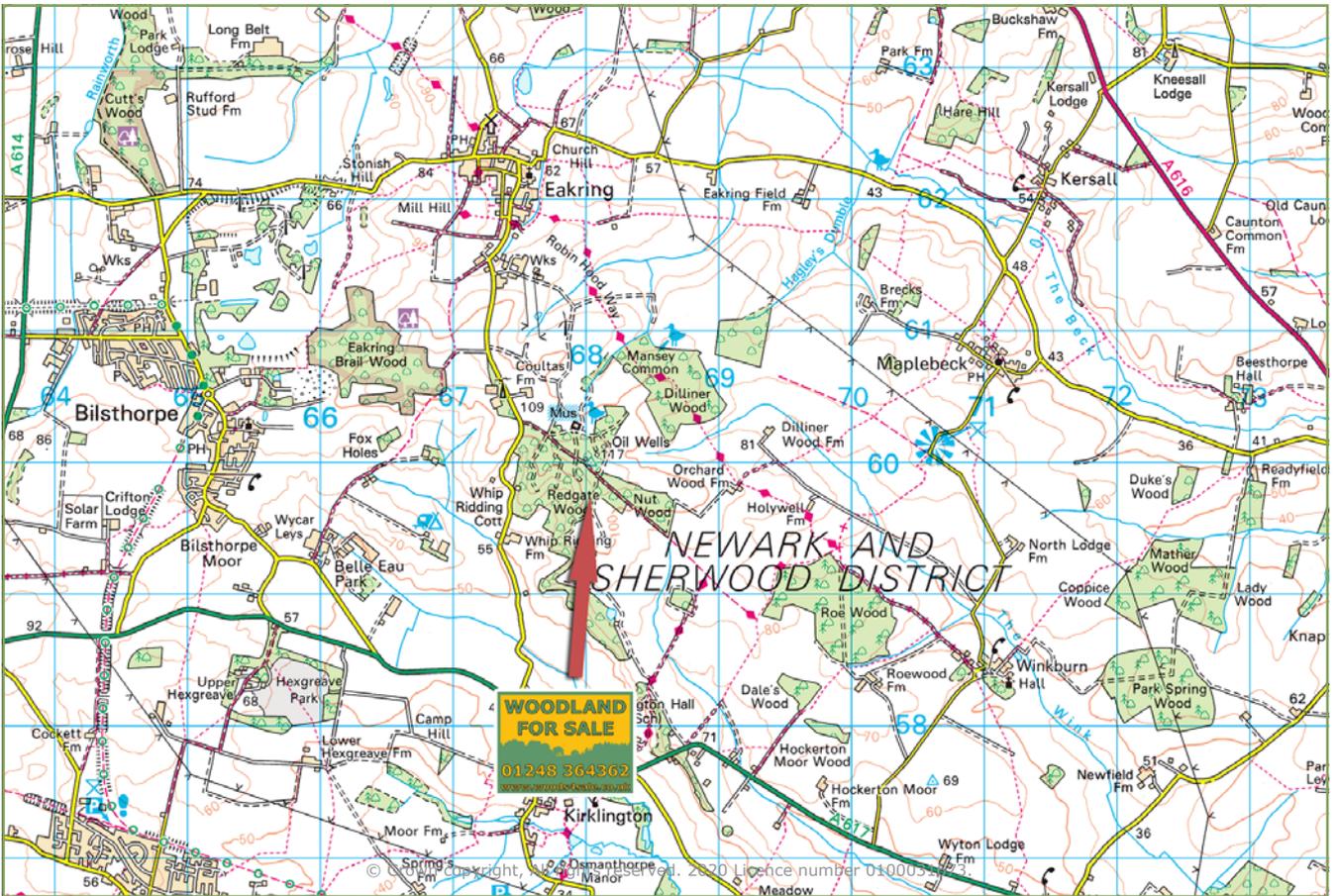
Woods4Sale Interest

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

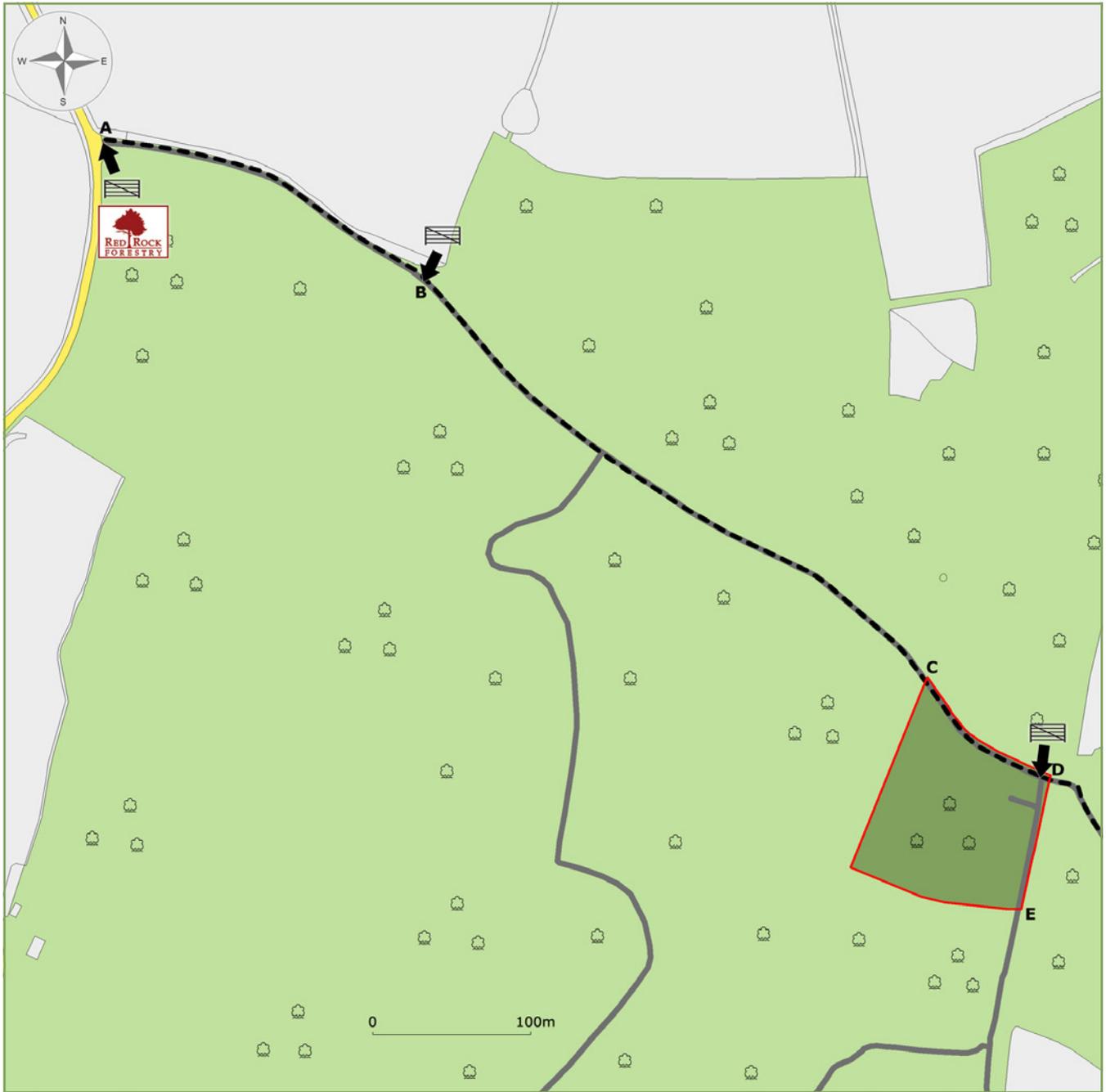
Contact

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	 Manager's 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		