

# 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.



## Rickle Wood

Eakring, near Mansfield and Newark in the county of Nottinghamshire. 3.1 acres of broadleaved woodland for £39,000 (freehold)

Mature ash with mixed hardwoods found on the fringes of a larger woodland, with good access and not far from local amenities.

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

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## Rickle Wood, Mansfield, Nottinghamshire



### Description

The large beech tree near the entrance has to be one of the finest elements of Rickle Wood. Its sweeping branches spread far despite competition from the surrounding trees, and underneath, a sea of beech masts (nuts) cover the floor and crunch with a satisfying sound. These, coupled with the fallen leaves that take a long time to decay, serve to suppress ground vegetation such as bramble, resulting in open spaces to enjoy the woodland. Rickle Wood and the wider area are part of a Site of Special Scientific Interest (SSSI) due, in part, to some plant species that do not normally grow in this area.

Whilst the beech tree is certainly a highlight, there are a number of other tree species to be found in Rickle Wood such as ash, oak, sycamore in the upper canopy and hawthorn, hazel and holly below. A few laurel bushes, including a notably large one near the western boundary, provide excellent privacy screening within the woodland and with a bit of careful management could be utilised to create areas for wild camping or other activities.

Vehicular access is easy along a series of tracks leading to the woodland. The entire forested area has 4 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 the SSSI. The topography of the area is a flat hilltop and a western facing slope, and with a little careful felling, views out over the nearby agricultural land and evening sunsets could be enjoyed from here.

Muntjac deer have been seen in the woodland and there are signs of fallow deer too. Wild birds are always present and provide a lovely background noise, especially in the spring and summer months. Grey squirrels can nearly always be spotted in the treetops or on the ground foraging for food. In

summary, this is a lovely quiet woodland that has been forgotten a little bit over the past few years but has a lot of potential for the next caretakers of the land, whatever their objectives may be.

### If It Were Mine

A steady amount of firewood could be removed without impacting the overall structure and this should certainly provide enough for a home log burner. With careful planning, some of the more mature trees could be felled in small quantities in discreet areas which will improve the light levels that reach the woodland floor, in turn encouraging some more diverse woodland flora.

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

### What3Words

Entrance: [///assure.fortified.wealth](#)

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 120

- Roadside gate: SK 675 602

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## Rickle Wood, Mansfield, Nottinghamshire



- Centre of wood: SK 675 597

### 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 Woods4Sale 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 around 200 metres, until you reach a junction with a metal bar gate across the main track, access to a Woodland Trust property to the left and a timber gate down to the right (point **B**).
- Turn down to the timber gate, climb or walk around it and continue walking for around 300 metres until you reach a fork in the road with a birch tree with a white painted square and a pink cross (point **C**).
- Turn right down along the soft track and walk for approximately 100 metres until you reach a pink painted post on the right and a band of pink paint on a tree to the left (point **D**).
- Ahead and to the right is the start of the woodland on the right hand side.

### Boundaries

- The western boundary is the edge of the woodland with a public road beyond and the boundary of the garden surrounding the private house.
- The eastern boundary is indicated by green paint on trees and posts.
- The southern boundary is indicated by blue paint on trees and posts.
- The northern boundary is indicated by yellow paint

on trees and posts.

### 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 **ABCD**.
- A maintenance clause covers all the shared rights of way with liability according to use.
- There are no public rights of way within this woodland.

### 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

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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.

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 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.

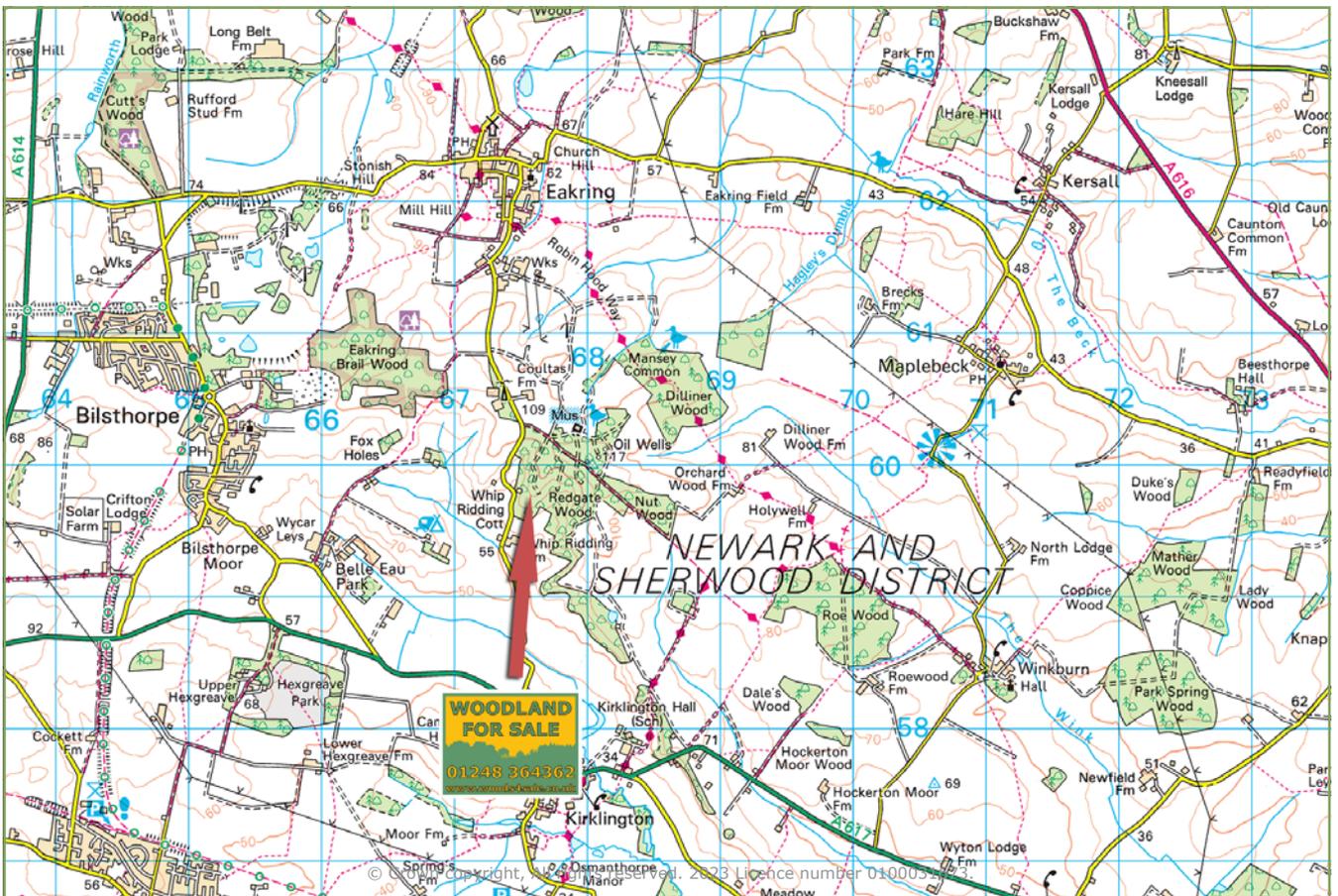
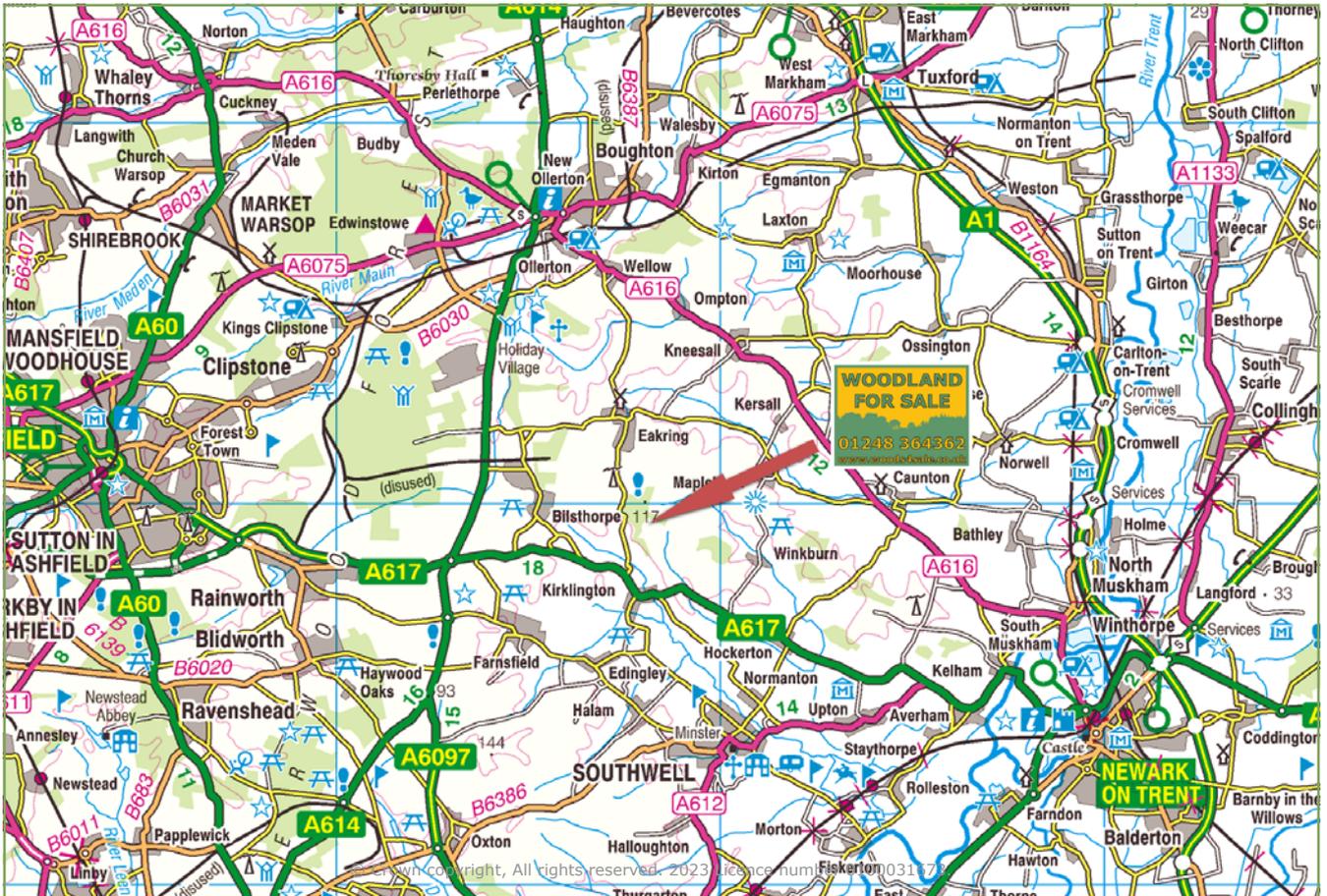
### Woods4Sale Interest

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](mailto:info@woods4sale.co.uk).

# Rickle Wood, Mansfield, Nottinghamshire

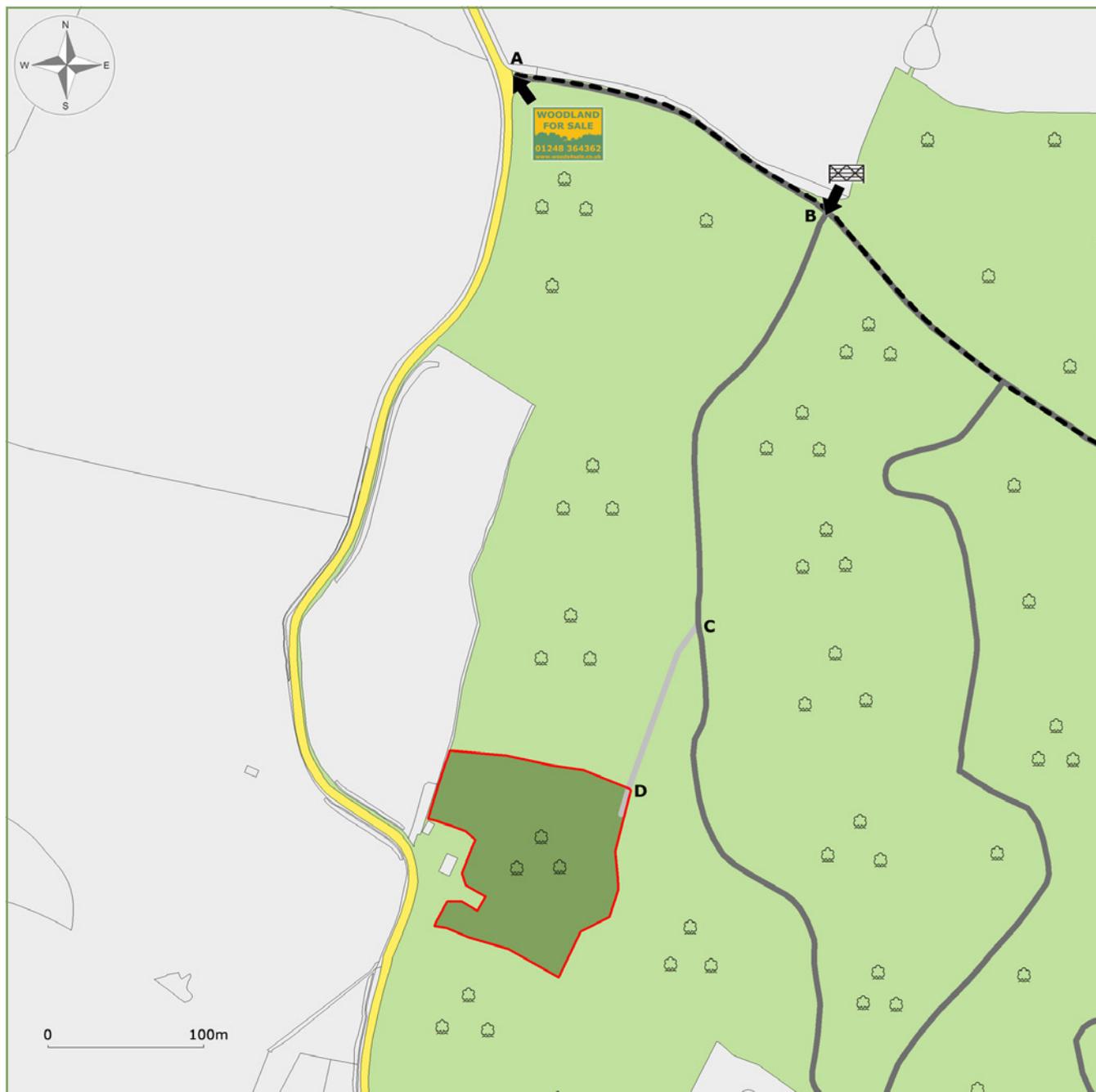


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### Legend

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		