

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Ryben Wood

Eakring, near Mansfield and Newark in the county of Nottinghamshire. 3.36 acres of mature broadleaved woodland for £47,000 (freehold)

A mid aged oak and ash woodland with a variety of other tree species. Positioned in a peaceful part of a larger Ancient Woodland, excellent vehicular access and a significant open space.

Ryben Wood, Eakring, Nottinghamshire



Description

Ryben Wood sits in the middle of a forest set in the beautiful Sherwood countryside. The property is on the edge of a hard surfaced track providing excellent accessibility throughout the year.

This ash and oak wood is designated as an Ancient Woodland thus determined by virtue of it being under continuous tree cover since the 1600s. It has had light management over the years resulting in a productive woodland with trees of good form and spacing.

The trees are a mixture of semi mature native broadleaf trees typical of a native wood in this region. There is a strong presence of ash supported by oak, beech and sycamore. The understory has a large population of small trees including hazel birch and rowan. There is also yew and box, fabulous evergreens symbolic of Ancient Woodlands.

The forest floor is rich with wildflowers and shrubs, including patches of bluebells in springtime, violet, campion and anemone. There is also the lovely scent of seasonal honeysuckle in the morning amongst the thriving understory.

Behind a locked gate the wood is accessible with a 2WD car along a hard-surfaced track, which runs into the wood to a clearing. Mowed until recently, this small area presents an opportunity from which to base woodland activities or to do some planting and create a new coupe of trees.

Ryben Wood is situated between the villages of Kirklington and Eakring in central Nottinghamshire. It benefits from good links to both the A617 and A614 for travelling to the market towns of Newark, Southwell and Mansfield as well as the city of Nottingham.

Historically the area formed part of the UK's first on-

shore oilfield and was in operation during the mid-1940s; the sporadic 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

I would manage the woodland by thinning some of the poor trees, releasing any suppressed ones that will eventually take dominance in the canopy. I would plant up the open area with oak and beech to re-establish woodland here.

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).

Ryben Wood, Eakring, Nottinghamshire



What3Words

Entrance: ///assure.fortified.wealth

Ordnance Survey Grid References

OS Landranger Series Sheet No: 120

- Roadside gate: SK 675 602
- Centre of wood: SK 679 599

Directions & Access

- Head east from Mansfield on the A617.
- Stay on the A617 (Kirklington Road) dual carriage way 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 (walk round the gate, sorry we do not provide keys for viewing).
- Continue walking for 550 metres passing another gate (point **B**), on to point **C** where there is a wooden gate to your right.
- Go through the gate and Ryben Wood is on your left.

Boundaries

- The northeast boundary is the unmarked outside edge of the track.
- The east boundary is indicated by red paint on wooden posts and boundary trees.
- The short southeast boundary is indicated by blue paint on wooden posts and boundary trees.
- The southwest boundary is indicated by white paint on wooden posts and boundary trees.
- The west boundary is the inside edge of the track indicated with green paint on wooden posts and trees that may be set back a short distance from the edge of the track.

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** and **CE**.
- A right of way is reserved to others over the route **CD**.
- 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

Ryben Wood, Eakring, Nottinghamshire



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 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.

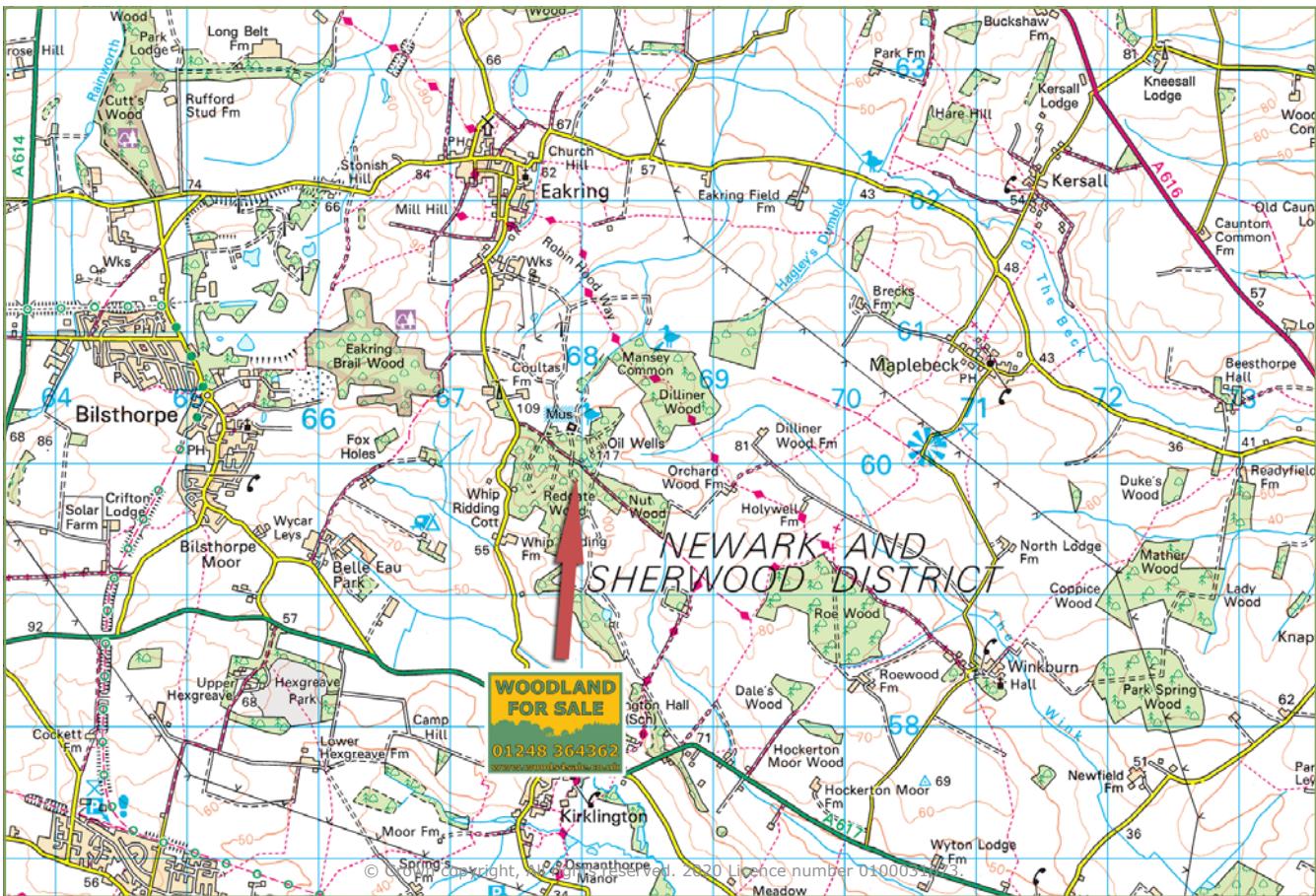
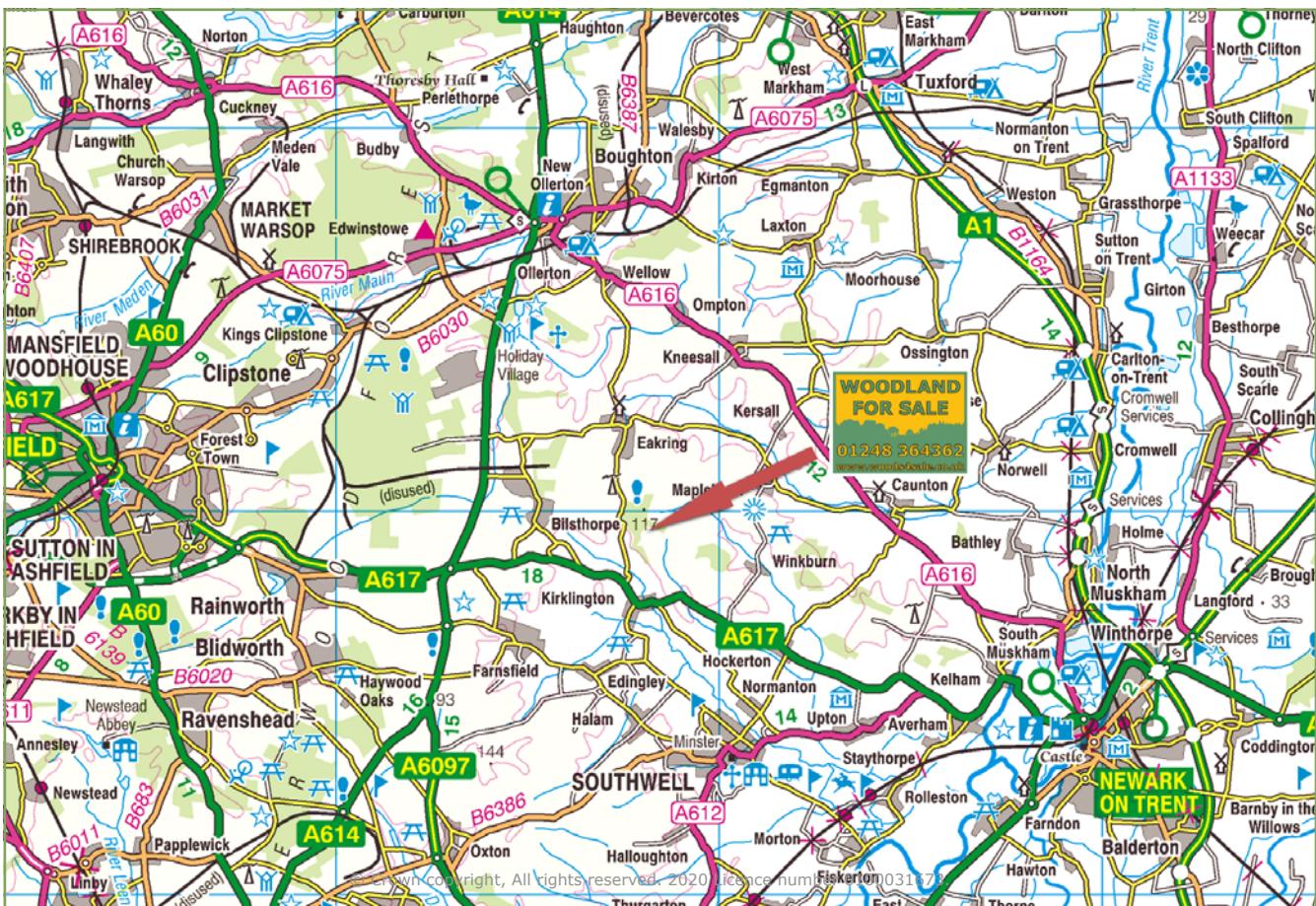
Woods4Sale Interest

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

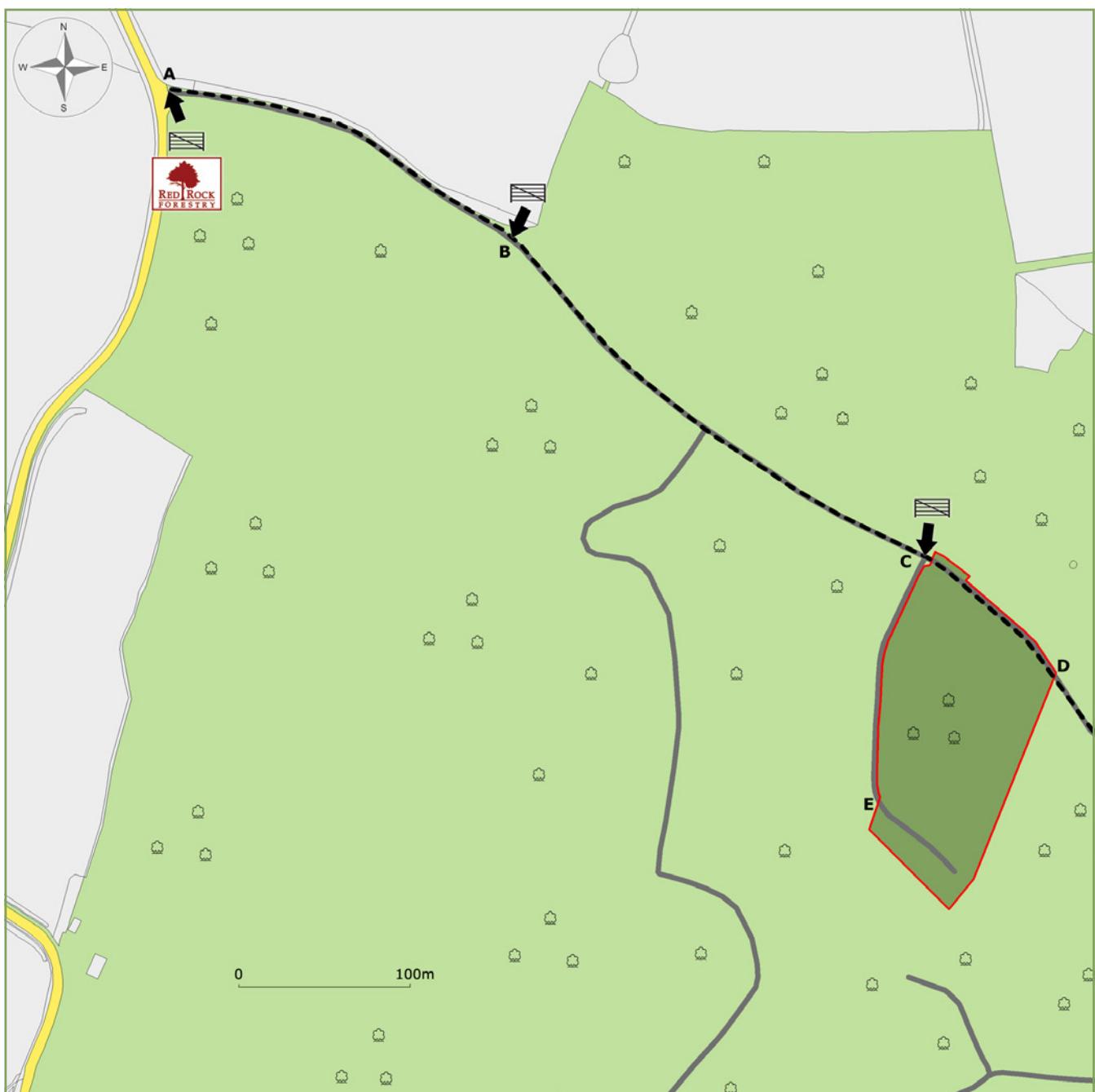
Contact

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	
B Road	Bridleway	Paddock/Meadow	
Minor Road	Public Footpath		
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		