

# 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.



## Sentinel Wood

**3.64 acres of mixed hardwoods near Doncaster in South Yorkshire for £62,000 (freehold)**

A light and open wood with plenty of full canopy mixed hardwoods on level ground, at the heart of a larger forest near the pretty village of Sprotbrough.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK  
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

## Sentinel Wood, Doncaster, South Yorkshire



### Description

Sentinel Wood lies within a private gated forest midway between the attractive villages of Sprotbrough and Cadeby. The A1(M) and M18 motorways are close by and Doncaster is just 15 minutes to the east, yet thanks to surrounding farmland and other woodland it is both peaceful and private.

The wood lies on near level ground amidst a landscape of wider woodland and arable fields. The main tree species growing in the fertile and sheltered conditions include beech, oak, sycamore, ash, elm and birch, many of which have fuller canopies than a commercial stand might have. As a result of this lighter stocking the wood has a light and airy feel. Another by-product of the higher light levels is a well-developed sub-canopy of regenerating hardwoods of various ages along with some woody shrub species including hazel, hawthorn, holly and snowberry.

There is a varied herb layer with patches of bluebells, wood sorrel, anemone and primroses. And there's plenty of wildlife too. Tawny owls and buzzards are both resident in the wider woodland along with an abundance of woodland songsters, whilst on the ground there is plenty of foraging activity by foxes and badgers.

The wood is reached by a substantial stone track easily negotiated by cars. With hard tracks on two sides, along with easy level terrain, this wood is easy to both manage and enjoy.

### If It Were Mine

I would remove some of the sycamore and try to favour some of the emerging saplings of native species. Sadly ash dieback has taken hold (as everywhere else) so I would look to remove the affected stems. A recreational area with firepit and campsite would be delightful of a summer's evening.

Please remember that some woodland operations require consent.

### 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 7SG (This is for the local area, not specific to the woodland).

### What3Words

Entrance gate: `///scored.darker.flanked`  
Centre of wood: `///bluffing.mock.aced`

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 111

- Viewer Parking: SE 531 015
- Centre of wood: SE 526 015

### Directions & Access

- Sprotbrough is about 2 miles west of Doncaster just west of the A1(M). The nearest exit is junction 36.
- From the church at the centre of Sprotbrough head southwest on the Cadeby Road for 0.6 miles to the bottom of the hill.
- The entrance to the wood is on your right, opposite the turning to Nursery Lane.
- **Please park by the timber railing on the left side, leaving the entrance clear as vehicles need to access the property at all times.**

## Sentinel Wood, Doncaster, South Yorkshire



- Continue on foot over the locked metal gate marked with a Red Rock Forestry sign (**A**) into the wood. Sorry we do not provide keys for viewings.
- Keep straight on for 375 metres until the track forks by a single yew tree with a For Sale sign (**B**).
- You are now at the southeast corner of Sentinel Wood.

### Boundaries

- The northwest boundary (**CD**) is marked by a line of red-topped posts.
- The northeast boundary (**BD**) is the southwest side of the hard track.
- The south boundary (**BC**) is the south side of the hard track.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

The mineral rights are reserved to another party, but it is believed that the woodland owner has control over whether they can be exercised.

### Rights Of Way

- There is a right of access for all purposes over the hard track **ABD**.
- A right of access is reserved to others over the route BC.
- Maintenance of shared tracks is according to use.
- There are no public rights of way in this woodland.

### Fencing Liabilities

There are no known fencing obligations.

### Tree Preservation Order

Sentinel Wood is the subject of a Tree Preservation Order (TPO). A TPO does not prevent felling or other woodland management but does require the consent

of the Local Planning Authority.

### 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, 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.

## Sentinel Wood, Doncaster, South Yorkshire



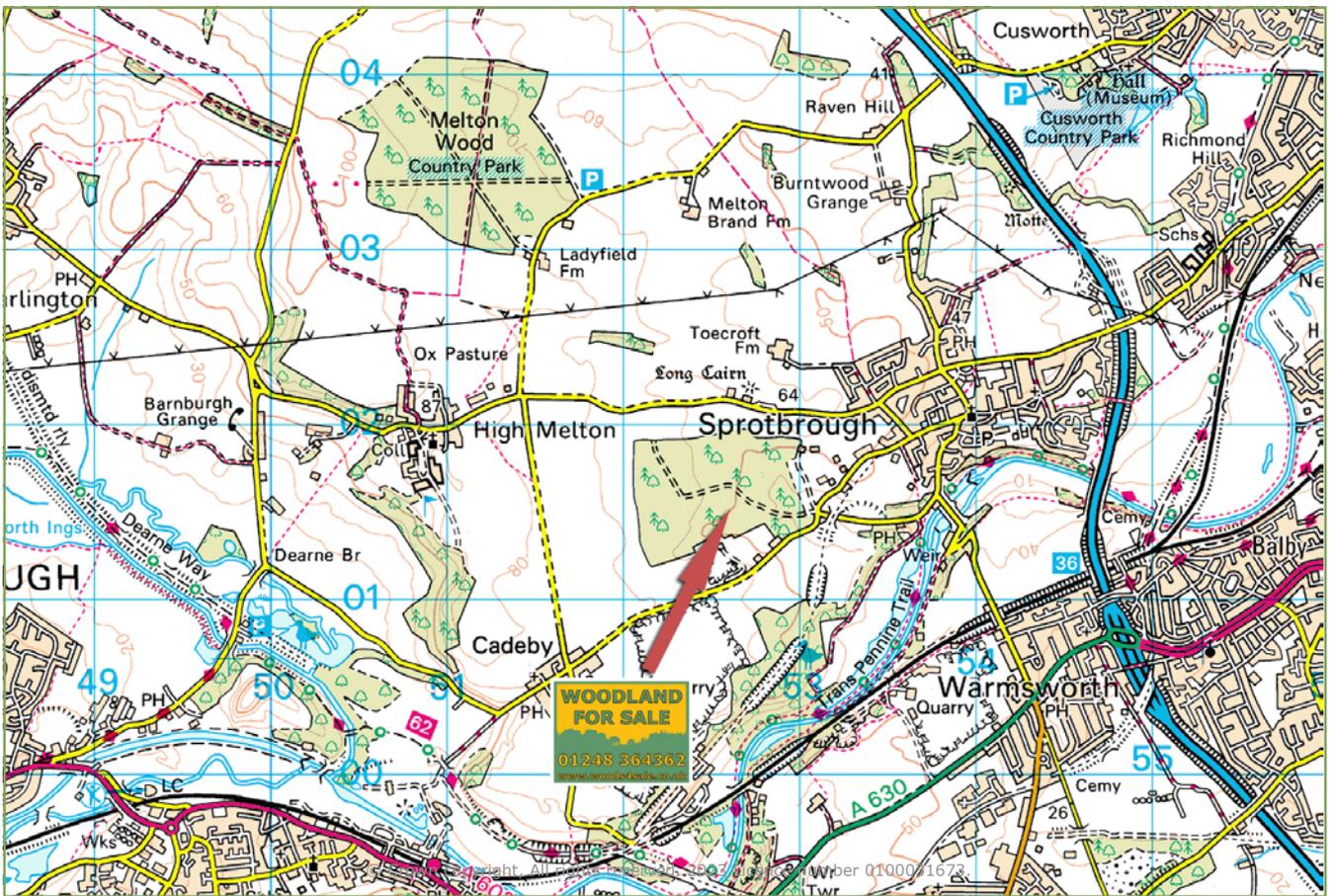
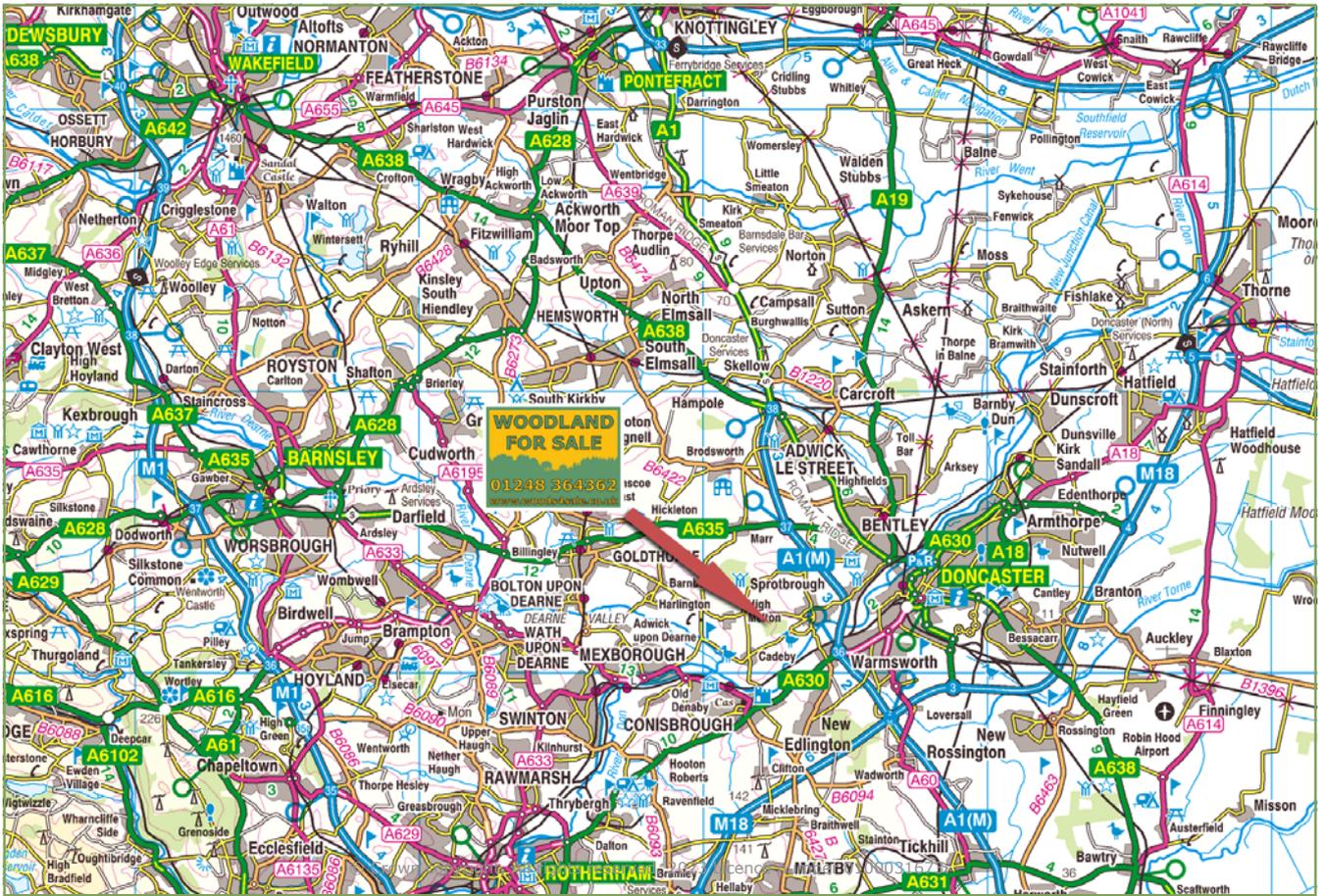
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Please confirm how you will be funding the purchase and that you have cleared funds available.
- The full contact details of your instructed solicitor (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.

# Sentinel Wood, Doncaster, South Yorkshire



## Sentinel Wood, Doncaster, South Yorkshire



© Crown copyright, All rights reserved. 2023 Licence number 0100031673.

## Sentinel Wood, Doncaster, South Yorkshire



© Crown copyright, All rights reserved. 2023 Licence number 0100031673.

### 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		