

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.



## Seville Wood

Eakring, near Mansfield and Newark in the county of Nottinghamshire. 4.04 acres of broadleaved woodland for **£51,500 (freehold)**

Ancient broadleaf woodland in a secluded location with great access, and a handy stone parking area.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK  
Phone: 01248 364 362 [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk) [www.woods4sale.co.uk](http://www.woods4sale.co.uk)

## Seville Wood, Mansfield, Nottinghamshire



### Description

The highlight of Seville Wood is almost certainly the oaks and beech, their tall canopies and long tree trunks create a wonderful look and feel when walking through the woodland. The trees are believed to be nearing 100 years old from our estimates, and the majority have grown to form straight stems which promise to yield some great timber. You can also find some mature ash dotted sporadically throughout as well as a few Scots pines, an occasional hawthorn or two and some hazel trees.

A part of Seville Wood is classed as an Ancient Semi Natural Woodland (ASNW) and a Site of Special Scientific Interest (SSSI), due in the most part to a few rare species of plants growing throughout the wider woodland such as crested dogstail, eagle fern and black knapweed. A variety of wild grasses, wildflowers (bluebells, snow drops and wood anemone) bramble, dog's mercury, and a variety of mosses are also present.

The woodland lies on either side of a small valley like formation and is generally sloping down to the south. There is an old stone stacking area on the eastern boundary, a little overgrown, but with clearance work would be a great asset to the woodland as a whole.

Access is along a stone track that was built by the American army when drilling the area in search of oil in the mid 40s which leads to the eastern woodland edge. There is a secondary access for forestry purposes only along the western edge of the woodland.

Seville 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.



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 the SSSI.

### If It Were Mine

Clearing a stacking area would be a great start, making a great place to park, stack firewood, or even as a staging point for any larger operations in the woodland, such as felling any of the large oaks.

I might look at felling some of the poorer quality ash and beech trees, which would create some great timber, open up the canopy and allow a bit more light to encourage the wildflowers to flourish.

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

## Seville Wood, Mansfield, Nottinghamshire



### Ordnance Survey Grid References

OS Landranger Series Sheet No: 120

- Roadside gate: SK 675 602
- Centre of wood: SK 677 598

### 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 390 metres until you reach a metal bar gate across the main track the entrance to a Woodland Trust woodland on the left and a timber gate on the right that is set back from the main track.
- Continue walking until you reach another timber gate (point **B**) on the right hand side.
- Climb over the gate and walk along the stone track for approximately 420 metres.
- You will pass 2 flat stoned areas (1 is immediately after the timber gate at point **B**) on the western side of the track.
- Just before you reach the third stoned area, you will see a green painted post on the left-hand side and one on the right (which is set back from the track by a few metres), this is the start of the woodland (point **C**).

### Boundaries

- The north boundary is indicated by blue paint on trees and posts.
- The east boundary is indicated by green paint

on trees and posts (a small section in the north east corner is the eastern edge of the stone track, however it is mostly the western edge of the stone track, the posts may be offset by a short way).

- The south boundary is indicated by pink paint on trees and posts.
- The west boundary is the eastern edge of the track indicated by white paint on wooden posts and boundary trees that may be offset by a short distance.

### 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 **DE**.
- A right of way is reserved over **CD** and at **E** for the benefit of the woodland beyond.
- There is a right of way for forestry purposes only over the route **FG**.
- A maintenance clause covers all the shared rights of way with liability according to use.

### Fencing Liabilities

There are no fencing obligations.

## Seville Wood, Mansfield, Nottinghamshire



### 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 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:

- 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. 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.

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

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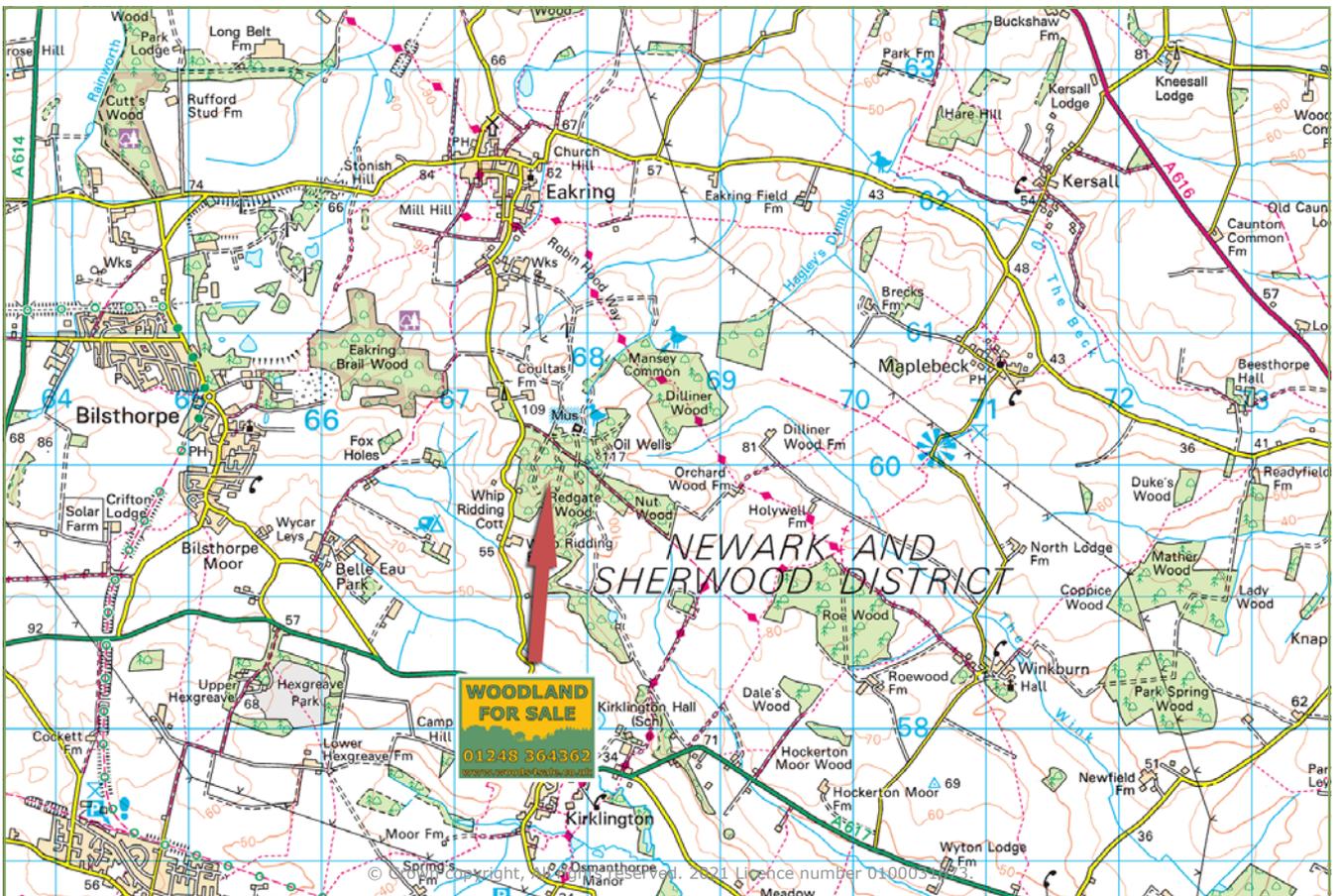
## Seville Wood, Mansfield, Nottinghamshire



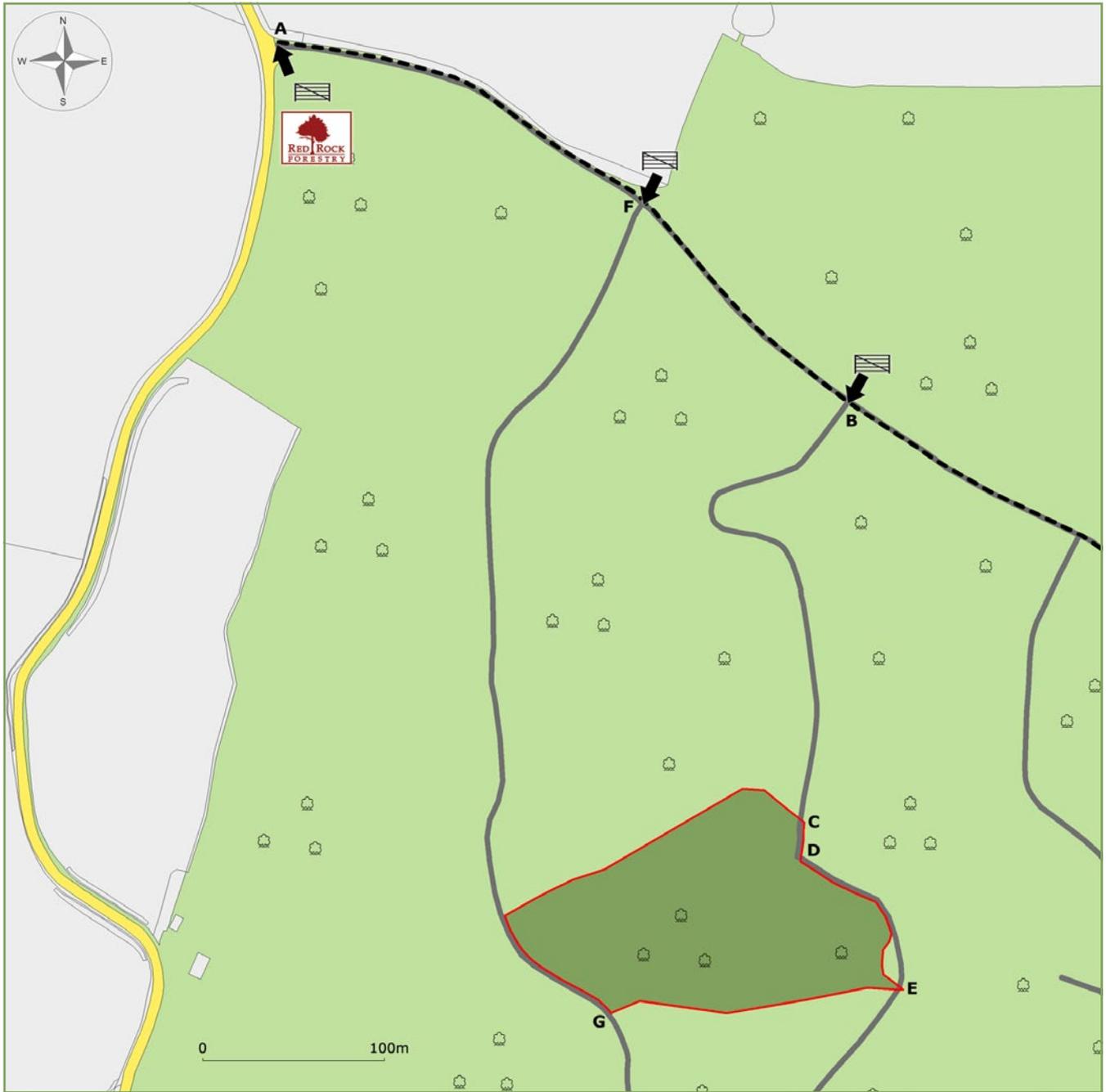
### Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

# Seville Wood, Mansfield, Nottinghamshire



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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		