

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.



Stamper Wood

Eakring, near Mansfield and Newark in the county of Nottinghamshire. 2.41 acres of mature broadleaved woodland for £24,000 (leasehold)

A mid aged oak and beech woodland with a variety of other tree species. Positioned in a peaceful part of a larger Ancient Woodland, with 2WD vehicular access.

Stamper Wood, Eakring, Nottinghamshire



Description

Stamper Wood sits amid beautiful Sherwood countryside, with woodland on two sides and wonderful uninterrupted views on the others. The property is at the far end of a long hard surfaced track and as such it is very peaceful and quiet. The wood is designated as an Ancient Woodland thus determined by virtue of it being under continuous tree cover since the 1600s. It has been well managed to produce trees with good form and space.

The woodland is a mixture of semi mature native broadleaf trees typical of a native wood. There is a strong presence of beech supported by oak and sycamore. The understorey has a large population of small trees including hazel birch and rowan. There is also yew, a fabulous evergreen, symbolic of Ancient Woodland.

The forest floor is rich with wild flowers and shrubs, including patches of bluebells in springtime, violet, campion and anemone. There is also the lovely scent of seasonal honeysuckle in the morning, abundant in number because of the strong understorey.

The soils are generally well drained sandy loams over sandstone with impeded areas flush with ramsons (wild garlic). The ground is flat with a slight gradient to the area that lies within the overall south facing aspect.

Stamper 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.

It is accessible with a 2WD car along a hard-surfaced track, which runs the length of the forest all the way to the far edge of the wood. In addition a soft ride

runs along the inside western edge.

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.

This is a leasehold property with 929 years remaining. The wood is subject to a peppercorn annual rent of £0.18, payable every 5 years.

If It Were Mine

I would manage the ride to provide access to remove any of the trees that are being suppressed or poor health trees. I would create some deadwood habitats and maintain the drainage where required.

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.

Locators

OS Landranger Series Sheet No: 120
Ordnance Survey Grid References:
- Roadside gate: SK 675 602
- Centre of wood: SK 686 596
Nearest postcode: NG22 8PA

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

Stamper Wood, Eakring, Nottinghamshire



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 1300 metres passing another gate (point **B**), on to point **C**, this is the start of Stamper Wood.

Boundaries

- The north boundary is indicated with orange paint on wooden posts and boundary trees.
- The west boundary is the near side of an old ditch indicated with red paint on wooden posts and boundary trees.
- The south boundary is the inside edge of the hedge indicated with green paint on wooden posts and boundary trees.
- The east boundary is the hedge.

Sporting Rights

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

Mineral Rights

The mineral rights are reserved to a previous owner.

Rights Of Way

- There are no public rights of way inside this wood.
- There is a right of way at all times and for all purposes over the route **ABCD**.

- A right of way is reserved over the route **DE** for the benefit of the land beyond.
- A shared maintenance clause covers all rights of way.

Fencing Liabilities

There are no known fencing obligations, however there is a liability to maintain boundary hedges and drains.

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.

Stamper Wood, Eakring, Nottinghamshire



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.

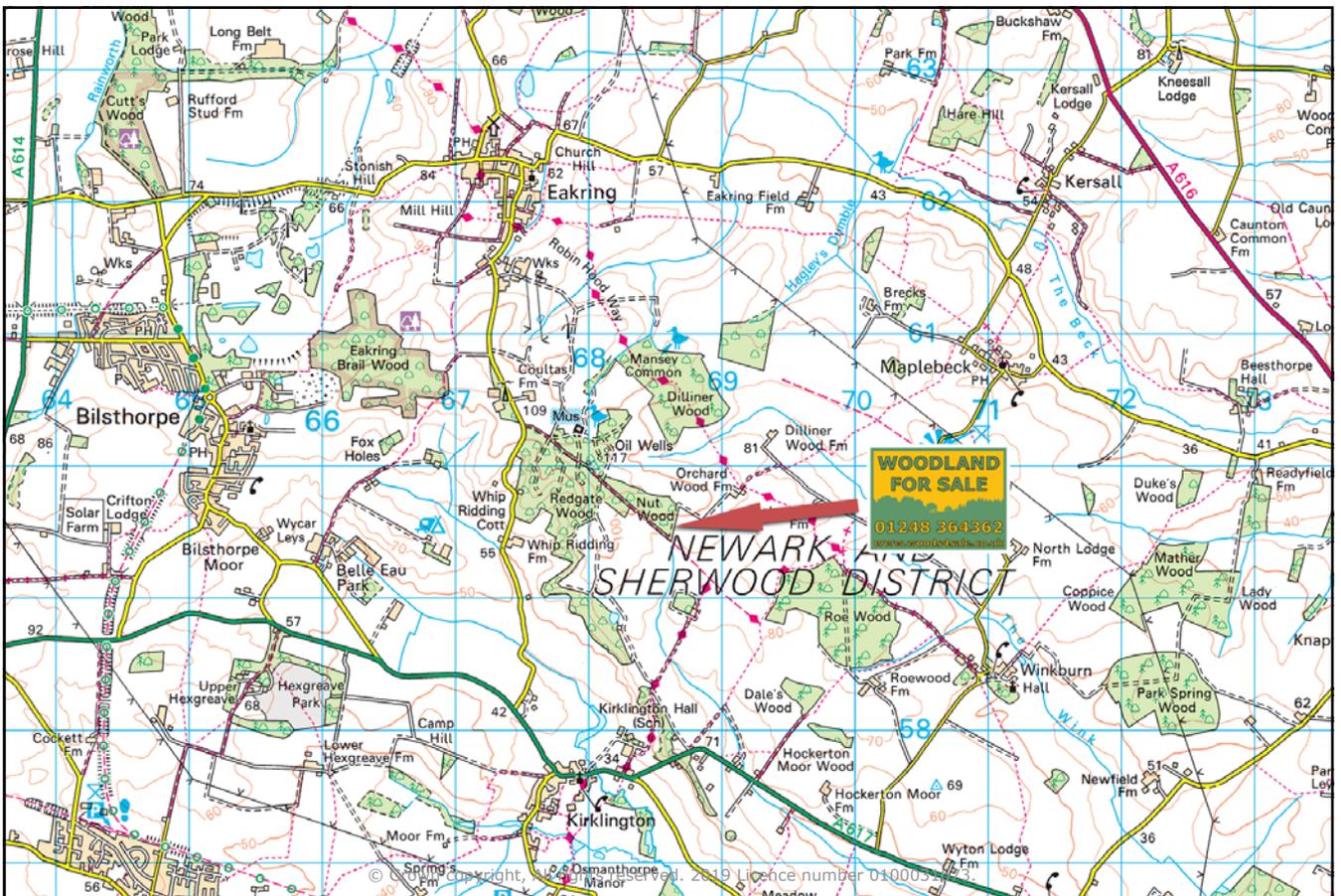
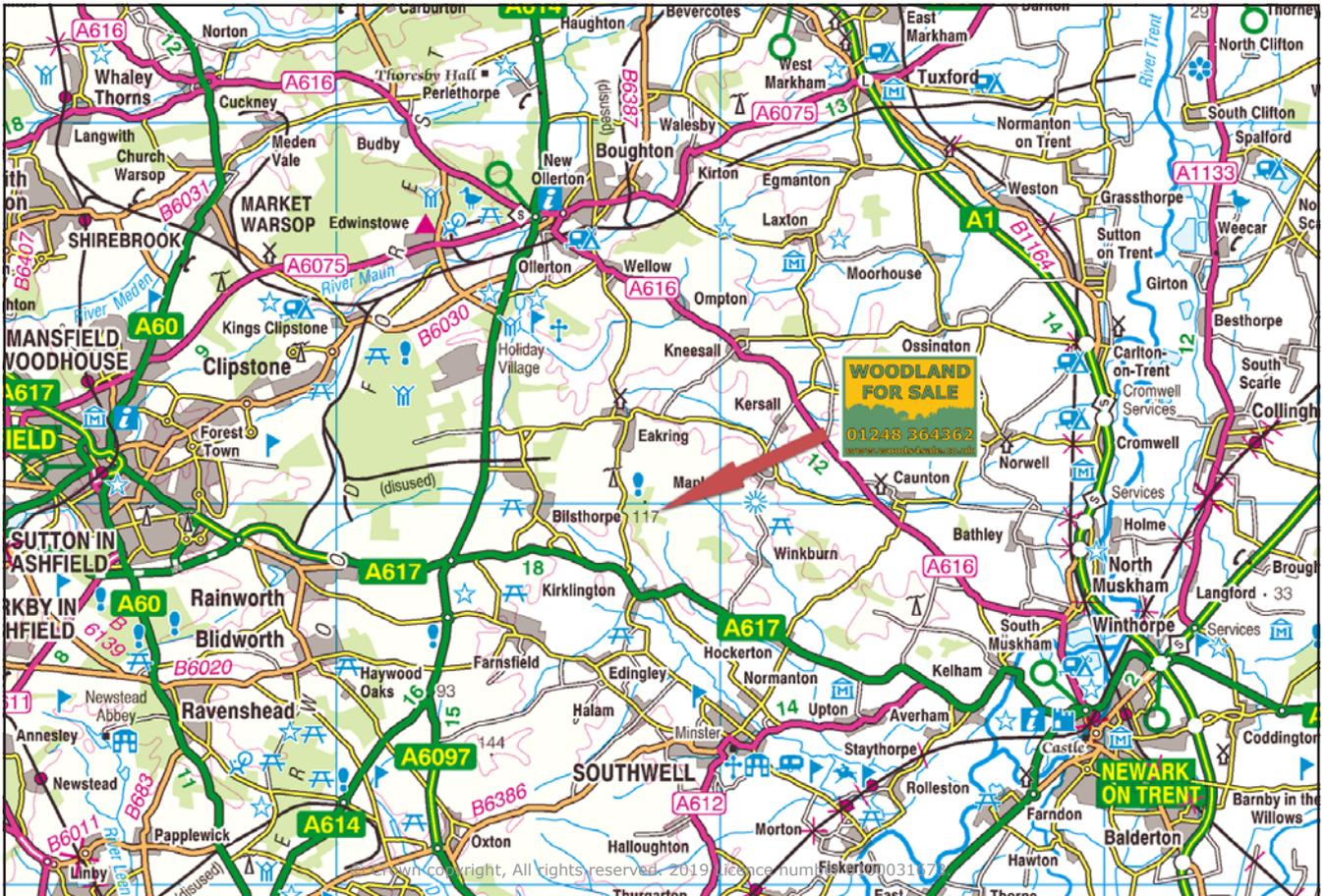
Woods4Sale Interest

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

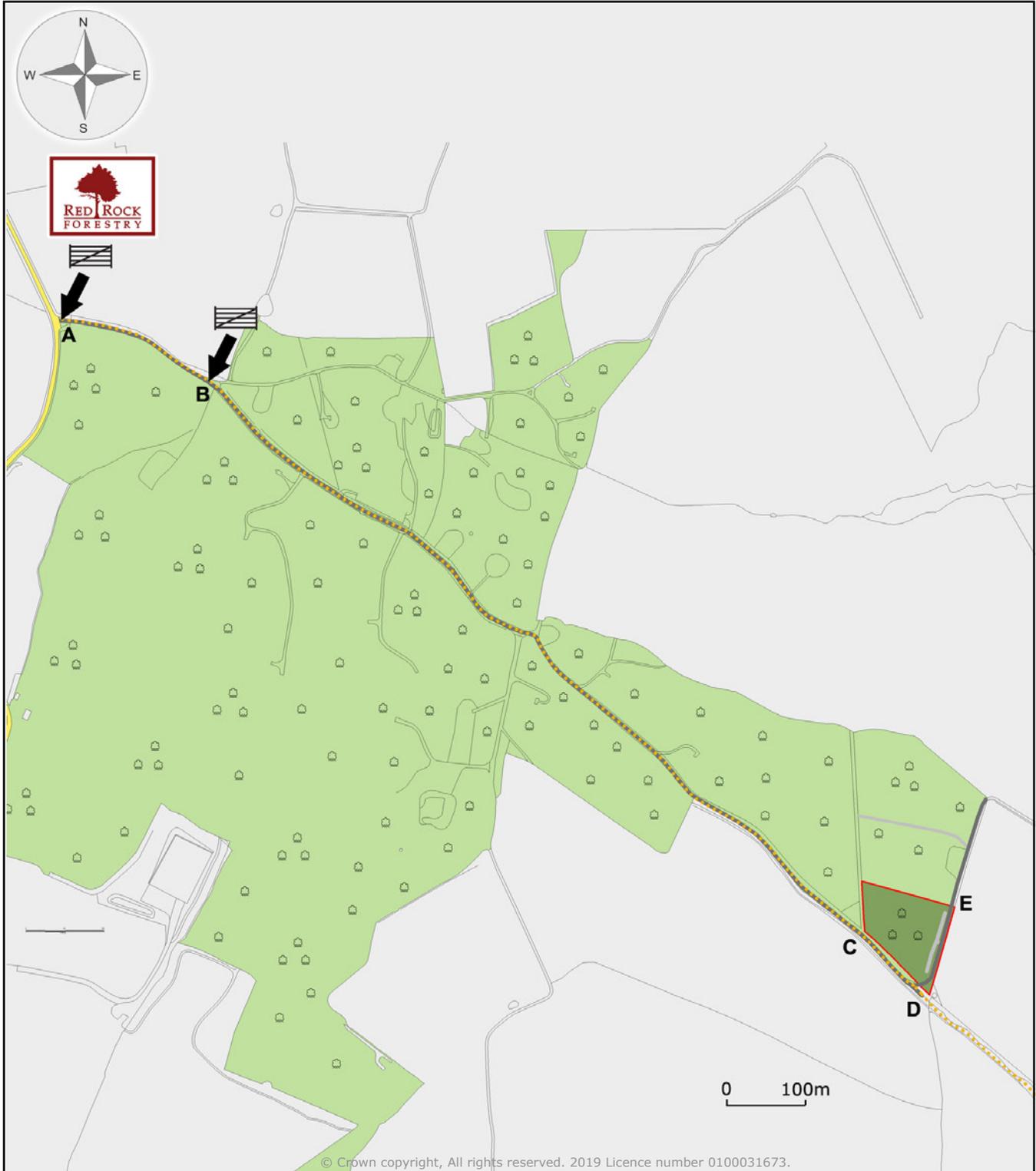
Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

Stamper Wood, Eakring, Nottinghamshire



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Legend			
	Motorway		Woodland For Sale
	A Road		Other Woodland
	B Road		Paddock/Meadow
	Minor Road		Broadleaf
	Unclassified Road		Conifer
	Railway		Hard Track
	Water Course		Unsurfaced Track
			Bridleway
			Public Foot Path
			Public Byway
			Path
			Wall
			Woods4Sale Sign
			Manager's Sign
			Gate