

WOODS 4 SALE

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



Stancliffe Wood **Chapelton, South Yorkshire** **4.98 acres of mixed species** **£29,500 freehold**

Attractive maturing mixed conifers with vehicular access at the end of a private track, conveniently located midway between Sheffield and the Peak District National Park.

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Stancliffe Wood, Chapeltown, South Yorkshire



Description

Stancliffe Wood is a surprisingly private property situated at the top of a modest flat-topped hill at the end of a forest track. It has open views over fields to the southeast and bankings on its west side. The Peak District National Park is eight miles to the west and Sheffield is a similar distance to the south. Junction 36 of the M1 is just three miles away making this a very accessible hideaway.

The larger part of the wood occupies a level site which is skirted on its western side by some bankings that descend to a native oak woodland adjacent to its base. The trees are growing well in fertile soils and appear windfirm offering the incoming owner a variety of management options including the prospect of an early thinning if desired.

The bulk of the woodland is composed of mixed conifers dating from about the 1960's. Species include Scots pine, larch, Norway spruce, Corsican pine and lodgepole. Such a robust and diverse mix is highly desirable in these days of new pathogens and climate uncertainty.

Stancliffe is designated as a Plantation on an Ancient Woodland Site and this is evident in the other species present. Scattered through the conifers are various native hardwoods including beech, birch, rowan, holly and oak giving the woodland a pleasant open feel. Unusually, the woodland floor supports a significant amount of blueberry (*Vaccinium*) along with some attractive banks of bluebells. Bramble is mercifully sparse and there is good pedestrian access throughout along a variety of small private paths.

The wood lies at the end of a stoned track – readily accessible in a 4x4 and possible in 2WDs with reasonable clearance. The soft ride up the east side gives good access into the upper wood and a right of access over the track on the west boundary will facilitate timber operations. As well as the access track, the property has a right to the hard standing

area just outside the main gate both for parking and timber stacking – a real boon for harvesting operations.

Stancliffe is an attractive wood with broad amenity appeal – the level ground, open views and light canopy all encourage recreation and time round a camp fire fuelled by the abundance of fallen and standing wood. The conifers will also appeal to those of a silvicultural mind with plenty of scope to steer the crop towards a healthy stand of mature stems.

Directions & Access

From J36 of the M1 head southwest on the A61, also called Westwood New Road. After a mile cross straight over the first roundabout and continue on the A61 for a further 1½ miles passing the junction (by a garage) for A629 on your right. Keep south on the A61 for a further 300m and you will see a Woods4sale sign in a tree on your right. Turn first right after the sign into a private drive (about 200m after the sign). Immediately after entering the drive there is an area of hard-standing on your left.

Please park on the hard-standing and walk from this point. The entrance to the wood is via the locked gate opposite (with a small For Sale sign).

Enter the wood at the gate (**A**) and walk north up the forest track for 200m (**B**) and then turn left, following the track for a further 300m to the end of the stoned track (**C**). Walk up the ride to your left and Stancliffe Wood is on your right.

Locators

OS Landranger map: Sheet 110.

National Grid Ref:

- Viewer parking: SK 329 966.

- Centre of wood: SK 324 965.

Nearest postcode: S35 1WN.

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Boundaries

The northwest boundary (**GC**) is the southeast side of the soft track.

The east boundary (**CD**) is the east side of the ride marked by yellow-topped posts.

The southeast boundary (**DE**) is the field edge wall.

The south boundary (**EF**) is a stone wall.

The west boundary (**FG**) is the east side of the soft track. There is an orange-topped post at **G**.

Sporting Rights

The sporting rights are included and are not let.

Mineral Rights

The mineral rights are included except where reserved by statute.

Rights of Way

There is a right of access for all purposes over the route **ABCGF** and a right to stack timber on the hard-standing opposite the main gate (**A**).

Maintenance of shared tracks and hard-standing is according to use.

Fencing Liabilities

There are no known fencing obligations.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

Viewing

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Contact

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

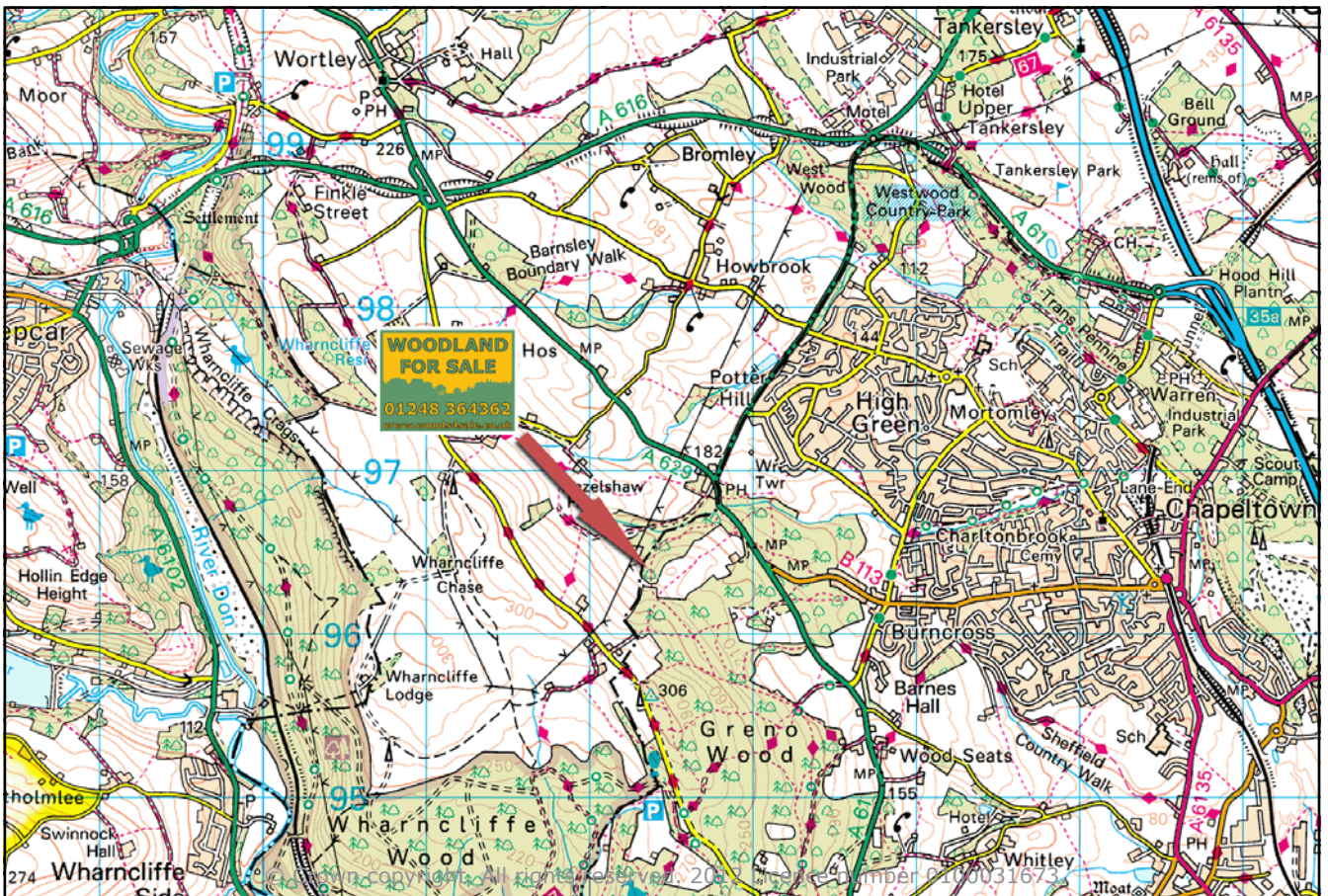
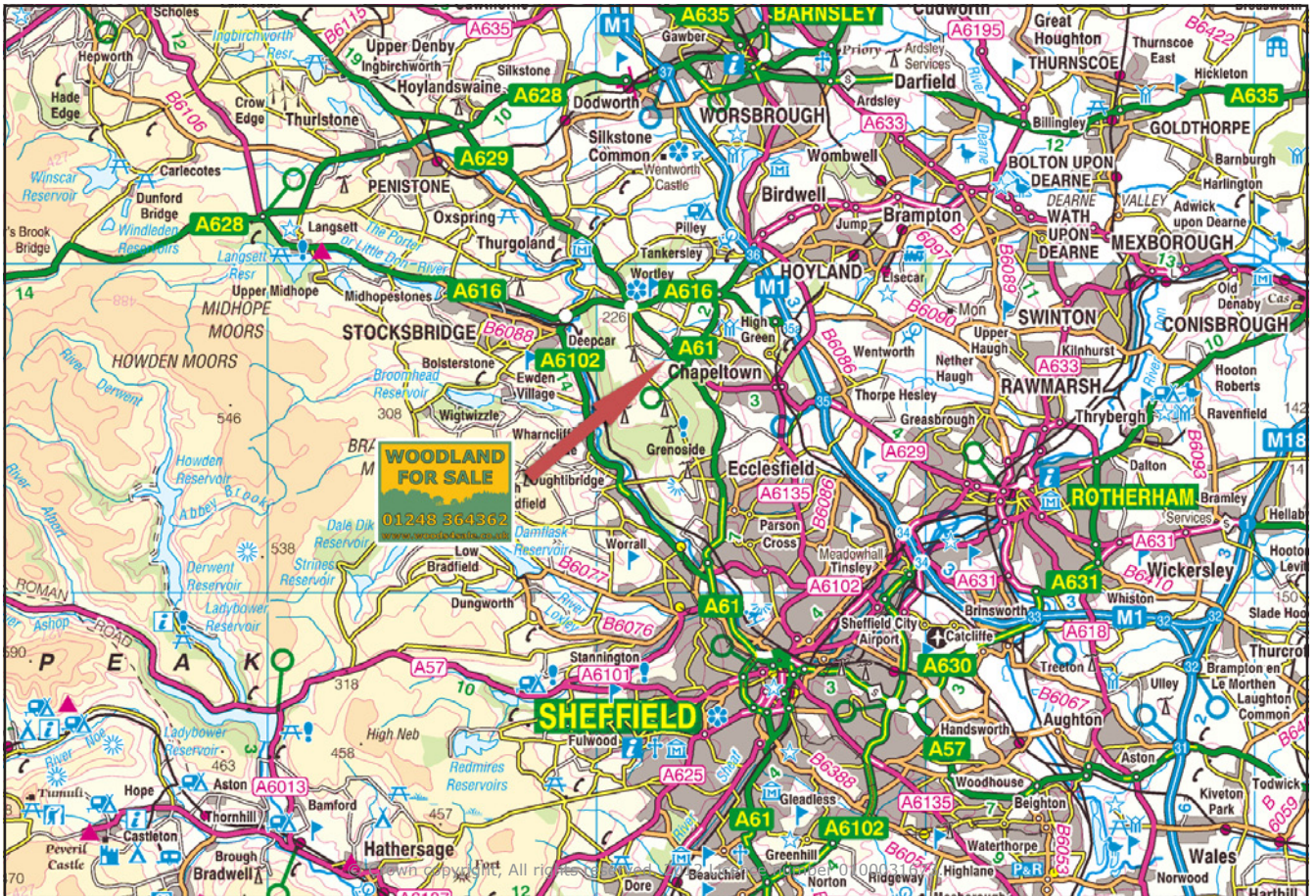
How to Buy this Woodland

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, 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.

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