

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.



Stone Dyke Wood Chapelton, South Yorkshire. 2.73 acres of maturing hardwoods £19,500 freehold

Quiet private glades of middle-aged oak with stream frontage at the end of a private track, conveniently located midway between Sheffield and the Peak District National Park.

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Stone Dyke Wood, Chapeltown, South Yorkshire



Description

Stone Dyke Wood is a secluded haven of stream-side broadleaves at the end of a forest track, screened from the outside world by rolling farmland and other woods. 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 wood lies on largely level ground with a gentle northern aspect. It is well served by a number of small private paths which meander through the oak stems giving good access throughout and linking with the stream-side.

Aside from an occasional beech, larch, rowan and birch the canopy is almost exclusively composed of mid-rotation oak dating from the middle of the last century. The stems are moderately spaced, admitting a fair degree of light to the woodland floor which in consequence is pleasantly greened with glades of soft grasses. The form of the oak is generally good, and a light crown thin would yield some firewood as well as benefiting the retained crop.

The under-storey is populated with a few young beech saplings along with some holly and hazel. Beneath this the soft grasses and very modest blackberry presence enables easy foot access across the entire wood which also hosts some ancient woodland associates such as wood sorrel and anemone.

The woodland is a refuge for wildlife with a wide variety of woodland songbirds. When we visited we also noted woodpeckers and buzzards as well as the tell-tale signs of badgers and foxes.

The wood will have wide appeal to those with an eye for habitat conservation and quiet enjoyment. With 4x4 access the opportunities for recreation here are obvious with the prospect of many an evening camp fire fed by fallen deadwood amidst peaceful surroundings with the backdrop of the stream. Early viewing is recommended.

If It Were Mine

A central glade maintained by occasional strimming of the soft grasses would create a lovely locus for quiet recreation, whilst other more open areas might

benefit from a little light under-planting. More densely populated stands could take a modest thin which in conjunction with fallen deadwood should provide a healthy stack of logs. And I'm always keen to attract songsters with extra bird boxes.

You are extremely unlikely to get residential planning permission for this woodland.

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 300 metres and you will see a Woods4sale sign in a tree on your right.
- Turn first right after the sign into a private drive (about 200 metres after the sign).
- Immediately after entering the drive there is an area of hard-standing on your left.
- Please park on the hard-standing (point **A** on the plan) and walk from this point.
- The entrance to the wood is via the locked gate opposite (with a small For Sale sign).
- Walk north up the forest track for 200 metres (**B**) and then turn left, following the track for a further 300 metres to the end of the stoned track (**C**).
- Continue down the soft track ahead of you for a further 200 metres until you see orange-topped posts on either side of the track (**D**).
- Stone Dyke Wood is on your right after this point.

Locators

OS Landranger map: Sheet 110.

National Grid Ref:

- Viewer parking: SK 329 966.

- Centre of wood: SK 323 964.

Nearest postcode: S35 1WN.

Boundaries

- The north boundary **DG** runs from the stone wall at **G** along the line of a derelict fence to link with orange topped posts at **D**.
- The east boundary (**DE**) is the east side of the soft track.
- The south boundary (**EF**) is the tumbled down stone wall.

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- The west boundary (**FG**) is the line of a remnant stone wall.

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 **ABCD**.
- Maintenance of shared tracks and hard-standing is according to use.
- A public footpath runs along the east side of the property (**DE**).

Fencing Liabilities

There are no known fencing obligations.

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.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

Viewing This Woodland

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

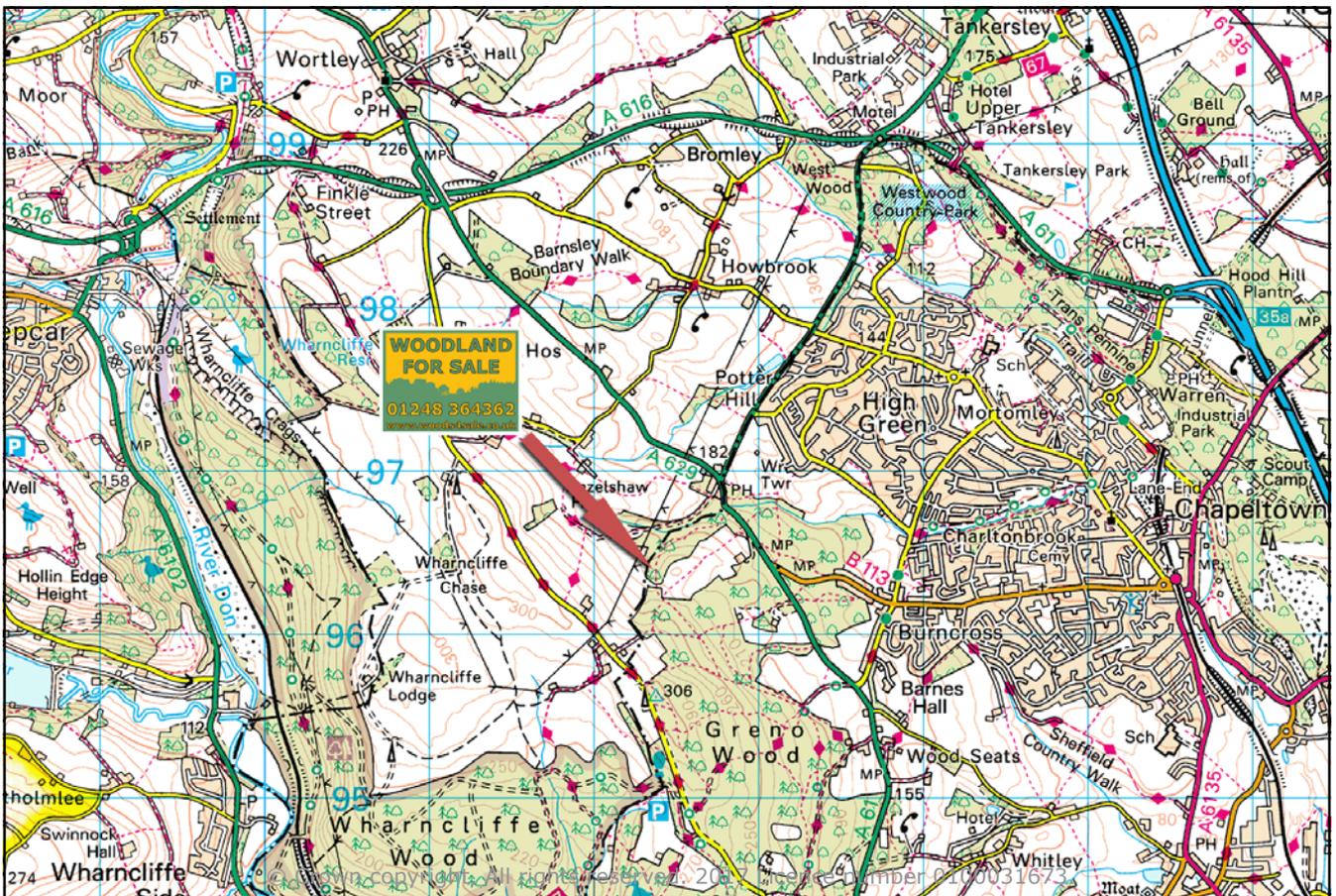
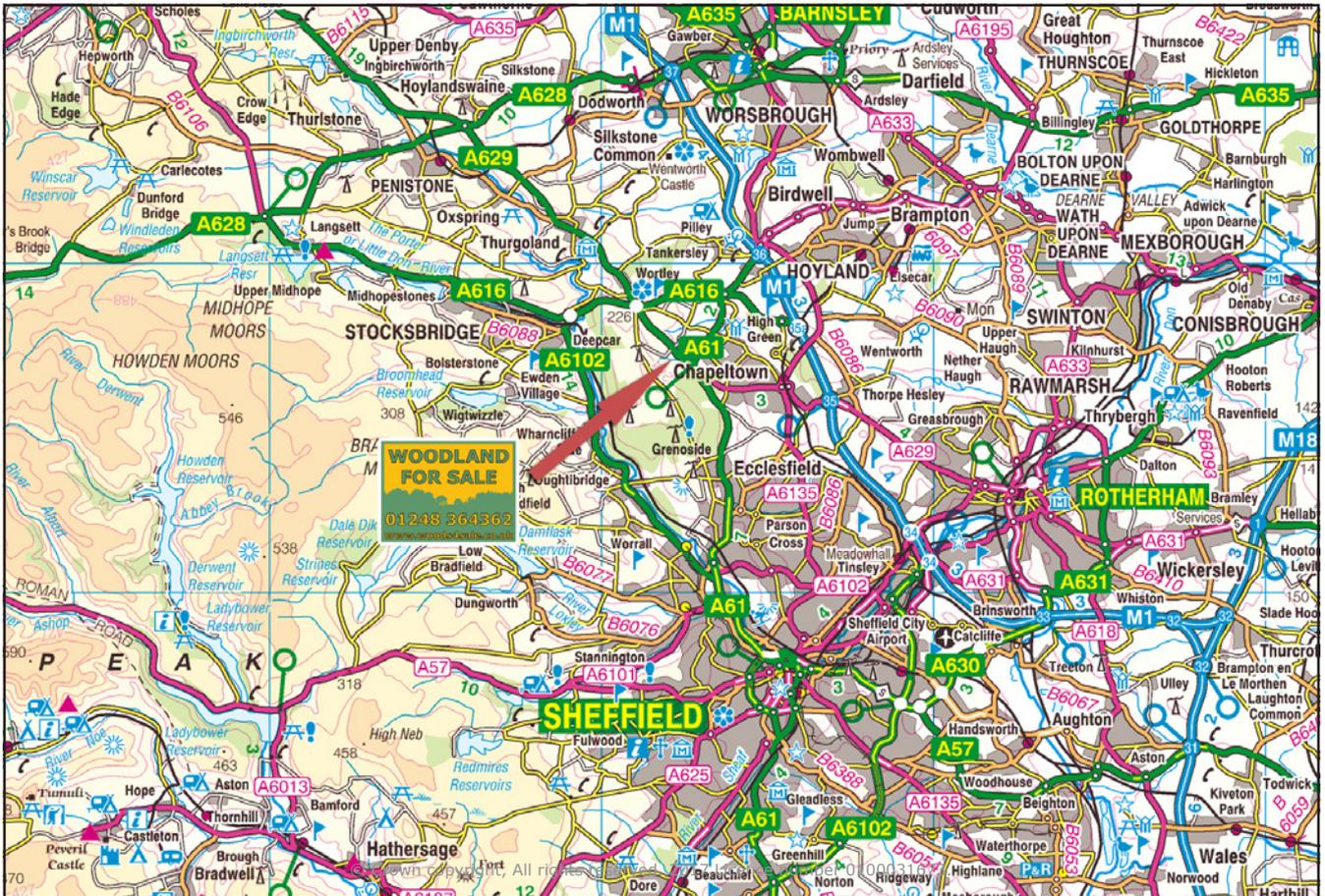
A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

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.

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