

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.



Sweyne Wood

a beautiful oak woodland near Barnburgh, South Yorkshire. 1.43 acres for £25,000 (freehold)

A highly productive and well managed oak woodland with excellent access.

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Sweyne Wood, Barnburgh, South Yorkshire



Description

Sweyne Wood is a wonderfully well managed oak and Scots pine woodland found in the centre of the wider Bella Wood. Located between the towns of Barnburgh and Hickleton, access is off Hickleton Road and benefits from a right of way along a well-managed farm track which then transitions to an easily traversable stone track within the woodland.

The woodland is technically mixed broadleaf due to its variety of species; however it is dominated by oak and Scots pine. These have been well managed over the years and will produce some high quality timber when they reach the right age or size. Other species found growing in Sweyne Wood are ash, sycamore, holly and the occasional hazel too. These are predominately self-seeded and in the most part only a few metres tall but add a nice mix to the woodland and could be encouraged with the right management activity.

The topography of the woodland is mixed, the outer edges are for the most part gentle slopes leading down to the access track but the middle of the woodland is a mostly flat 'hilltop'. There are a few animal tracks crossing the site and these have been appropriated over the years by two legged (human!) visitors and which could be improved to make some useful steps to the top.

Woodland residents include grey squirrels and songbirds. Deer are also believed to be an occasional visitor, although in quite low numbers.

Sweyne Wood is a great opportunity to purchase stunning mixed broadleaf woodland in a well sheltered location, offering both amenity and conservation value but with the long term potential of harvesting some oak or pine in years to come.

If It Were Mine

There is no immediate need to do anything, so I would take the opportunity to enjoy the woodland, perhaps camping, stargazing, bird watching, or maybe if feeling so inclined, I could fell a tree for some firewood. Other than that, I would take the opportunity to spend some time in the woodland, perhaps taking advantage of the peaceful location to improve my meditation technique.

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

DN5 7EH (This is for the local area, not specific to the woodland).

What3Words

Roadside entrance: [///utter.conga.factored](https://www.what3words.com/utter.conga.factored)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 111

- Roadside gate: SE 483 040
- Centre of wood: SE 477 042

Directions & Access

- Head east out of Goldthorpe along the A635 towards the A1/M1 for approximately 1.5 miles.

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- When you reach the village of Hickleton, turn right immediately after St Wilfrid's Church onto Hickleton Road.
- Drive south along Hickleton Road towards Barnburgh for approximately 1 mile until you reach a double metal gate on the right (point **X** on the plan below).
- Drive through this gate (please close it afterwards).
- Continue down the hard farm track until you reach a second metal gate at the entrance to the woodland where there is a Woods4Sale sign (point **A**).
- Park to one side of the gate, ensuring you do not block the entrance (sorry, we do not provide keys for viewing).
- Climb the gate and walk down the stone track for approximately 250 metres until you reach a white painted post on the right hand side (point **B**) (the post is approximately 0.5 metres high).
- This is the start of the woodland up and to your right.

Boundaries

- The southern and western boundaries (**BC**) are the inside edge of the track indicated by green paint on occasional posts (which may offset by a short distance).
- The eastern boundary is indicated by white paint on trees and posts.
- The northern boundary is indicated by yellow paint on trees and posts.

Sporting Rights

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

Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

Rights Of Way

- There are no public rights of way within the woodland.
- A shared maintenance clause covers all the rights of way with liability according to use.
- There is a right of way granted at all times and for all purposes over the route **XABC**.

Fencing Liabilities

There are no known fencing liabilities.

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

Sweyne Wood, Barnburgh, South Yorkshire



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.
- 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. 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.

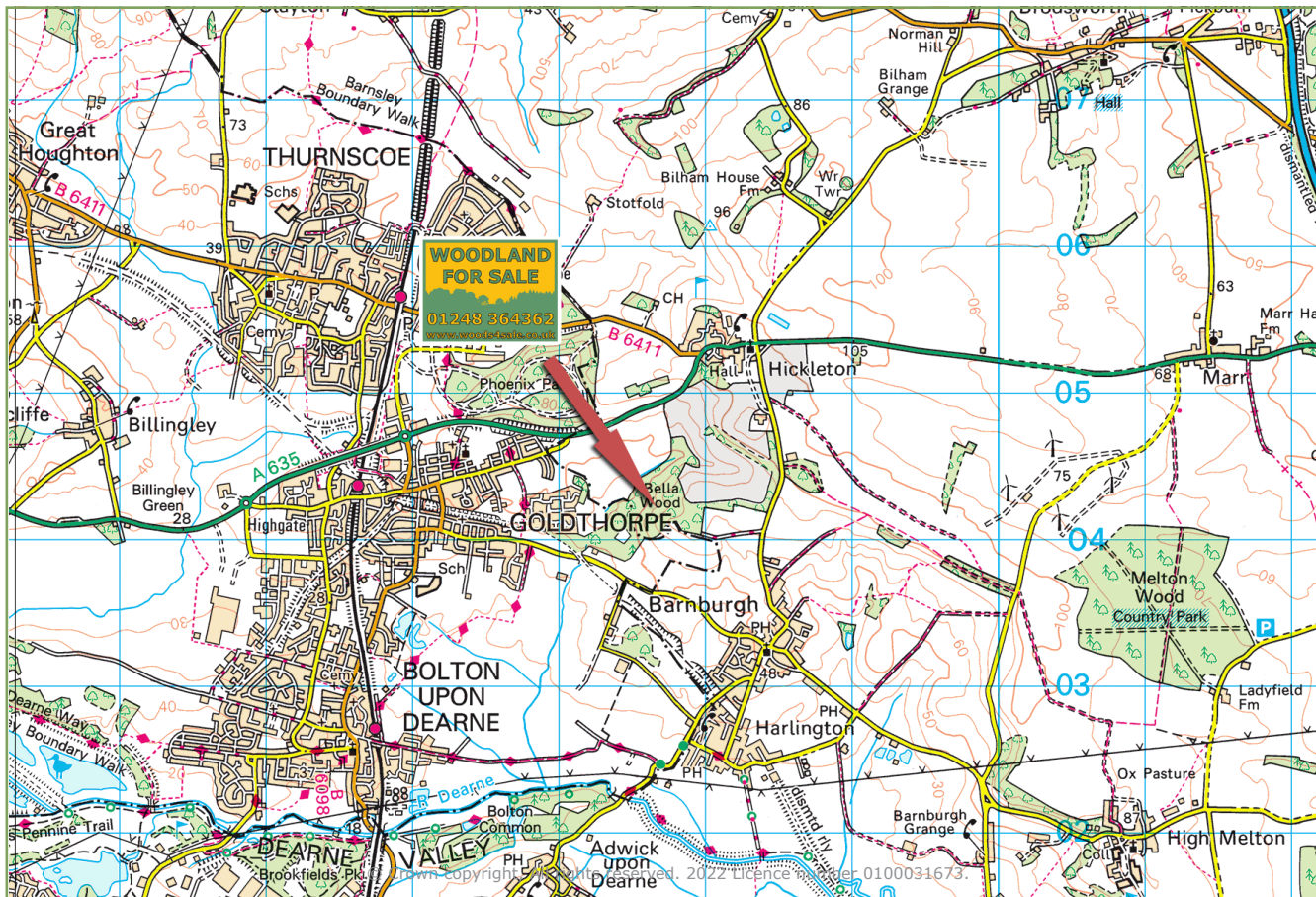
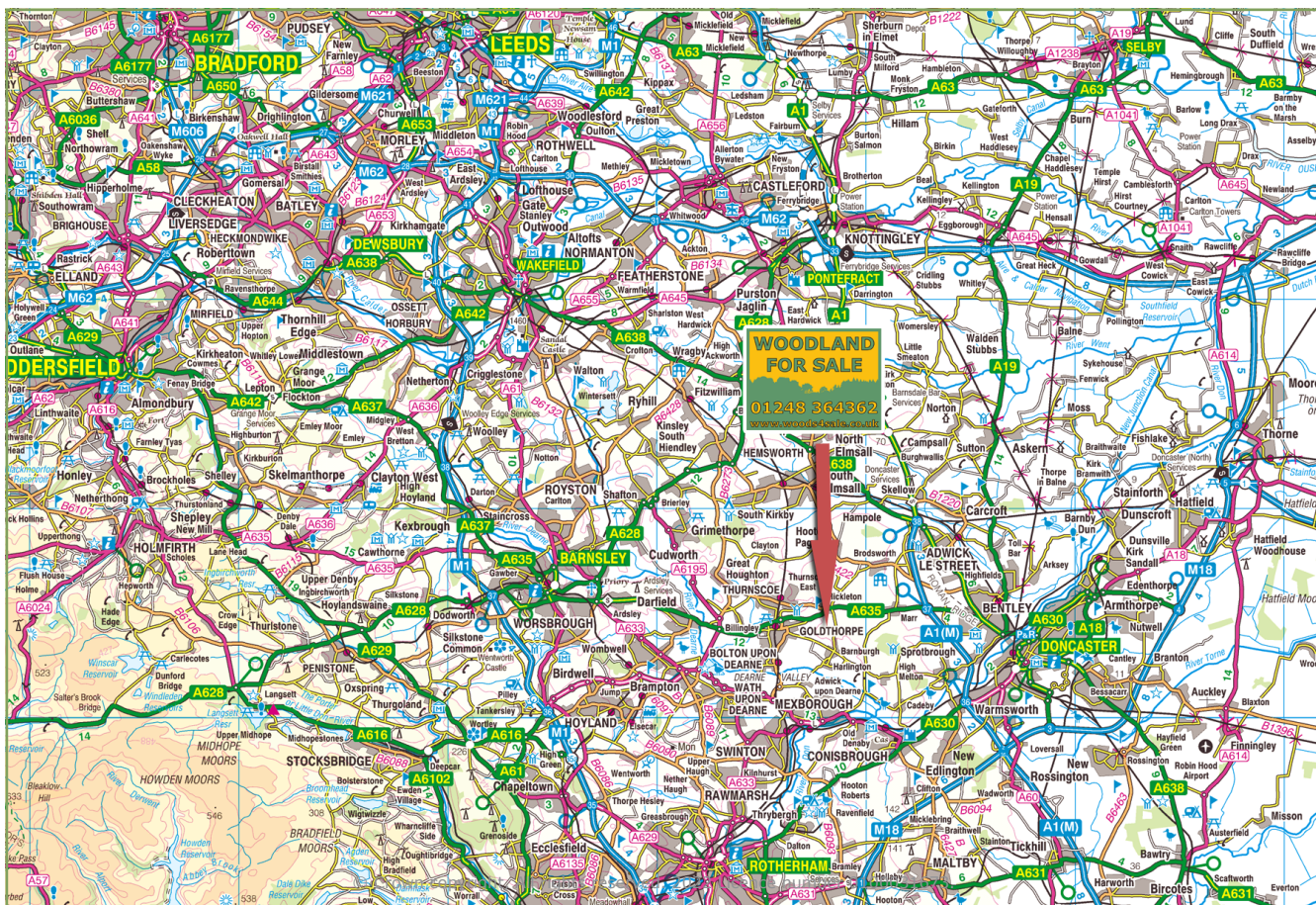
Woods4Sale Interest

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

Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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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		