

WOODS 4 SALE

Phone: 01248 364 362
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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.



Tuck Wood

Eakring, near Mansfield and Newark in the county of Nottinghamshire. 1.42 acres of mature mixed broadleaf woodland for £17,000 (leasehold)

A delightful deciduous woodland with large hard standing area, located at the end of a quiet track in the middle of the Nottinghamshire countryside.

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Tuck Wood, Eakring, Nottinghamshire



Description

Tuck Wood is a charming woodland with exceptional access and a large stoned area suitable for stacking timber or perhaps creating an area for a picnic table and a small campfire. You can easily imagine yourself enjoying the solitude of this woodland. Access is along a hard-surfaced track, suitable for two wheeled drive vehicles all year round

A variety of tree species make quite a visually stunning structure as one wanders along the tracks created by tractors used in extracting the felled timber over the years. From the towering beech trees on the northern boundary to the old coppice hazel trees in the south, the mature ash and the occasional sycamore dotted throughout, this woodland, although small, is extremely diverse.

The woodland shows promise, the hazel stools are crying out to have a coppice regime reinstated that will improve the quality of the trees, whilst providing temporary open spaces that will enhance biodiversity.

Tuck Wood is part of a wider woodland that has been classified as Ancient Replanted Woodland due to the ground flora growing on the lime rich soils. This means that trees have grown in this area since before the 1600s. The woodland floor is rich with wildflowers such as bluebells, violets, campions and anemones.

A pair of hinds in the neighbouring field were spooked during our last visit. Badgers, foxes, rabbits and squirrels are all likely visitors to the area.

Tuck Wood is situated between the villages of Kirklington and Eakring in central Nottinghamshire. There are 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.

This is a leasehold property with 928 years remaining. The wood is subject to a peppercorn annual rent of £1.25, payable every 5 years.

If It Were Mine

I would begin by re-establishing a coppice cycle with the hazel in the south west corner which would glean some nice size firewood that, after a bit of time spent drying by the side of the stoned area would burn well on the home fire.

The tracks within could be periodically strimmed or mown which would allow for some new plant growth (keep the long grasses at bay and let the bluebells and wild garlic flourish come the spring!).

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 683 597
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.

Tuck 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 approximately 225 metres and you will come to a junction with three tracks, (point **B**) take the middle track (with the National Trust property to the left) with a metal gate. Walk around the gate and continue down the track.
- Continue down this track for a further 500 metres, the track will bend to the left (and there will be wooden gate on the right).
- Keep walking for a further 250 metres and you will get to a stoned track leading off to the left, this is the start of the woodland (point **C**).

Boundaries

- The north and west boundaries are indicated by white paint on trees and posts.
- The south boundary is the outside edge of the earth bank indicated with green paint on wooden posts and boundary trees.
- The east boundary is indicated by orange 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 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 **CE** for the benefit of the woodland beyond.
- A shared maintenance clause covers all rights of way, with liability according to use.

Fencing Liabilities

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

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

Tuck Wood, Eakring, Nottinghamshire



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 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

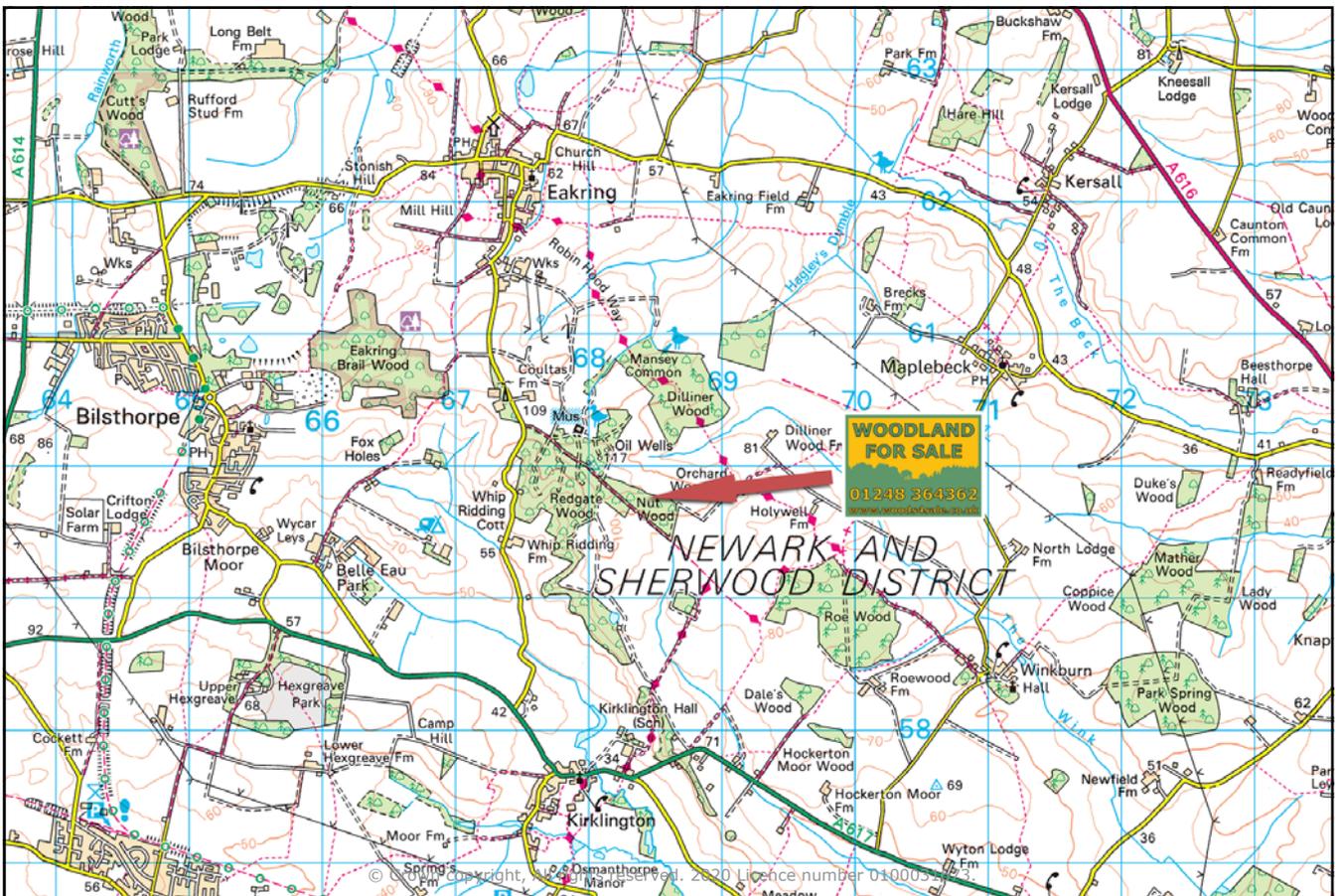
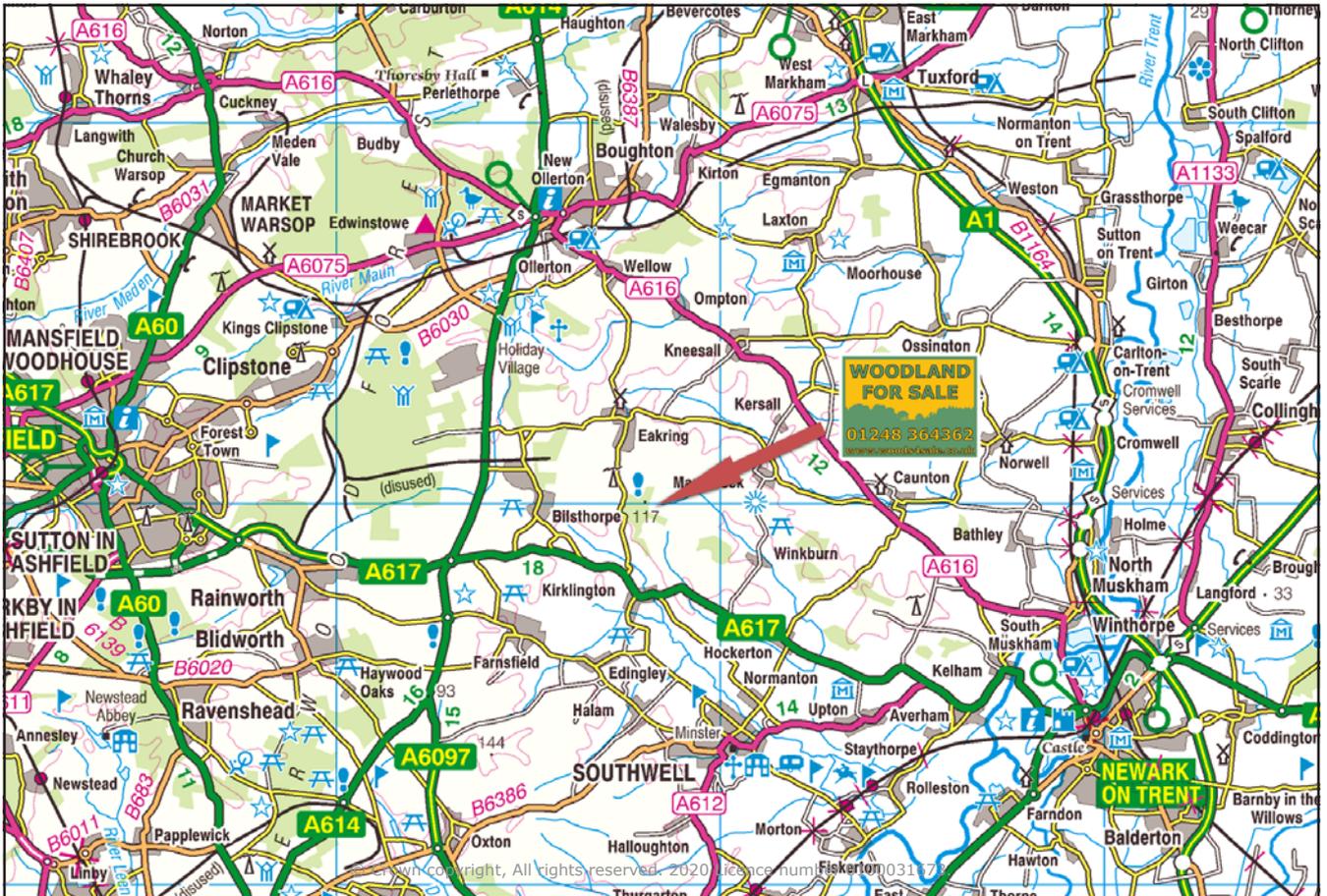
Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the

land being sold.

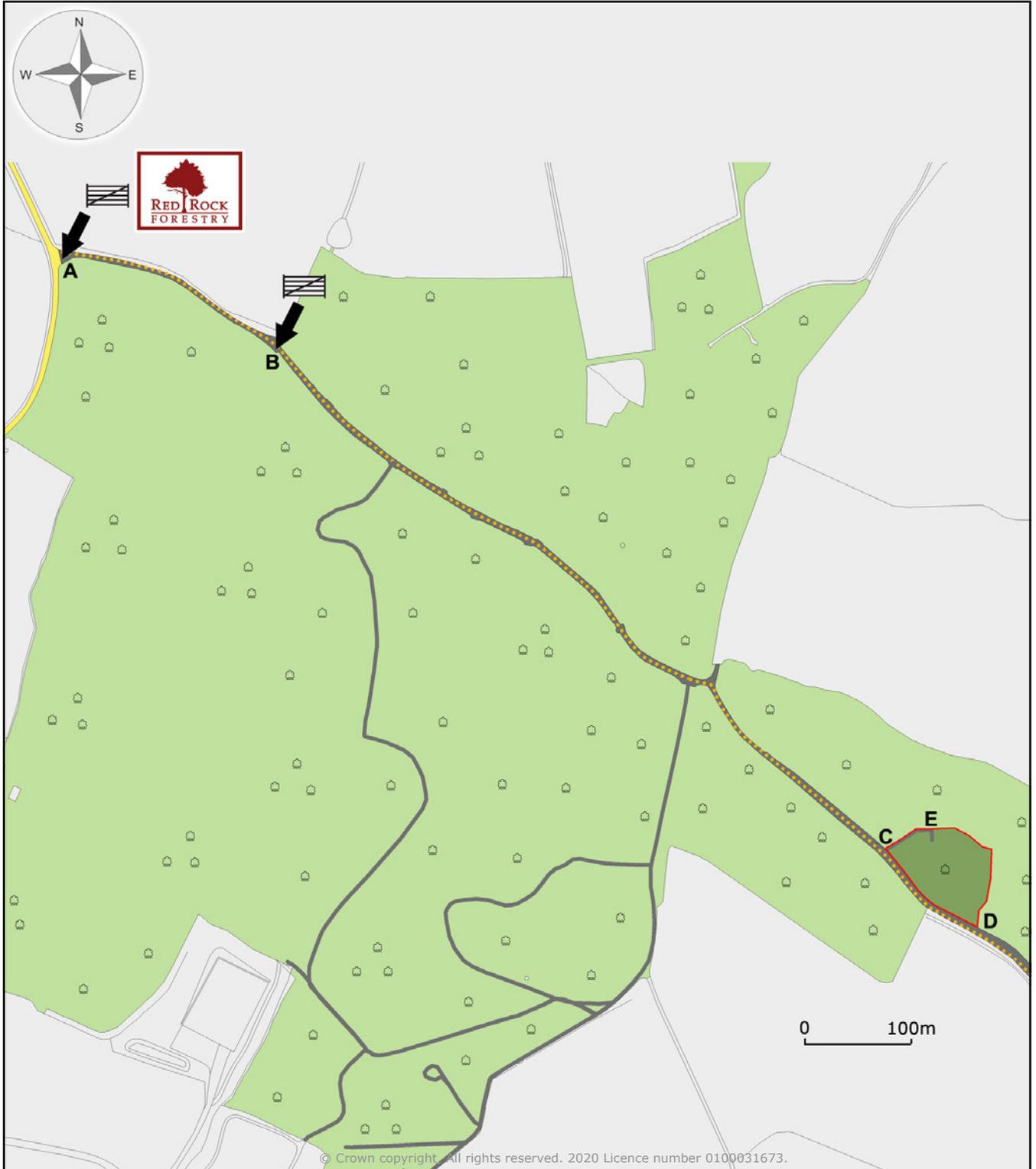
Contact

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

Tuck Wood, Eaking, Nottinghamshire



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