

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.



Tumble Wood **2.10 acres of mixed hardwoods near** **Doncaster in South Yorkshire for** **£23,000 (freehold)**

A compact and manageable stand of mid-rotation broadleaves on level ground, secure in a gated woodland just outside the attractive village of Sprotbrough.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Tumble Wood, Sprotbrough, South Yorkshire



Description

Tumble Wood lies within a private gated forest between the attractive villages of Sprotbrough and Cadeby. The A1(M) and M18 motorways are close by and Doncaster is just 15 minutes to the east, yet thanks to surrounding farmland and other woodland it is peaceful and private.

The wood occupies level ground towards the north side of Scabba Wood, a well-established and sizeable forest a short distance west of Sprotbrough. Tumble is surrounded by a delightful mix of tree species to all sides giving this compact property a 'big' wood feel.

The majority of the wood is populated by a mix of sycamore and ash stems ranging from 25 to 50 years of age. On the west side the mix tends towards oak and birch. There are occasional beech stems and the under-storey is well stocked with a variety of shrubs including holly, hazel and hawthorn along with a variety of emerging saplings from the parent trees.

The woodland is in 'production phase' and would benefit from an early thin to enhance the retained crop, yielding an abundant supply of wood for campfire or hearth. The newly upgraded stone track that leads to the wood will readily facilitate extraction of forest produce and gives easy access for inspection and enjoyment.

The wider wood is host to a variety of animals and birds including badgers, owls, woodpeckers, buzzards and roe deer plus a variety of woodland songbirds.

If this were mine...

During the next thinning cycle I would also look to fell a few small coupes. As well as feeding the log burner this would also allow subsequent restocking



to vary the age and species composition of the wood. I would control some of the blackberry and perhaps cut a meandering path round the property.

Directions & Access

Sprotbrough is about 2 miles west of Doncaster just west of the A1(M). The nearest exit is junction 36. From the church at the centre of Sprotbrough head southwest on the Cadeby Road for 0.6 miles to the bottom of the hill. The entrance to the wood is on your right, opposite the turning to Nursery Lane. We do not give out keys for viewing.

Please park by the timber railing on the left side, leaving the entrance clear as vehicles need to access the property at all times.

Continue on foot over the metal gate marked with a Red Rock Forestry sign (**A**) into the wood. Keep straight on for 375 metres then turn sharp right just before the track forks by a single yew tree (**B**). Continue north along this track for 300 metres then turn left at the T-junction (**C**) and continue uphill to the end of the stoned track (**H**). Tumble Wood is now on your left.

Locators

OS Landranger map: Sheet 111.

National Grid Ref:

- Viewer Parking: SE 531 015.

- Centre of wood: SE 526 018.

Nearest postcode: DN5 7SG.

Boundaries

The west boundary (**FG**) is marked by a line of orange-topped posts.

The north boundary (**GHD**) is the north side of the soft and hard track.

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The east boundary (**DE**) is marked by a line of red-topped posts.

The south boundary (**EF**) is marked by a line of white-topped posts.

Sporting Rights

The sporting rights are included and are not let.

Mineral Rights

Although the mineral rights are reserved to another party, the woodland owner has absolute control over whether they are ever exercised.

Rights of Way

There is a right of access for all purposes over the hard track **ABCD**. A right of access is reserved to others over the route **DH**.

Maintenance of shared tracks is according to use.

Fencing Liabilities

There are no fencing obligations.

Restrictive Covenants

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

Tree Preservation Order

Tumble Wood is the subject of a Tree Preservation Order (TPO). A TPO does not prevent felling or other woodland management but does require the consent of the Local Planning Authority.

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

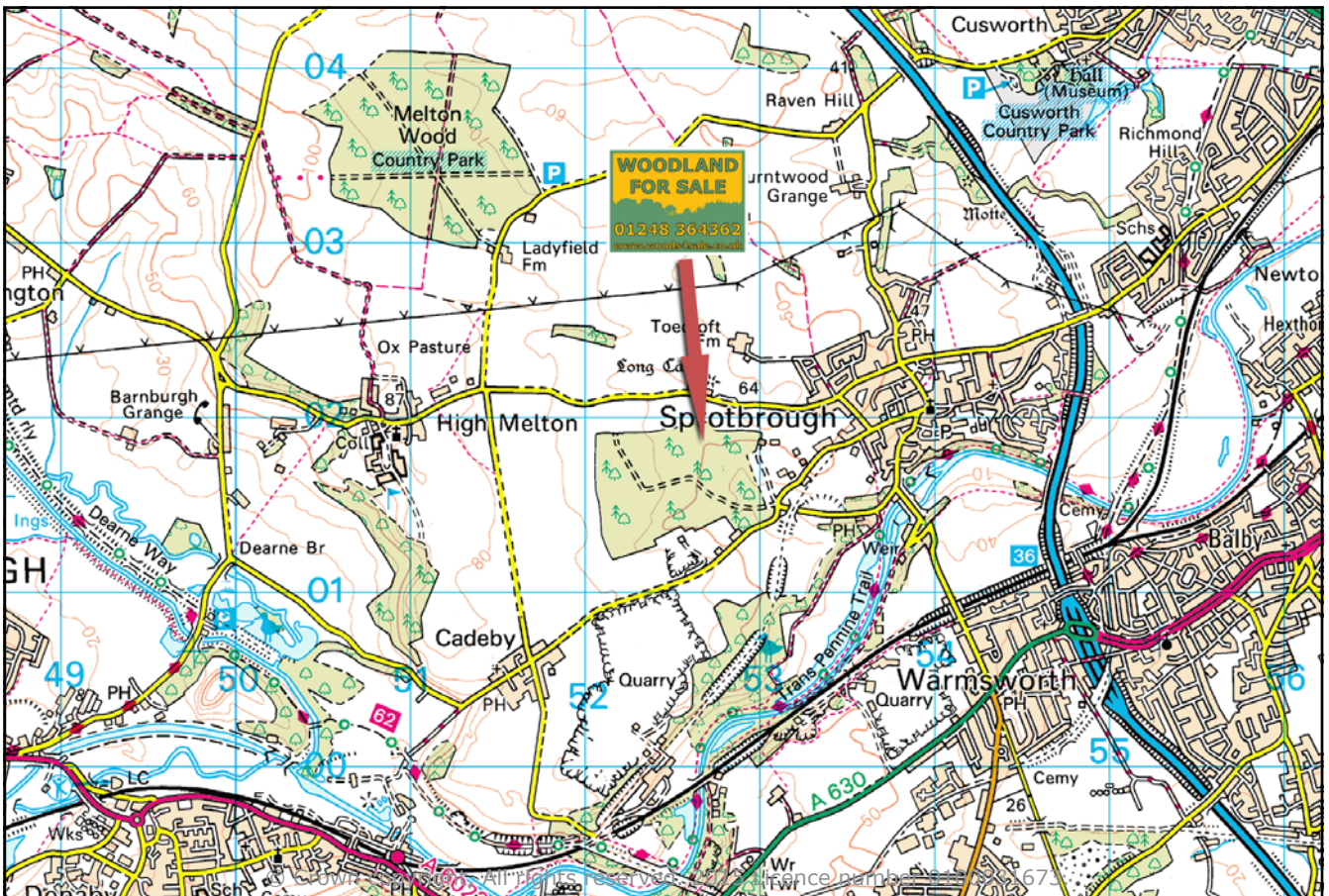
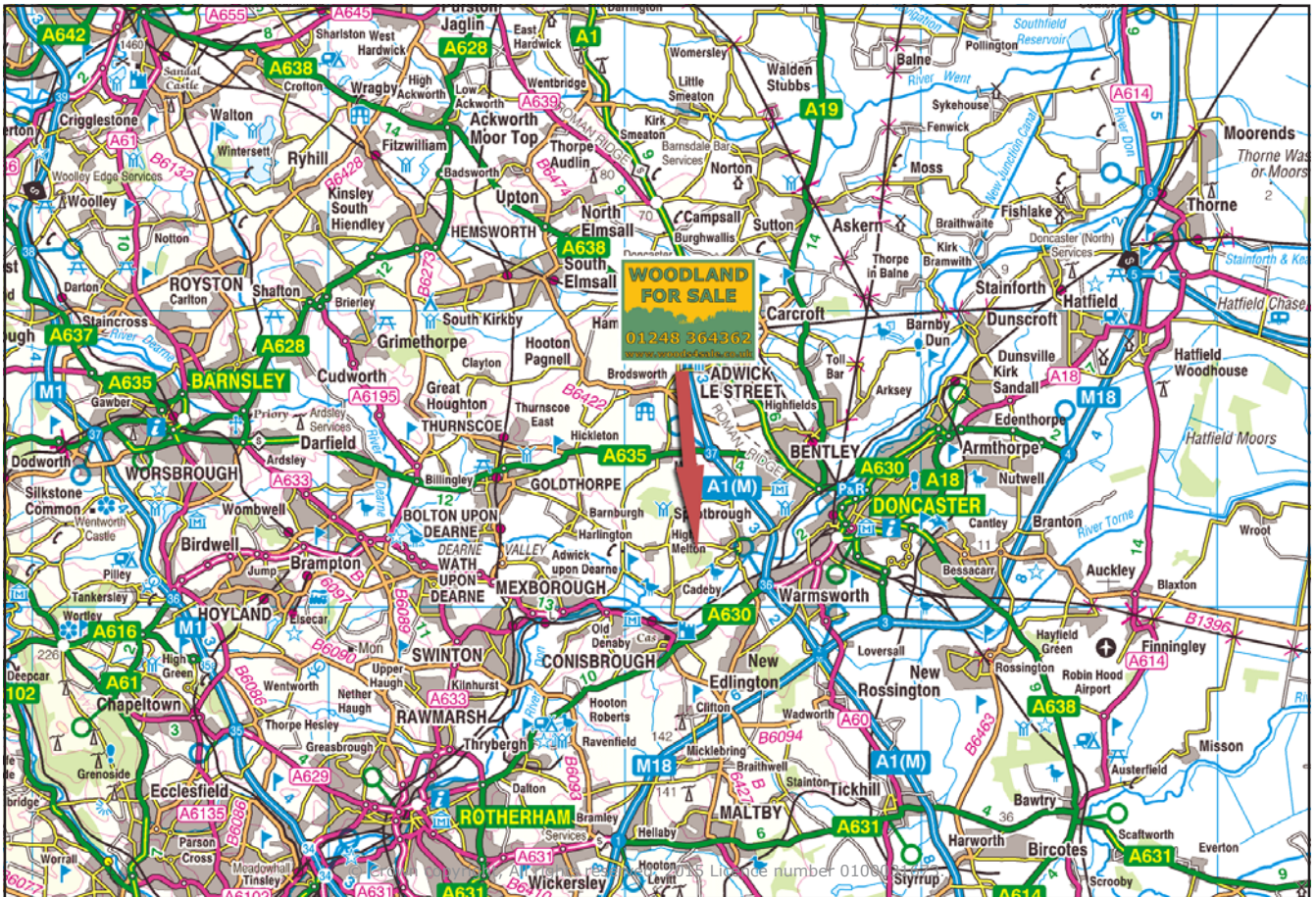
This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please 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 Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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