

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.



Wath Wood

2.87 acres of deciduous woodland in a quiet location near Barnburgh, South Yorkshire, for £38,000 (freehold)

Stunning mature oak woodland in a well sheltered location in the Yorkshire countryside.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK
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Wath Wood, Barnburgh, South Yorkshire



Description

Wath Wood is a phenomenal oak woodland with some great quality trees set on a hilltop on the southern edge of a wider woodland called Bella and Loscoe. Immediately to the south is an agricultural field that is normally full of wheat or barley with views from here towards Barnburgh and Harlington.

Access is along a stoned track that is suitable for most vehicles apart from the most low-slung. There is a very handy stoned area along the last few metres of the track, which could be used to stack timber, or park a car when visiting the woodland.

The oak trees are well spaced, testament to the good management of the woodland over the years. Dappled sunlight reaches the ground and bluebells, red campion, and the odd bunch of daffodils can be found at the right time of year as well as a variety of wild grass, moss and other plants that our friendly forester could not name!

Animals and birds are abundant in the woodland - badgers, deer and birds of prey are known to be in the wider woodland and likely make use of Wath Wood to forage for food, or nest and rear their younglings.

All in all, this woodland is beautiful throughout the year and has a lot to offer a new owner, from woodland management, firewood collection, environmental protection, camping and bushcraft.

If It Were Mine

The oak trees need no immediate management, but I might look to introduce a few more tree species by felling a few small coupes and introducing some cherry or beech or even sycamore.

I would also look at something that would grow well under canopy to introduce some privacy to the woodland, something like hawthorn or blackthorn or

even some bunches of holly. These species will also provide food in the wintertime for native birds.

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 476 041

Directions & Access

- Head east out of Goldthorpe along the A635 towards the A1/M1 for approximately 1.5 miles.
- 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-hand side (point **X** on the plan below).

Wath Wood, Barnburgh, South Yorkshire



- 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 in front of the gate and continue on foot (sorry, we do not provide keys for viewing).
- Climb the gate and walk down the stone track for approximately 300 metres until you reach a fork in the road (point **B**).
- Take the left-hand fork and walk for a few metres until you see a orange painted post on the left-hand side with a small stoned layby nearby, this is the start of the woodland (point **C**).

Boundaries

- The eastern boundary indicated by orange paint on trees and posts.
- The southern boundary is the edge of the woodland with agricultural fields beyond.
- The western boundary is indicated by blue paint on trees and posts.
- The northern boundary is the southern edge of the stone track as indicated by the occasional green paint on trees and posts. A small layby is included within the sale of Wath wood.

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 is a right of way at all times and for all purposes over the route **XABCD** on the plan below.
- There are no public rights of way within the woodland.

- A maintenance clause covers all the shared rights of way with liability according to use.

Fencing Liabilities

There are no known fencing liabilities.

Conservation Designations

Part of the woodland is a Registered Parks and Gardens – Hickleton Hall and Hickleton Park Local Wildlife Site.

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

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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.

Wath Wood, Barnburgh, South Yorkshire



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Legend

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|-------------------|------------------|-------------------|---------------|
| 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 | | |