

# 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.



## Wyche's Hide

Eakring, near Mansfield and Newark in the county of Nottinghamshire. 3.04 acres of broadleaved woodland for £45,000 (freehold)

A mixed maple, ash, beech and hazel woodland in a discreet location. Positioned in a peaceful part of a larger Ancient Woodland with 2WD vehicular access.

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## Wyche's Hide, Eakring, Nottinghamshire



### Description

Set in a stunning location in the Sherwood countryside, Wyche's Hide offers a delightful package. This parcel of broadleaved woodland is located at the heart of a large forest and has a hard stone access track leading down to its centre where there is an open clearing. This makes a fantastic private base for your woodland excursions. The trees in the wood are a mature mix of ash, maple and beech with a decent understory of pioneer species including hazel, birch and rowan. The ground is rich with dog's mercury, celandine and anemone.

Wyche's Hide is situated between the villages of Kirklington and Eakring in central Nottinghamshire. It benefits from 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.

It is accessible with a 2WD car along a hard-surfaced track, which runs the length of the forest all the way to the centre of the wood.

Historically the area formed part of the UK's first on-shore oilfield and was in operation during the mid-1940s; the well heads were sealed many years ago.

The wood is designated as Ancient Woodland and it is a Site of Special Scientific Interest (SSSI) relating to plants and features that are common in old woodlands.

The entire forested area has 6 years remaining on a 10 year management plan outlining, without obligation, the potential future management of the woodland that is in tune with the aspirations of the SSSI.

### If It Were Mine

I would clear a circular path through the wood taking in the features of the undulating ground. I would also find somewhere to build a bench and hang a rope swing from one of the old trees. Strimming an area so I could camp out on summer nights would be my first port of call.

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

NG22 8PA (This is for the local area, not specific to the woodland).

### What3Words

Entrance: `///assure.fortified.wealth`

### Ordnance Survey Grid References

OS Landranger Series Sheet No: 120

- Roadside gate: SK 675 602
- Centre of wood: SK 679 597

### Directions & Access

- Head east from Mansfield on the A617.
- Stay on the A617 (Kirklington Road) dual carriageway bypassing Rainworth.
- Go straight over the roundabout that meets the

## Wyche's Hide, Eakring, Nottinghamshire



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, (sorry, we do not provide keys for viewing).
- Continue walking for 730 metres passing another gate (point **B**), then bearing right at point **C**.
- Continue through the gate for 200 metres to point **D**.
- Bear right and after 75 metres there is a spur on the right into Wyche's Hide.

### Boundaries

- The north west and north east boundaries are indicated by blue paint on wooden posts and boundary trees.
- The south boundary is the inside edge of the track indicated by red paint on wooden posts and boundary trees that may be offset by a short distance.
- The east and south west boundaries are indicated by yellow paint on wooden posts and boundary trees.

### Sporting Rights

- The sporting rights are owned and included in the sale. They are not let.
- There is a historic exception to this where a named person in the title document could enter the property to take fox, however we believe this is unlikely to be exercised.

### Mineral Rights

- The mineral rights are owned and included in the sale except as reserved by statute.
- The rights to extract oil are reserved to a previous owner and we believe these are unlikely to ever be

exercised.

### 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 **ABCDE** and **DRSTU**.
- A maintenance clause covers all the shared rights of way with liability according to use.

### Fencing Liabilities

There are no fencing obligations.

### 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 or allow any obstruction to any reserved track.

## Wyche's Hide, Eakring, Nottinghamshire



(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.

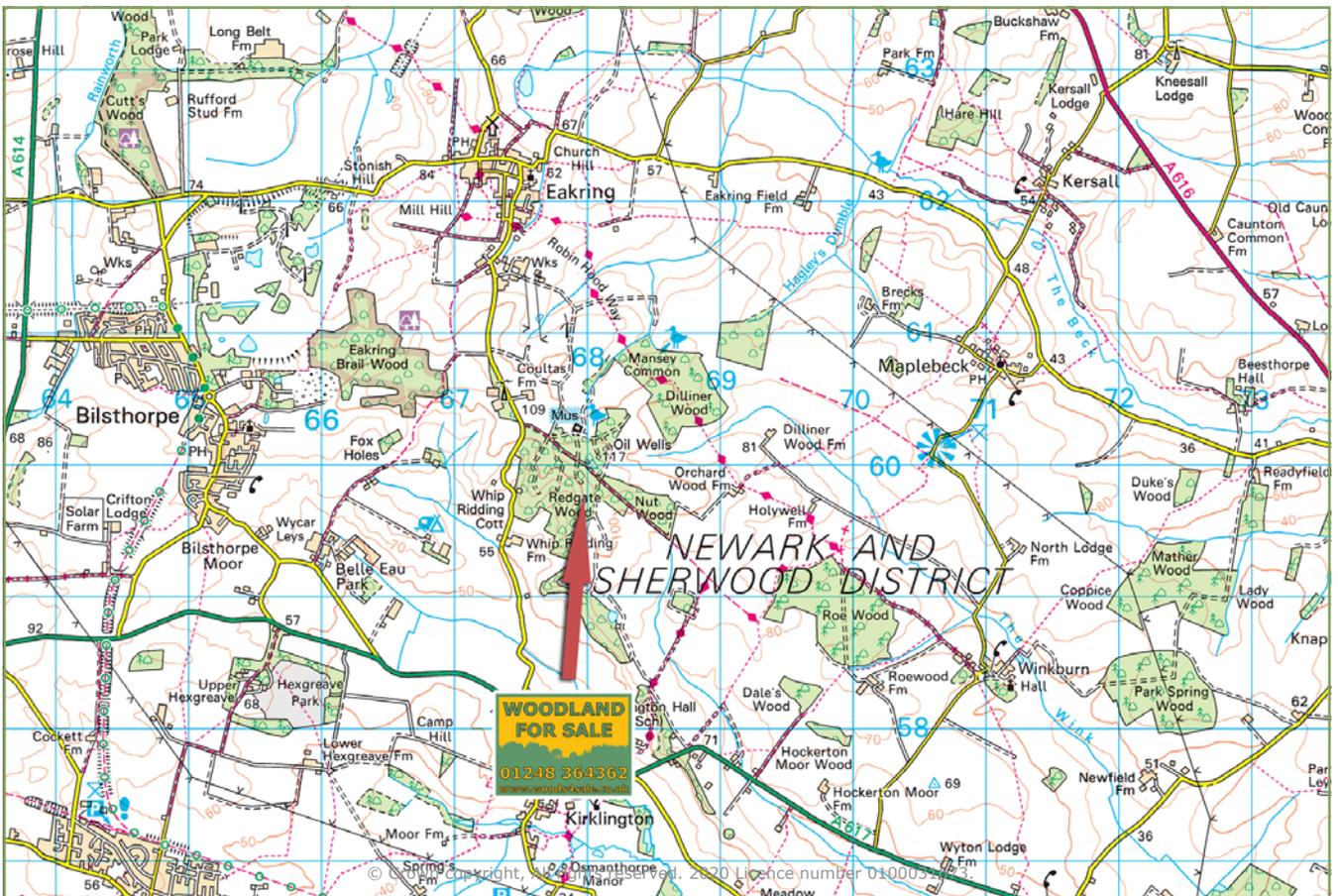
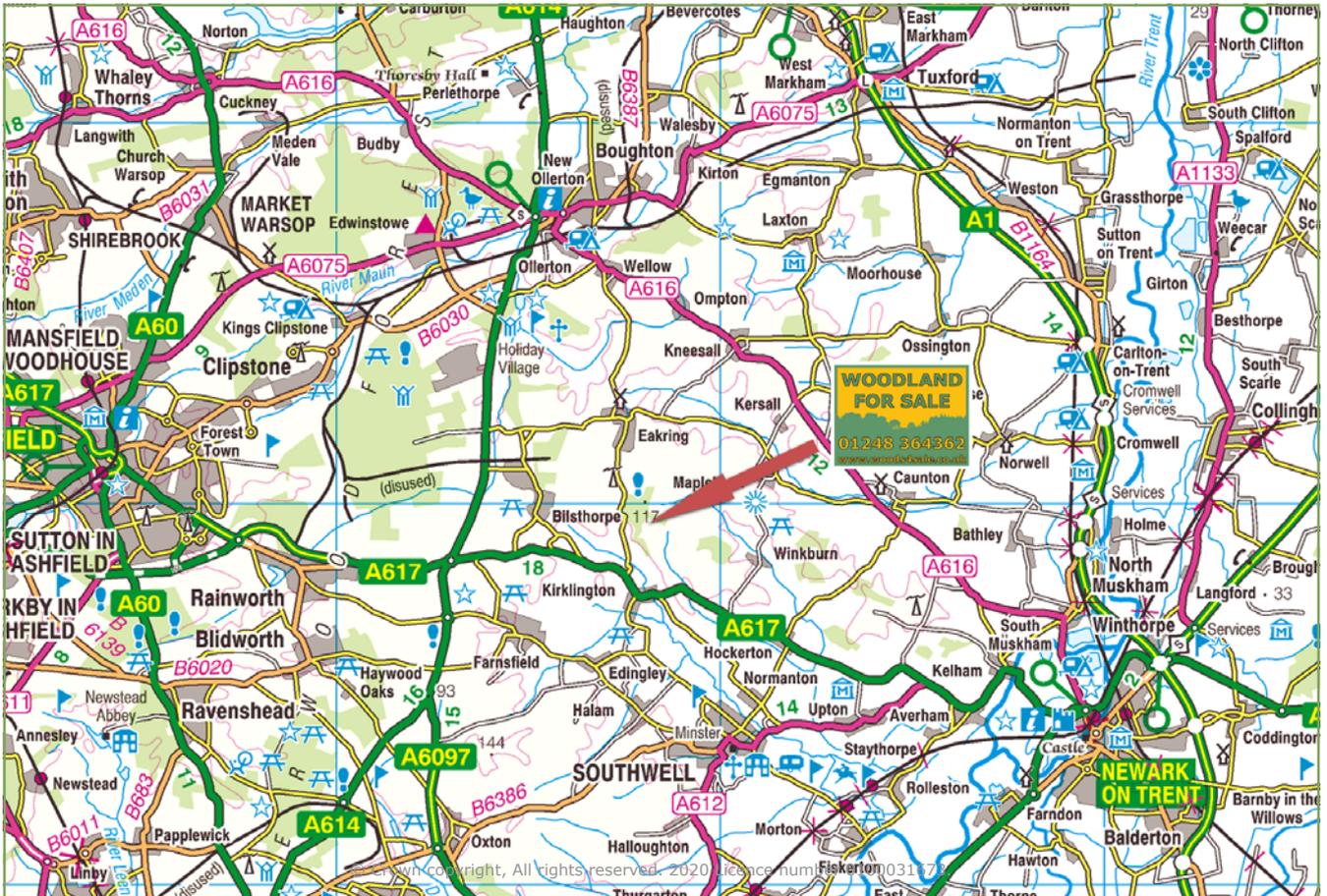
### Woods4Sale Interest

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

### Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

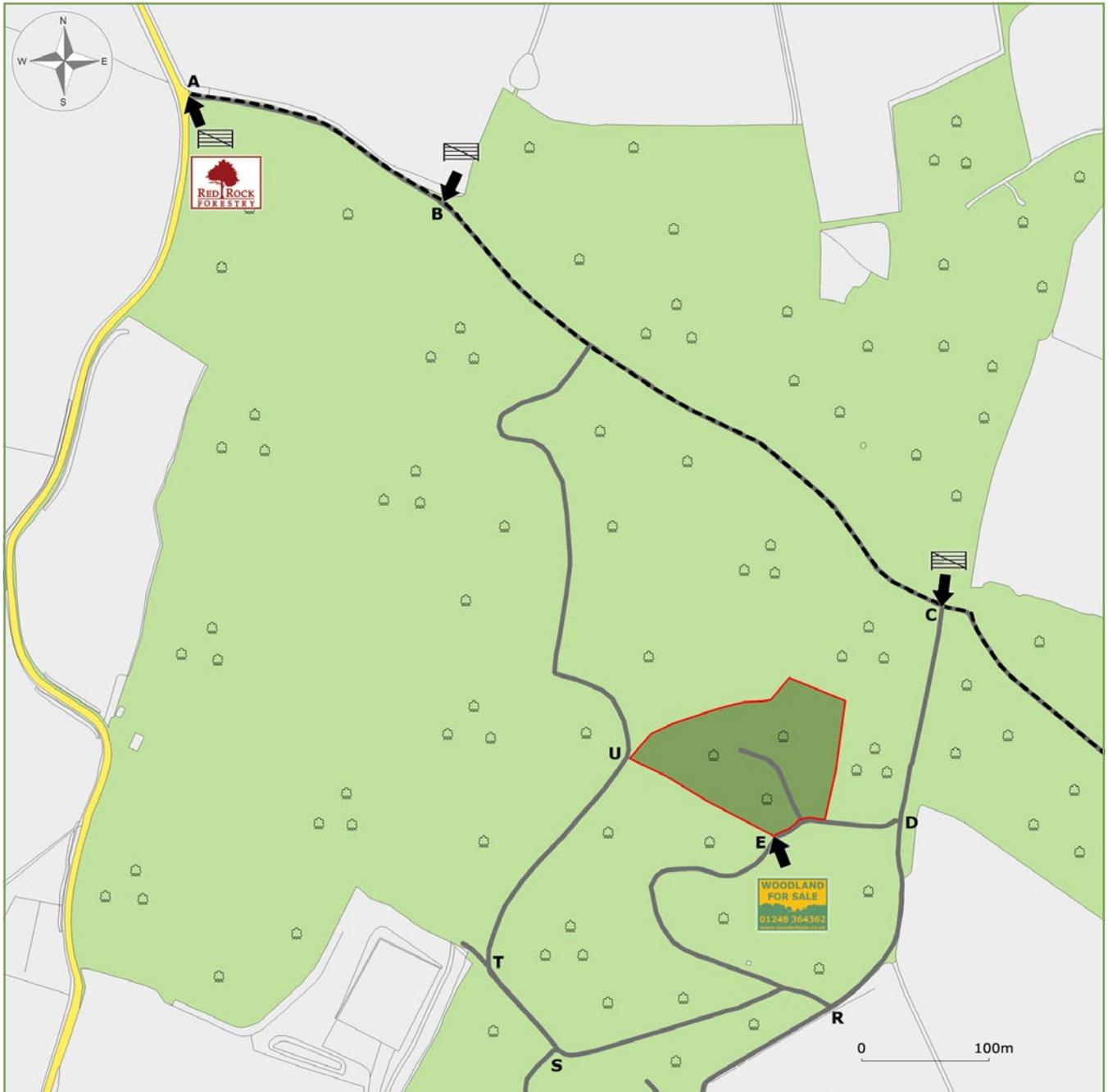
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### Legend

Motorway	Hard Track	Woodland For Sale	Manager's 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		