



Bernet Wood, near Sheffield, South Yorkshire



Woods4Sale

1.88 acres, £40,000 (freehold)

Nearest postcode: S26 7XH **OS Map No:** 120 SK 505 812 **What3Words:** Woodland Entrance ///croutons.skidding.snore



A stunning Ancient Woodland, teeming with wildlife and history, in a wild and beautiful part of Yorkshire, within easy reach of the M1.

Bernet Wood, set within a beautiful, Ancient Woodland covered with bluebells and wildflower, manages to pack a wide range of habitats into a relatively small area. This woodland would be perfect for someone interested in conservation, a budding ecologist, or a family looking for their own private retreat.

The canopy is made up of ash, beech and sycamore, with some western red cedar here and there. In the autumn, the beech and sycamore unite with the wider woodland to provide a stunning display of colour and texture. In the lower canopy, you will find instances of hazel, holly, elder, elm and field maple. The woodland is flat and serviced by a useful stone track which can be used all year round with a two-wheel drive vehicle.

In the wetter areas, willow warblers flit between withy beds (areas of willow) and alder, making the most of this important habitat. In the more open areas, peacock butterflies alight on a burdock stem and spotted flycatchers dart back and forth in the canopy above the ride.

The trees have been well thinned and managed, leaving some glades and open spaces which could be utilised for enrichment planting and natural regeneration to increase the diversity and resilience of this woodland, or they could be perfect for a summer campout spot.

Our Forester's Thoughts

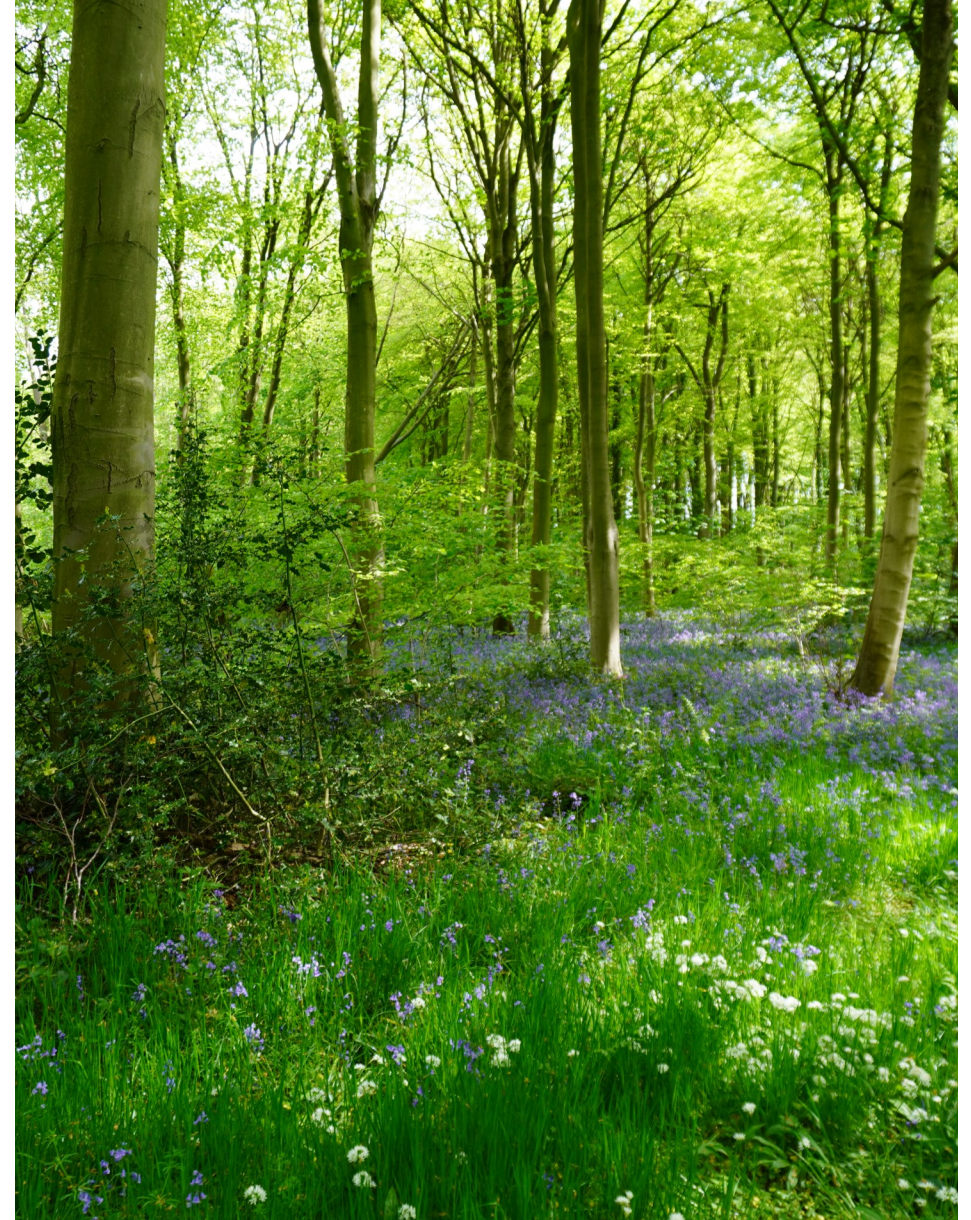
Harry says...

"There is a bit of thorny scrub in the corner of the woodland, which is an important ecological feature in its own right, providing food, nectar and shelter to wildlife and regenerating trees; however it can stifle regeneration if left, so I would clear some of the denser areas to promote wildflowers, trees and shrubs.

I would establish a coppice rotation programme to take advantage of the more open areas, and to utilise this ancient silvicultural practice as a conservation tool to make this woodland even more appealing to wildlife! A small pond would also be a welcome addition to further diversify the surroundings."

Please remember some management operations require approval and/or a licence.

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Directions

- Exit the M1 at junction 30 – Barlborough
- Head onto the A616 and take the first exit at the roundabout onto Chesterfield Road A619
- Continue over the mini roundabout and take the first left onto an unnamed road
- Continue for one mile
- Continue onto Rotherham Road/A618 and take immediate left onto Harthill Lane
- Continue on the road for two miles
- Turn right at The Beehive onto Thorpe Road
- Continue on Thorpe Road for one mile
- The gated entrance to the woodland is on the right with a Woods4Sale sign attached, (point **A** on the plan).
- Please park in the gateway, climb the gate or walk around (sorry, we do not provide keys for viewings.) and continue along the stone track for 100 metres.
- At the junction (point **B**), bear right and follow the stone track for 100 metres until you see a red painted post on your left, you will be at point **C**, and the northern/western boundary of Bernet Wood

Rights of Way

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



Boundaries

- The northern/western boundary is indicated by red paint on trees and wooden posts on the inside edge of the track which may be slightly offset.
- The eastern boundary is indicated by white paint on trees and wooden posts
- The southern boundary is indicated by blue paint on trees and wooden posts

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.

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.

Fencing Liabilities

There are no known fencing obligations.

Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Restrictive Covenants

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- 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
- v. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

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

How To Buy

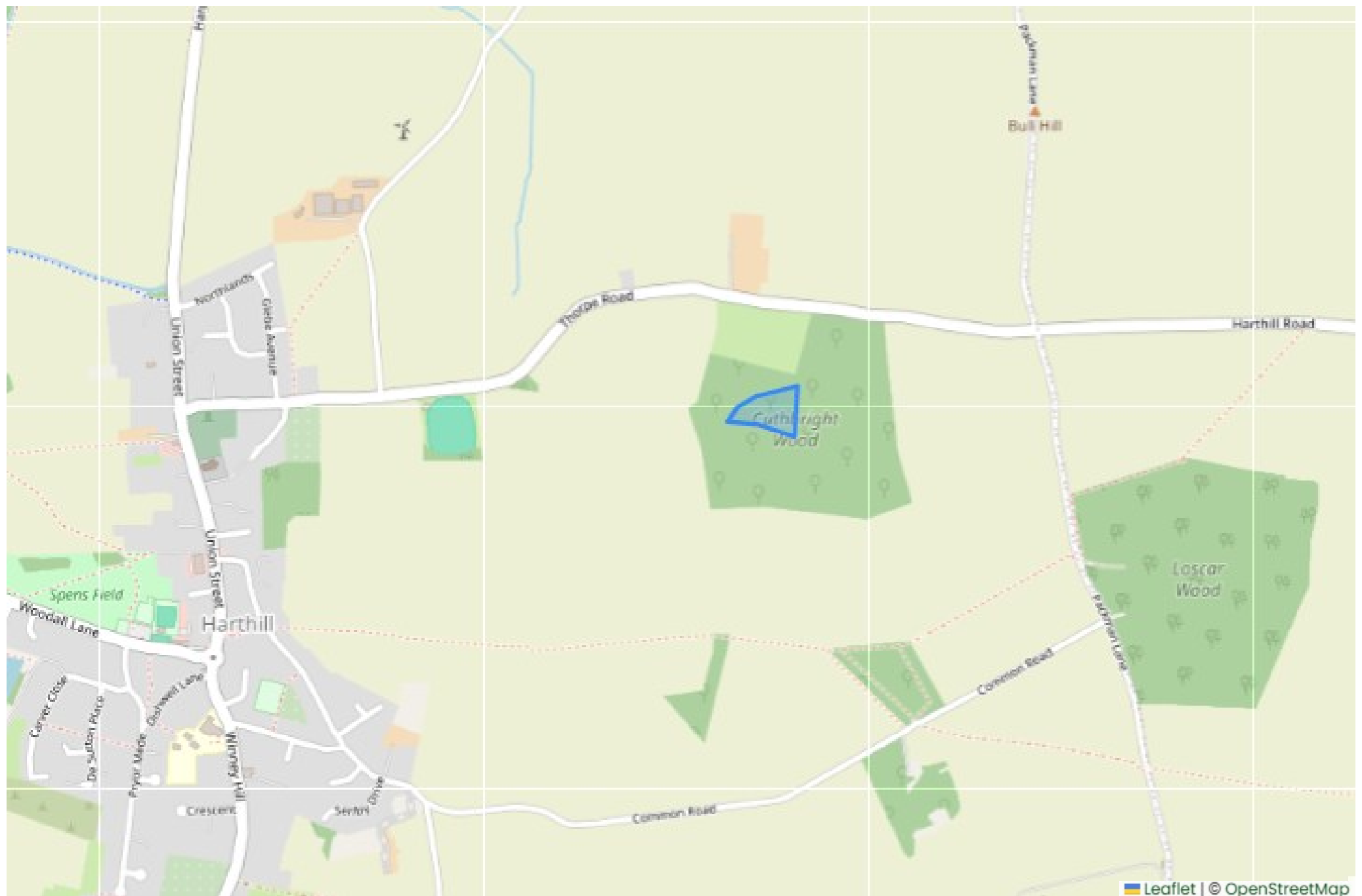
This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- *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*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

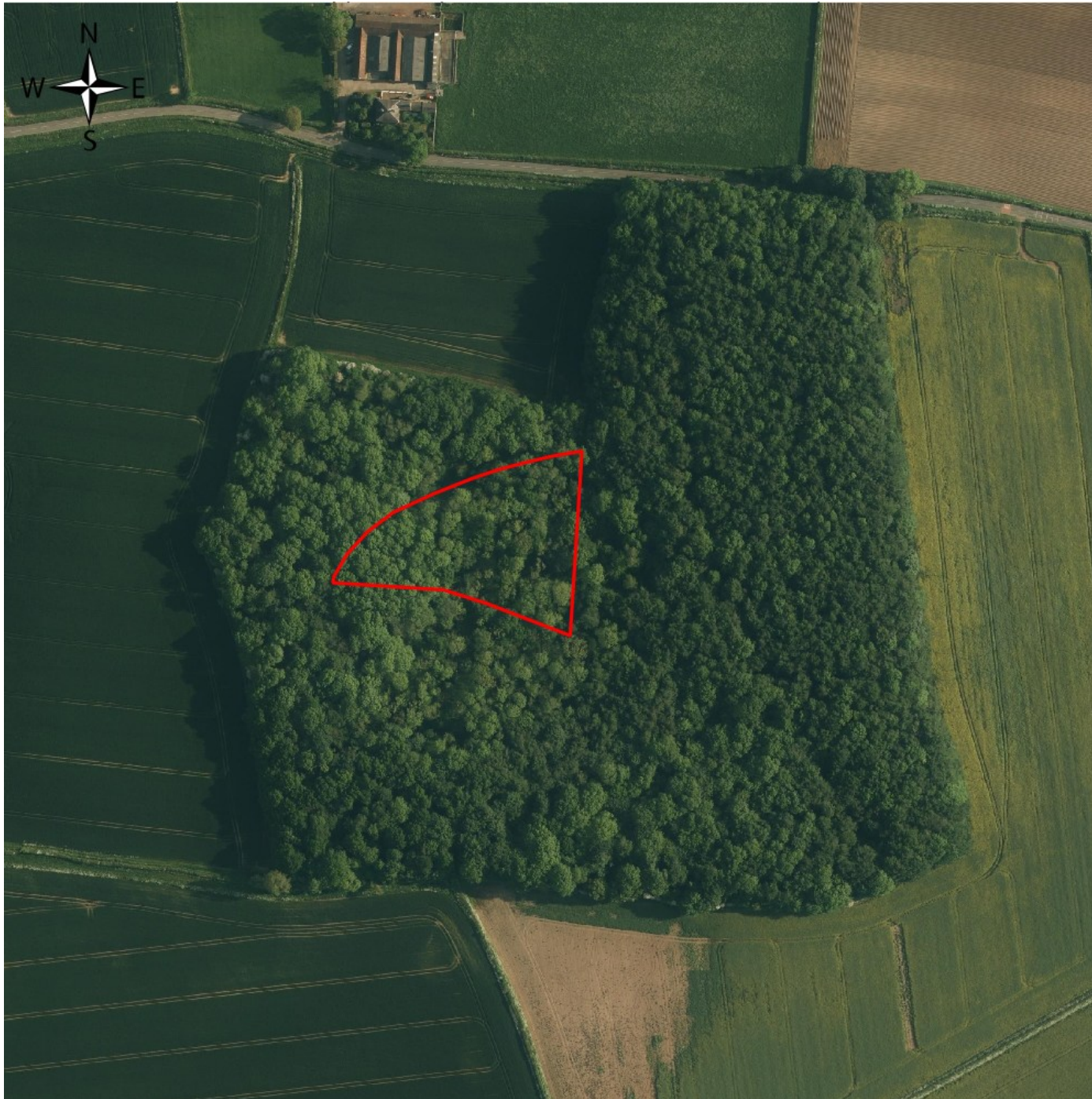
More information is available on our website where you will also find a list of recommended solicitors



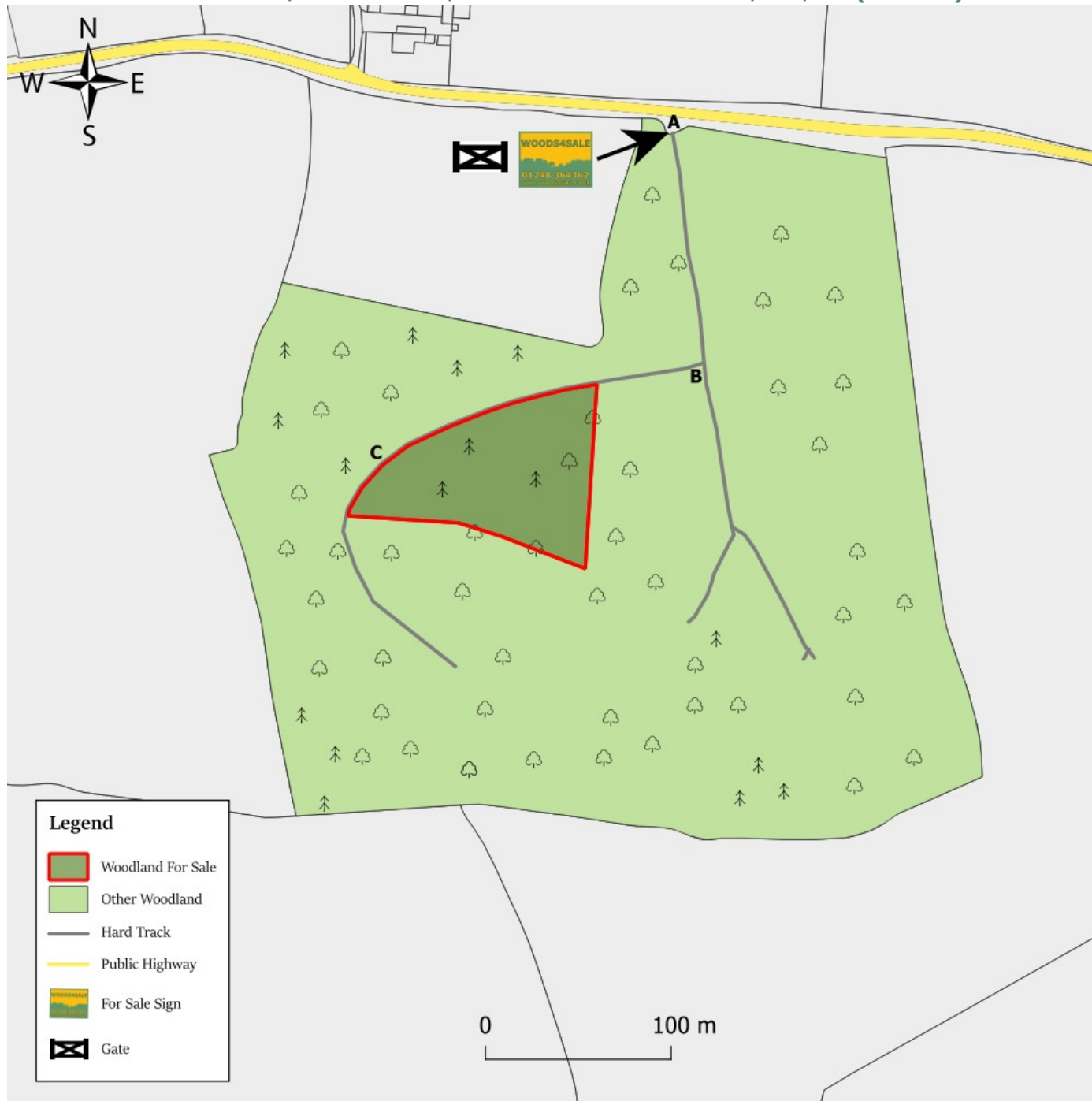
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