



Badger Wood, Thorpe Salvin, South Yorkshire

8.5 acres, £125,000 (freehold)



Nearest postcode: S80 3JR OS Map No: 120 SK 512 807 What3Words: ///jacuzzi.stuff.tangling



A parcel of ancient beech woodland of significant historic and natural interest, with great access and in close proximity to the M1, just south of Sheffield.

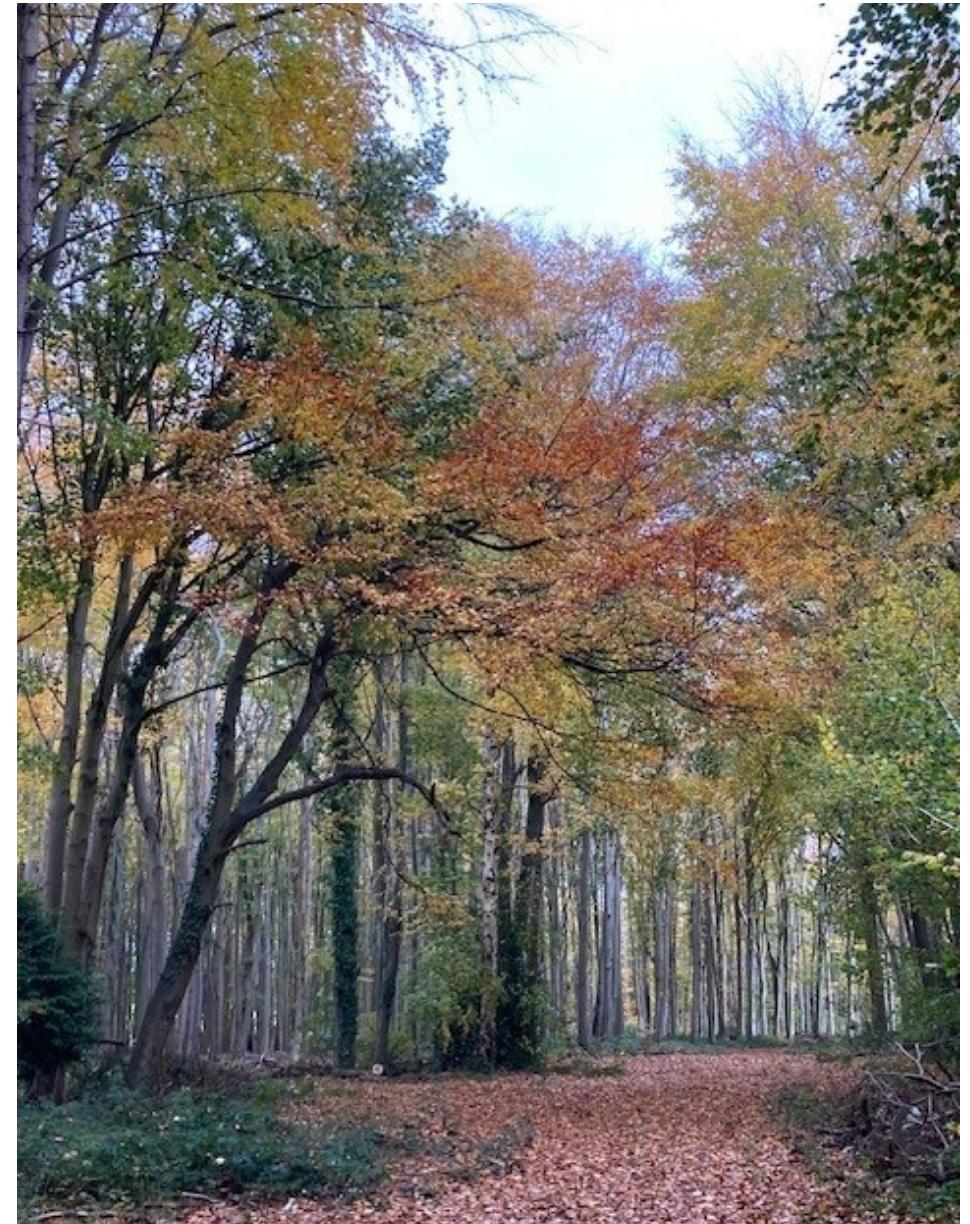
Badger Wood is part of the larger Loscar Wood, which is one of a handful of scattered remnants of Ancient Woodland in the area. An Ancient Woodland is defined as a woodland that has been in continuous tree cover since at least 1600. Owning a piece of Ancient Woodland is owning an important part of historic and natural capital and Badger Wood provides an opportunity to become a steward of this important landscape.

As soon as you enter Badger, it is clear this is a wild and ancient place; large polypore adorn the silver birch, rising from a carpet of bluebells covering the woodland, along with wood anemone and celandine – the smell of wild garlic fills one's nose. The brash call of a Eurasian jay perched high in a Scots pine is the only sound that punctuates the tranquillity of this wood.

The canopy of Badger Wood is dominated by beech, sycamore and some mature ash. The lower canopy contains birch, hazel, holly and some scattered pine, oak and sweet chestnut. Within the wood there are a few examples of wych elm, a tree of national importance and scarcity.

The woodland has undergone a thinning programme and the increased light levels are already encouraging regrowth on the forest floor and understory. This was accompanied by the planting of 200 mixed native hedging plants which are now 3 years old. In keeping with their management plan, the current custodians have most recently completed the planting of hazel and the installation of a wildlife pond, which will no doubt increase the diversity of flora and fauna within Badger Wood even further.

The site is well drained and mostly flat, with gated access via a hard track leading from the road. Sheffield is just 10 miles to the north and the M1 a convenient 2 miles away. There is a good network of rides and paths throughout the woodland. Badger Wood represents significant amenity value, and the opportunity to provision a good supply of firewood, timber and coppice products if suitably managed and the new owner is so inclined.



Our Forester's Thoughts

Harry says...

"I would relish the opportunity to nurture this Ancient Woodland, by continuing the great work carried out by the current owners to conserve and enhance this beautiful place.

I would continue to monitor the cleared areas to manage competing vegetation, paying particular attention to the newly planted hazel."

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

Directions

- From junction 31 of the M1 junction, take the A57 in the direction of Worksop. After 1 mile go straight through the traffic lights.
- After another mile enter the village of Anston. Just as you enter the residential area fork right onto Sheffield Road.
- Continue for about $\frac{1}{4}$ mile and then turn right at the Leeds Arms pub (opposite two churches).
- After 1 mile turn left over a level crossing at Kiveton Park Station.
- Follow this road as it narrows into a small country road.
- After $\frac{3}{4}$ mile go straight over the crossroads onto a road signed for Whitwell.
- After 300 metres you will reach the woodland on your left-hand side. Park in the gateway where you will see our Woods4Sale sign, keeping clear of the access.
- Climb the gate (sorry we do not supply keys for viewing) Badger Wood starts immediately inside the gate on your left-hand side (point A on the plan).

Residential Planning Permission

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

Rights of Way

- *There is a right reserved for the benefit of the woodland beyond over the route AB.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*
- *There is a public footpath that runs along the west and north boundaries of Badger Wood.*



Boundaries

- The southern boundary is indicated by posts with blue painted tops along the southern edge of the track.
- The eastern boundary is the centre of the ride indicated by posts with red painted tops.
- The western boundary is a stone wall along the edge of the road.
- The northern boundary is the stone wall along the edge of the field.

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

These are owned and included in the sale except where reserved by statute.

Fencing Liabilities

There are no known fencing liabilities.

Restrictive Covenants

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.

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.

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

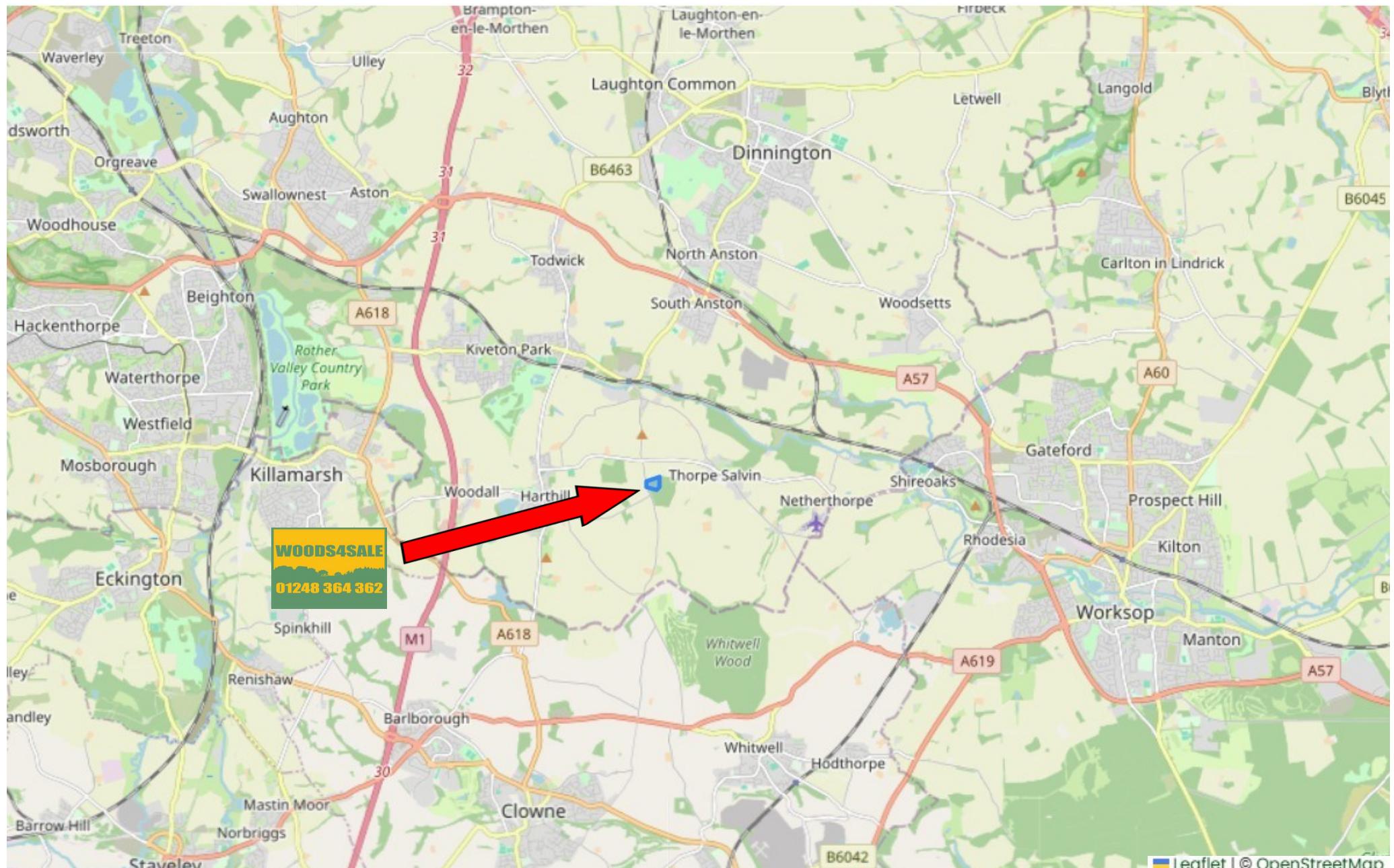




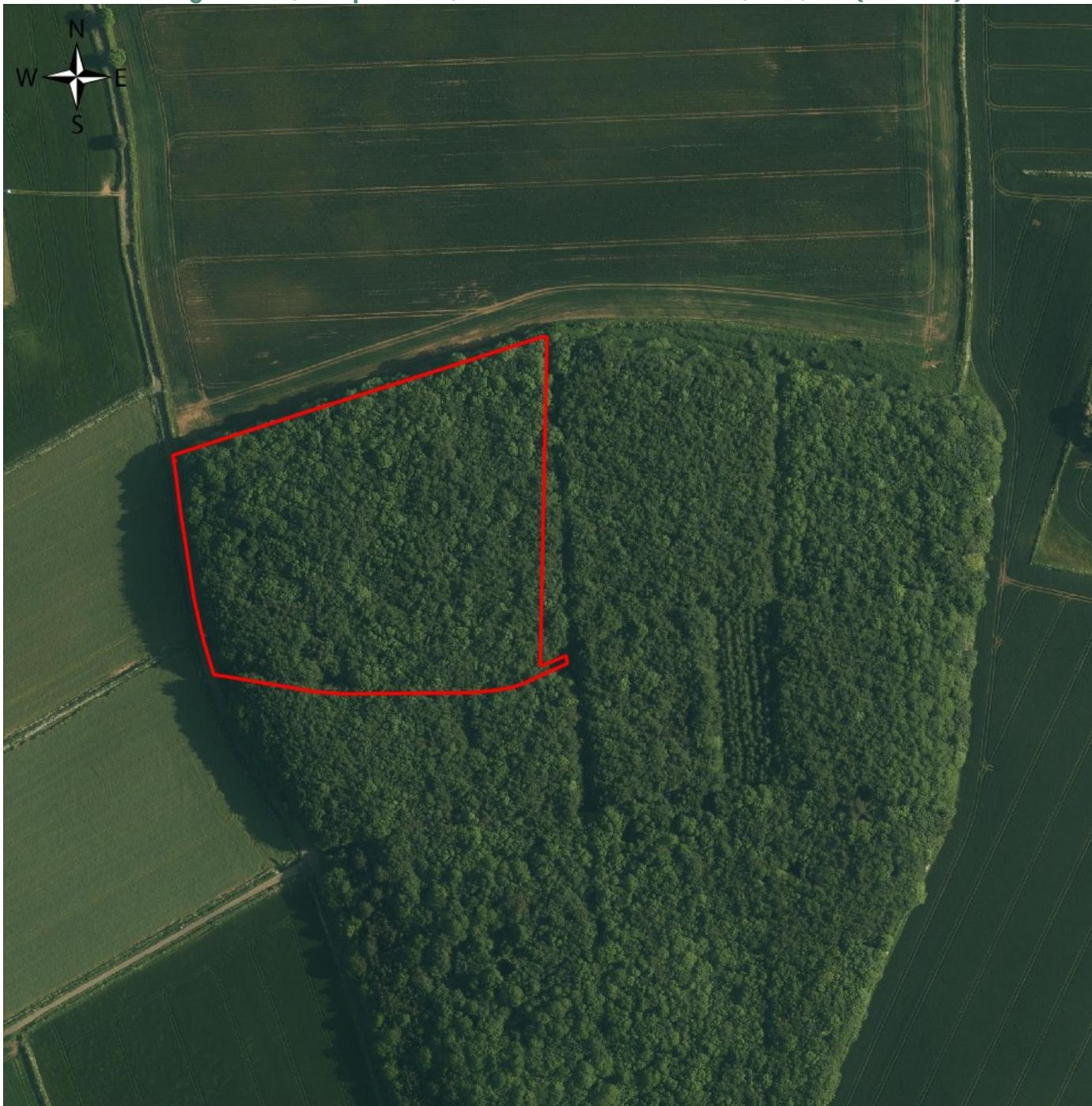
Disclaimer

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

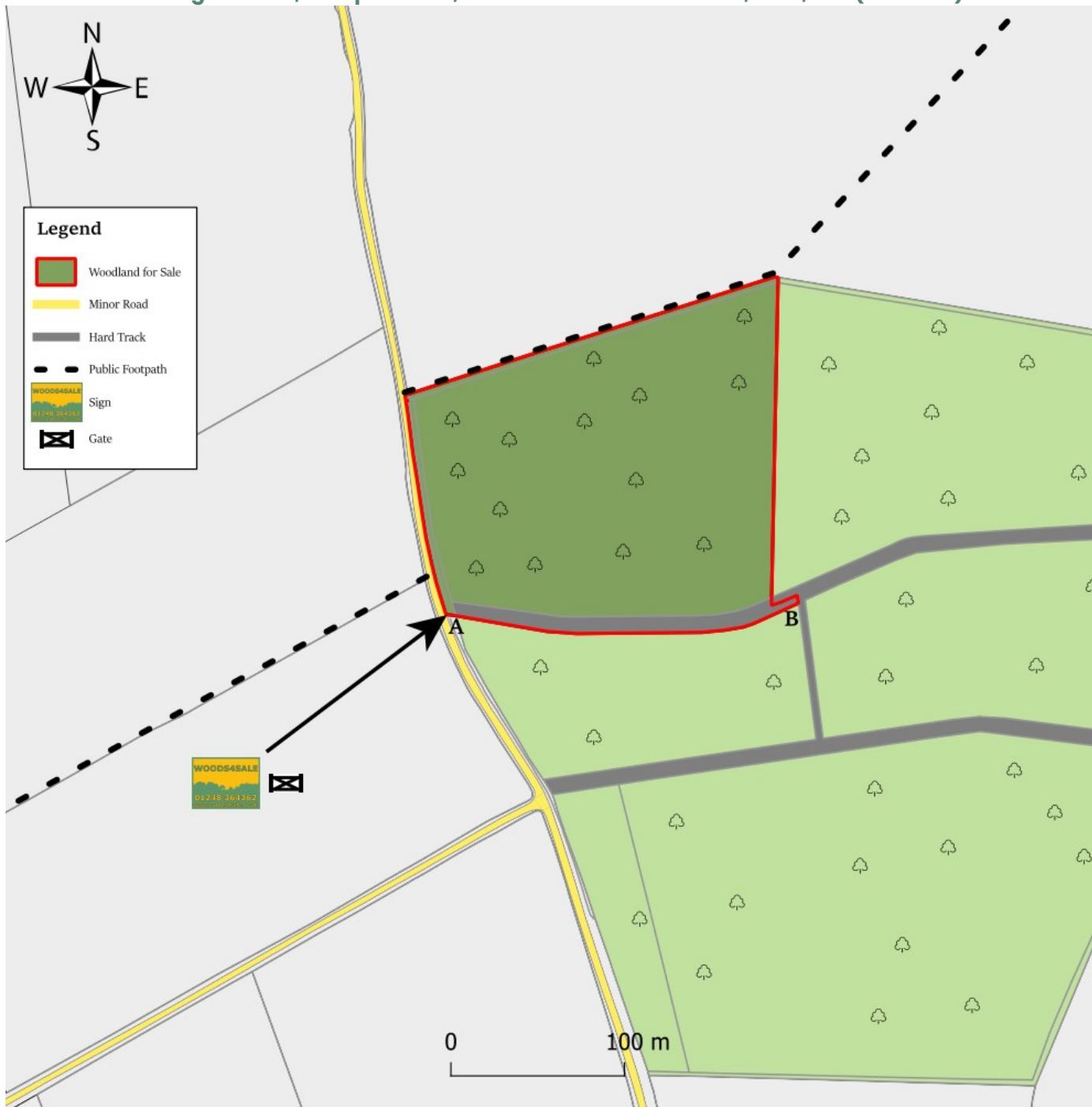
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