



Samara Wood, Eakring, Nottinghamshire

2.44 acres, £37,000 (freehold)



Nearest postcode: NG22 8NZ **OS Map No:** 130 SK 675 602 **what3words:** Entrance : [///assure.fortified.wealth](https://www.what3words.com/?url=///assure.fortified.wealth)

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Mature ash and mixed broadleaves with a large area of hardstanding, benefitting from good access, and not far from local amenities.

Samara Wood sits within a wider area which is classed as Ancient Semi Natural Woodland (ASNW) and is also designated as a Site of Special Scientific Interest (SSSI), owing to a number of unusual and rare plants that have been found growing elsewhere in the wider woodland. Neither of these classifications should interrupt conservation-based activities, but they do indicate the rich history and biodiversity found here. Access is along a well stoned, shared access track and the woodland can be reached at any point along the northern and eastern tracks, perhaps following a bit of clearance.

The woodland is perhaps very unusual, in that hawthorn is the dominant tree species - the stems are growing in a beautifully curved shape. Dotted throughout are a few mature oak trees which also line and form the northern

boundary. Occasional ash, sycamore, hazel and field maple trees add to the broadleaf mix. The sub canopy is mostly made up of bramble and wild grasses, along with the usual blend of moss and lichen, mushrooms (at the right time of year) and Ancient Woodland indicator species of honeysuckle, bluebells and dog's mercury.

Wild animals are frequent visitors to the woodland, namely muntjac and fallow deer, grey squirrels, foxes and badgers (no sett has been found in this wood, but there are plenty in the rest of the wider woodland), along with the constant chatter and song of the local birdlife. The entire forested area has just under 2 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.

In summary, this is a lovely and quaint woodland that has some very rare and unusual growth but has been largely unmanaged in recent years, yet nevertheless has a lot of potential for the next caretakers of the land, whatever their objectives may be.

Our Forester's Thoughts

Jude says...

"I would initially look at clearing a space adjacent to the road to enable parking, and I would perhaps go as far as to track a little into the woods to enhance this further.

I would look at thinning some of the hawthorn and clearing the bramble in order to encourage some diversity where it is thickest - this would result in creating some usable space. The hawthorn would produce a nice quantity of firewood - it burns well once dried."

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

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Directions

- 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 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 Woods4Sale sign on the gate (point **A** on the plan).
- Park here and continue on foot (sorry, we do not provide keys for viewing).
- Continue walking for around 100 metres until you come across a yellow square of paint on a large oak tree on the left-hand side, this is the western edge of the woodland (point **B**).

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.

Rights of Way

- *There is a right of way at all times and for all purposes over the route **AB**.*
- *A right of way is reserved over **BCD** for the benefit of the woodlands beyond.*
- *A maintenance clause covers all the shared rights of way with liability according to use.*
- *There is a public Bridleway along the north of the woodland track, over the route **ABC**.*



Boundaries

- The western boundary is indicated by yellow paint on trees and posts.
- The eastern boundary is the outside edge of the track indicated by white paint on trees and posts which may be set back from the track by a short distance.
- The southern boundary is indicated by pink paint on trees and posts.
- The northern boundary is the line of oak trees to the north of the main access track.

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. The rights to extract oil are reserved to a previous owner and we believe these are unlikely to ever be exercised.

Fencing Liabilities

There are no known fencing obligations.

Residential Planning Permission

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

Conservation Designations

The woodland is designated as a Site of Special Scientific Interest (SSSI). Further information is available via a link on the website particulars.

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.
- vi. 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

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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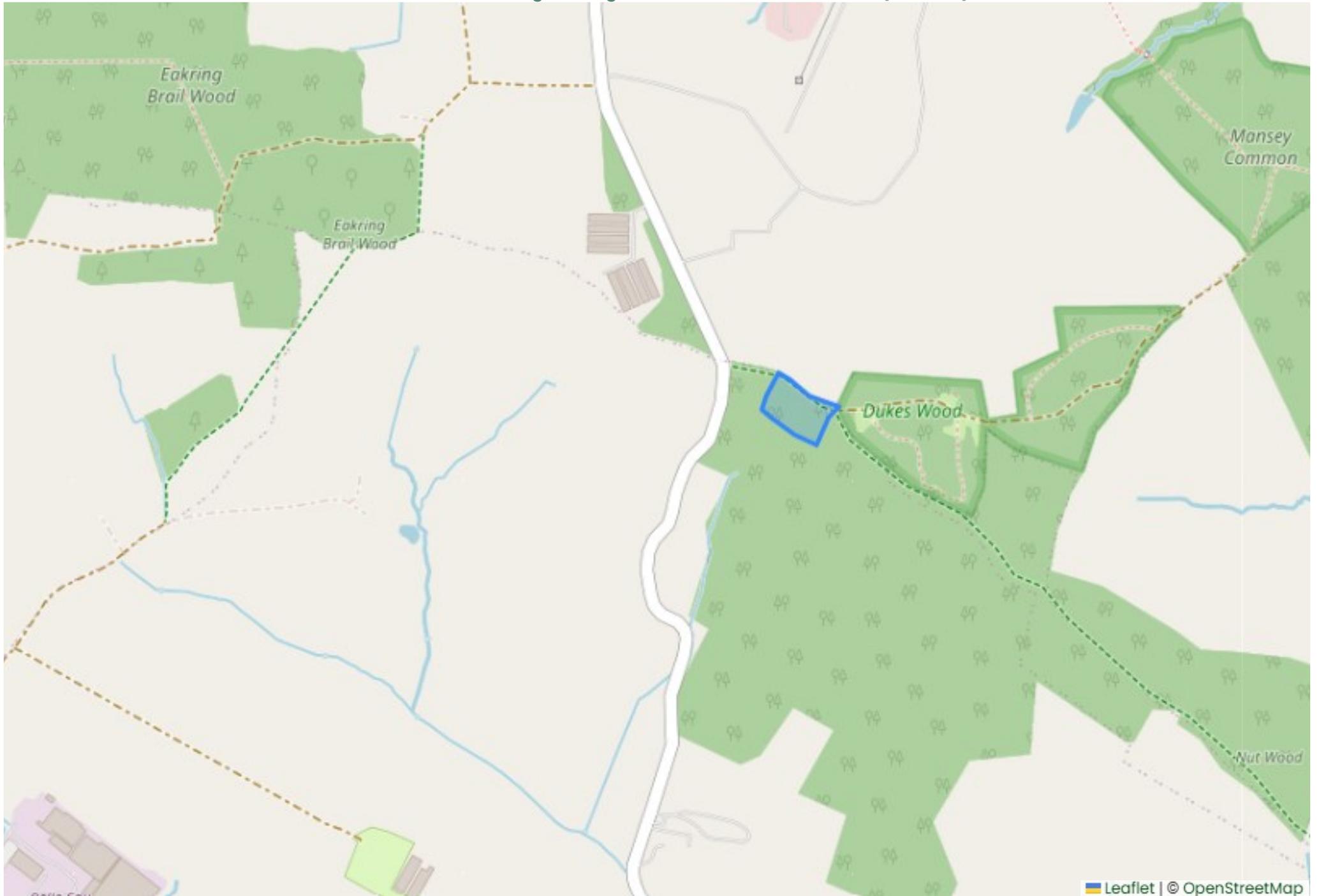
Disclaimer

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.

Note

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

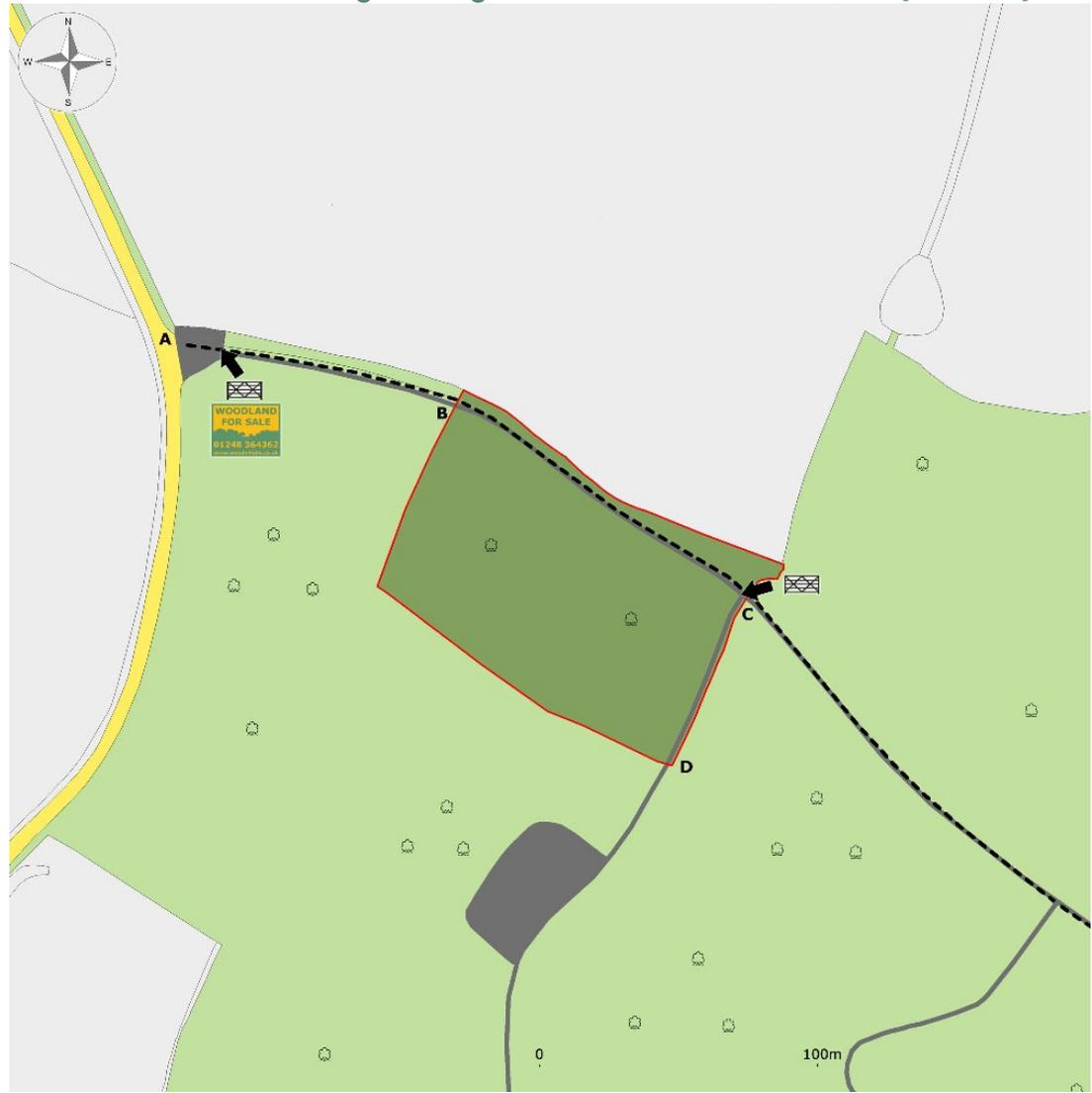
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Legend

	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				

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Woods4Sale

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