



Broadoak Wood, near Barnburgh, South Yorkshire

2.61 acres, £50,000 (freehold)



Woods4Sale

Nearest postcode: DN5 7EH **OS Map No:** 111 SE 483 040 **what3words:** Roadside Entrance ///utter.conga.factorod

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A highly productive and well managed oak woodland with excellent access.

Broad oak Wood, as the name might suggest, is predominantly stocked with pedunculate oak trees, set in the midst of a wider woodland and surrounded by stunning rolling agricultural land which is usually occupied by sheep. The woodland is located between the towns of Barnburgh and Hickleton, with access taken directly off Hickleton Road, initially along a high-quality farm track and then once inside the woodland boundary, along an easily traversable stone track.

Whilst oak is by far the main species having been planted around 60 to 70 years ago, there is the occasional Scots pine, silver birch, sycamore, ash, holly and hazel too. Aside from the oaks the broadleaves are self-seeded and found mostly on the edges of the woodland. The understorey is kept relatively in check by the overhead canopy, and what does grow is mostly a bit of

bramble, wild grasses, creeping ivy, ferns, bluebells and the occasional snowdrop.

The woodland is mostly level but with a slight slope down to the east where the access track is located. There are signs of animal trails in places and an old forestry machinery track on the northern edge. The usual characters can be seen and heard throughout the woodland, such as grey squirrels, badgers, foxes, hare and songbirds. Deer have been spotted on the trail cameras of neighbouring woodland owners, so they likely visit Broad oak too.

This woodland is a lovely example of forestry and would either be a great long-term investment or a place to practice some small-scale woodland management (or a bit of both!). The vendors are reluctantly selling as they have not been able to use the woodland as hoped, but they advise of an active community of owners to call upon and have a cup of tea

Our Forester's Thoughts

Harry says...

"Initially I would take the opportunity to enjoy the woodland, perhaps camping, stargazing, bird watching, and getting to know the other owners and see what they have been doing with their woodland. While I observe Broad oak through the seasons, I would look into felling a tree and season the logs for my open fire at home."

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

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Directions

- 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 (point **X** on the plan below).
- 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 to one side of the gate, ensuring you do not block the entrance (sorry, we do not provide keys for viewing).
- Climb the gate and walk down the stone track for approximately 200 metres until you reach an orange painted post on the right hand side (point **B**) (the post is approximately 0.5 metres high).
- This is the southeast corner of the woodland.

Rights of Way

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

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.



Boundaries

- The southwest boundary is the inside edge of the track indicated by green paint on occasional posts (which may offset by a short distance).
- The southeast boundary is indicated by orange paint on trees and posts.
- The northeast boundary is the edge of the woodland with a metal fenceline and agricultural fields beyond.
- The northwest boundary is indicated by white paint on trees and posts.

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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. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

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



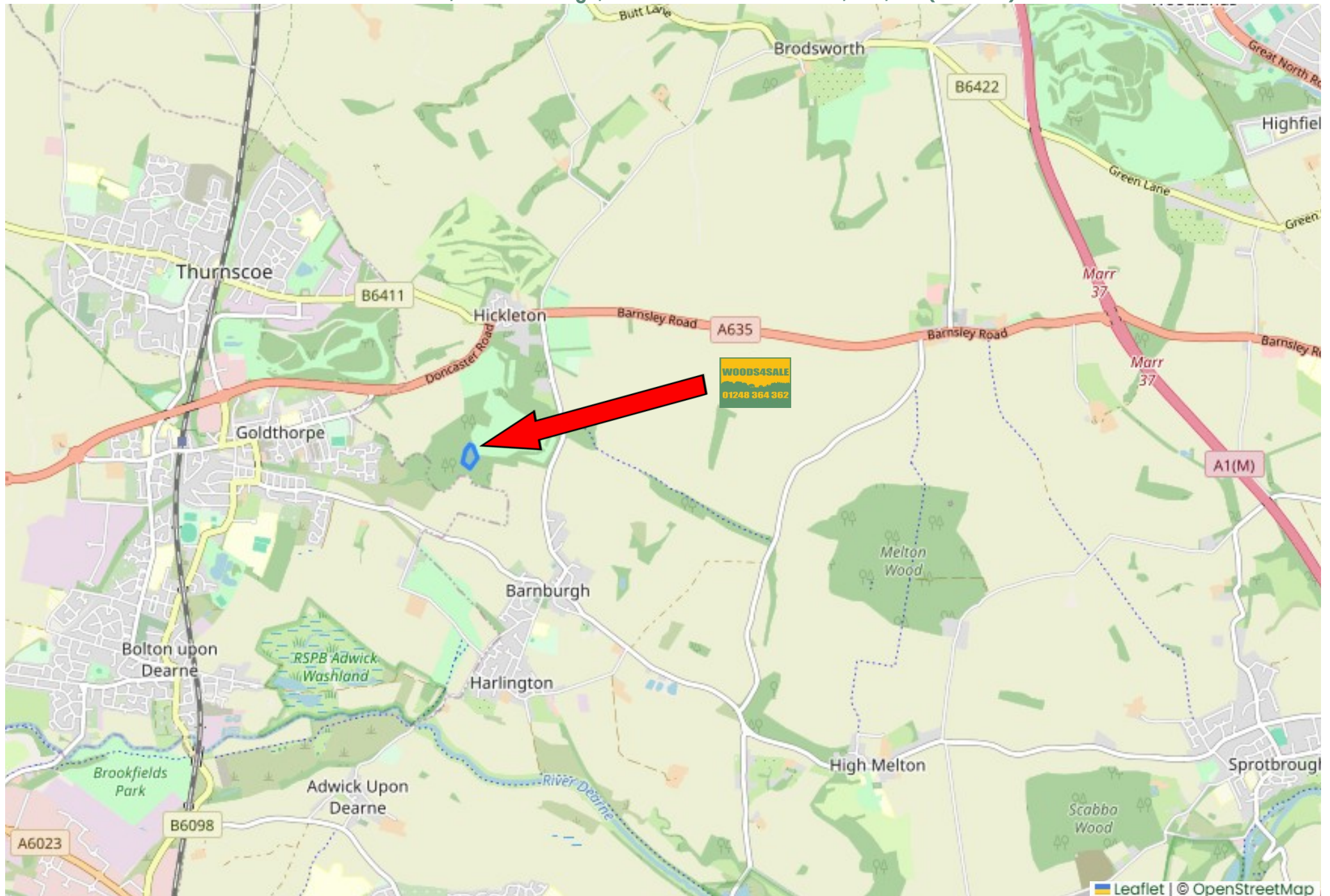
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Disclaimer

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.

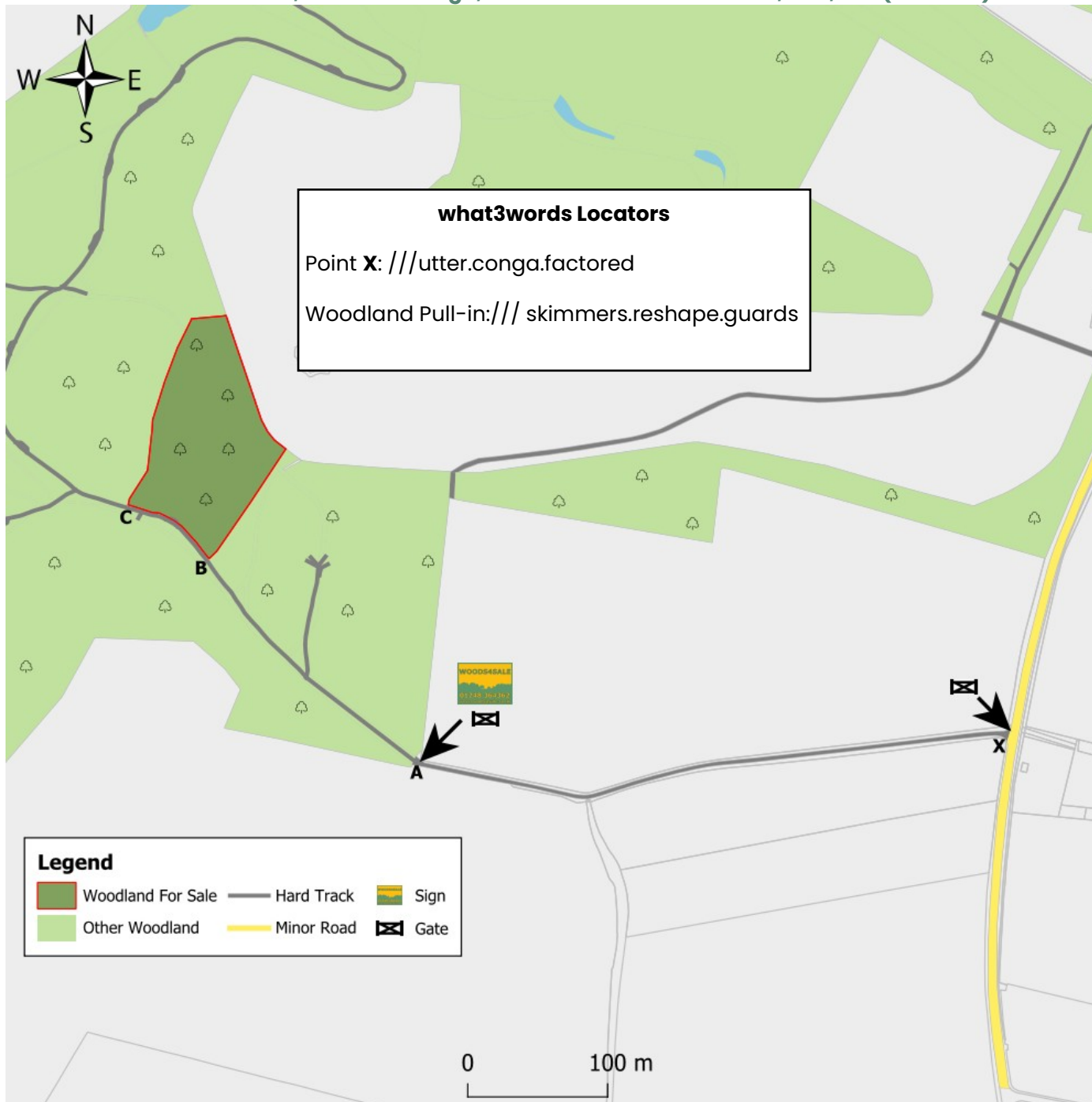
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