



## Fantail Wood, Eakring, Nottinghamshire



**3.93 acres, £47,000 (freehold)**

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**Nearest postcode:** NG22 8NZ **OS Map No:** 120 SK 675 602 **what3words:** Woodland entrance (A): ///assure.fortified.wealth



***Mature ash, hawthorn and spectacular veteran oaks in a wildlife rich haven with great access.***

Just a stone's throw away from the legendary Sherwood Forest and within easy reach of the bustling towns of Mansfield and Newark-on-Trent, Fantail Wood is the final area remaining in this stunning Nottinghamshire location and is certainly not one to miss.

Upon first entering Fantail, you are immediately greeted by the incredible sight of towering veteran oaks along the northern boundary – these mighty trees are both a true testament to the woodland's status as Ancient Semi Natural Woodland (ASNW) and a fantastic wildlife habitat for a whole host of species, from tawny owls to purple emperor butterflies and Bechstein's bats. Access is via a stone track, suitable for year-round use.

Ash, birch and sycamore all accompany the oak to make up the woodland canopy, and the shrub layer below consists of field maple, hawthorn and hazel. Clusters of bramble, dog's mercury, wood anemone and herb Robert occupy the woodland floor and provide a delightful smattering of colour come springtime.

Whilst foxes, badgers and roe deer are regular visitors to the woodland, one might also catch a glimpse of a sparrowhawk weaving in and out of the hedgerow, or notice a spotted flycatcher spiralling, fantailed in the dappled sunlight snatching crane flies out of the warm summer air.

The wider woodland has been designated a Site of Special Scientific Interest (SSSI) due to the presence of nationally scarce plants and wildflowers, making Fantail Wood an ideal space for anyone looking to nurture the land and ensure it remains a thriving refuge for flora and fauna alike. It should be noted that this designation would not interrupt conservation-focused management.

### Our Forester's Thoughts

#### Harry says...

*"My first task would be to open up some of the understorey, breaking the dominance of thorny scrub and promoting increased light levels at the woodland floor. I would combine this thinning operation with some enrichment planting, whilst utilising the wonder of natural regeneration to diversify the age class and structure of this woodland.*

*I would also consider creating a small wildlife pond with a seating area built from the timber harvested during my thinning operations – this would make the perfect spot to enjoy an evening by the fire with family and friends listening to the hoots of tawny owls!"*

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



#### 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 below).
- Park here and continue on foot (sorry, we do not provide keys for viewing).
- You are now standing in the north west corner of Fantail Wood.

#### Rights of Way

- *A right of way is reserved over **AB** 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 **AB**.*

**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 eastern boundary is indicated by yellow paint on trees and posts.
- The western boundary is the edge of the road.
- The southern boundary is indicated by an old stock fence, with agricultural fields beyond.
- 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.

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





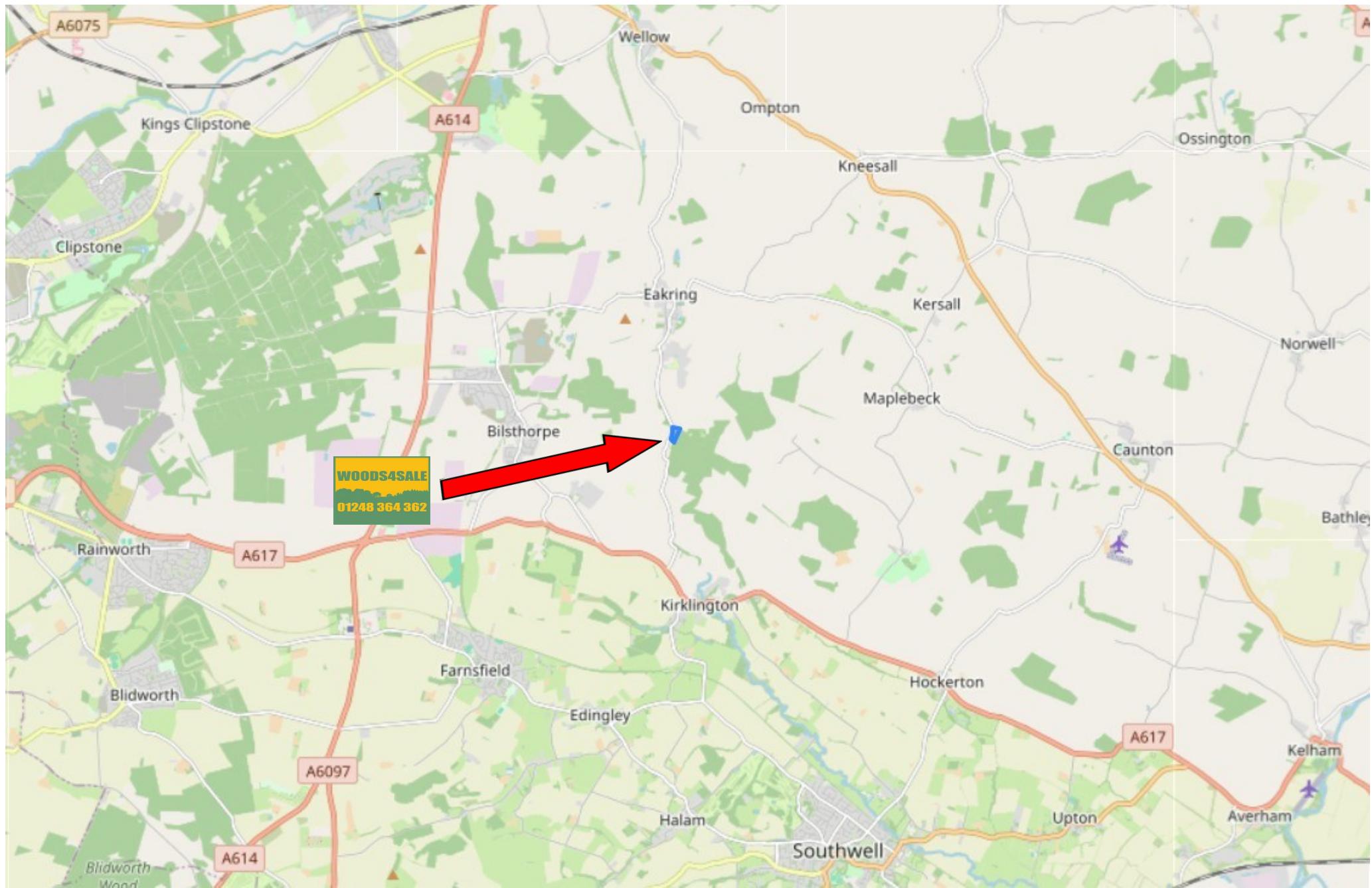
#### Disclaimer

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.*

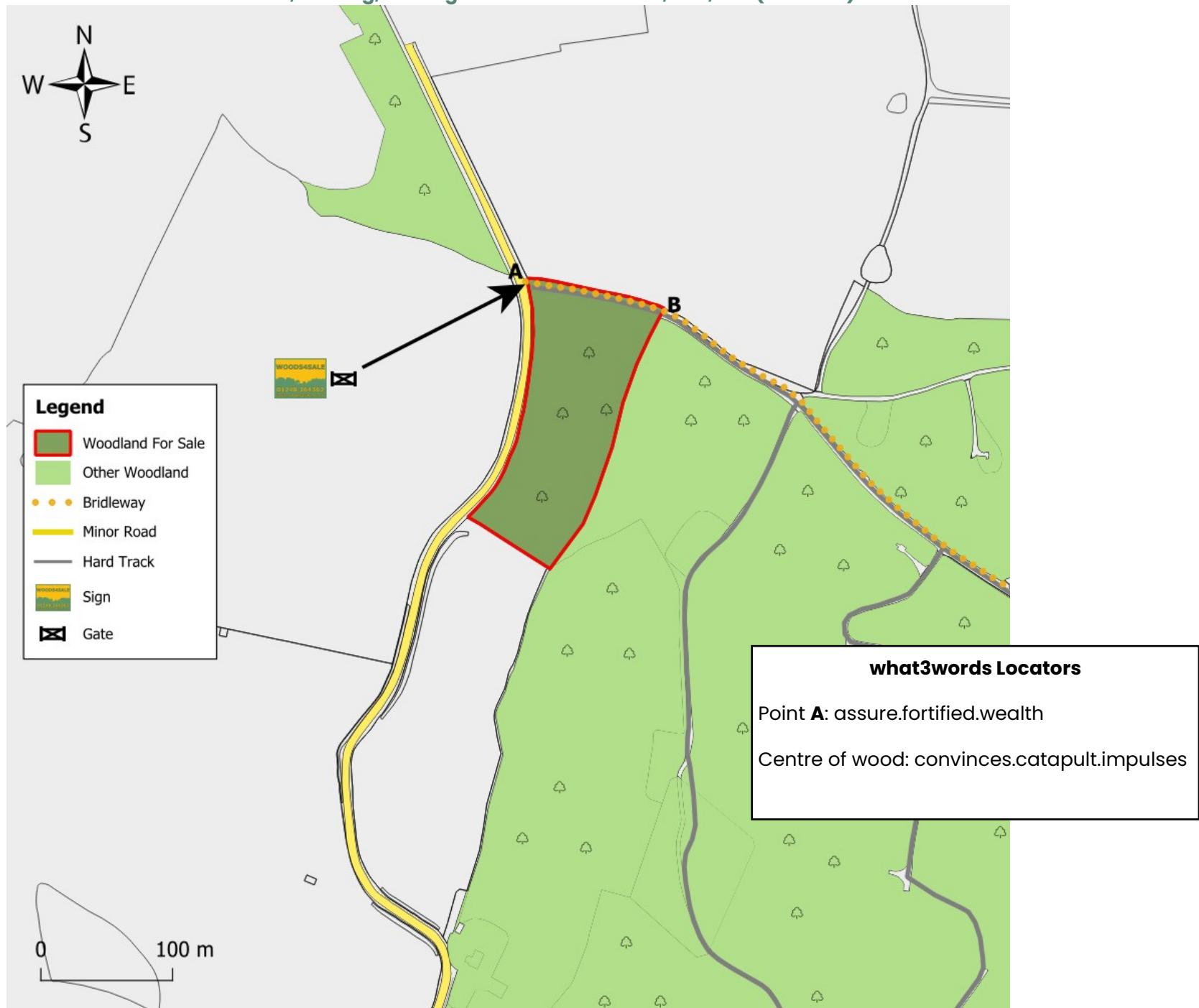
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