



Stancliffe Wood, Chapeltown, South Yorkshire



4.95 acres, £54,000 (freehold)

Nearest postcode: S35 1WN **OS Map No:** 110 SK 329 966 **what3words:** Access point for viewing (H): [///sharpen.baker.expensive](https://www.what3words.com/#!/en-gb/sharpen.baker.expensive)

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Mixed conifers with vehicular access at the end of a private track midway between Sheffield and the Peak District National Park.

Stancliffe Wood lies at the end of a private forest track on a modest flat-topped hill with long views to the east. The Peak District National Park is eight miles to the west and Sheffield a similar distance to the south. Junction 36 of the M1 is three miles away making this a very accessible hideaway.

The larger part of the wood occupies gently sloping ground except for an area of steeper slopes towards the southwest boundary. Most of the wood is composed of mixed conifers thought to date from the 1960s. Scots, Corsican and lodgepole pine species intermingle with elements of larch and Norway spruce. The result is a robust and diverse mix which is to be welcomed in these days of new pathogens and climate uncertainty. Scattered within and around

the conifers you will also find a good variety of hardwoods including beech, birch, rowan, holly and oak.

Stancliffe and the adjacent woodland is designated as being a 'Plantation on an Ancient Woodland Site' as evidenced by a rich ground flora including significant areas of blueberry and patches of bluebells. Bramble however is mercifully sparse enabling good pedestrian access throughout the wood over a variety of small paths.

Access to the wood is via a stone track accessible with 4x4 vehicles and possible in 2WDs with reasonable clearance in dry weather. The ride on the east side and right of access over the track on the lower west side will facilitate future management operations including timber extraction. The property also has a right to stack timber on the hardstanding across the drive outside the gate at point A on the plan.

There's much to enjoy in this accessible but private wood, from woodland management and conservation projects to family recreation and quiet sylvan enjoyment.

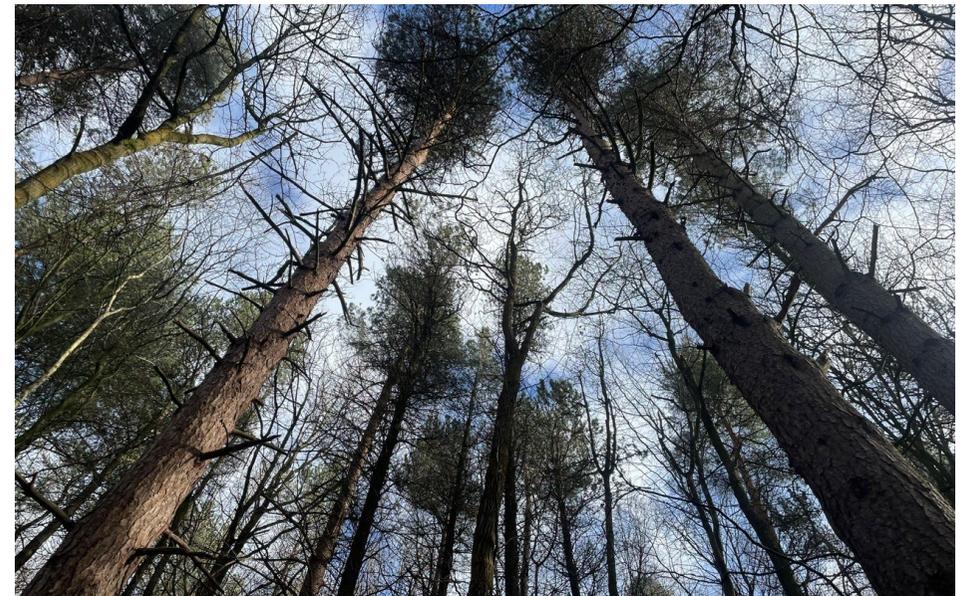
Our Forester's Thoughts

Alastair says...

"The occasional fallen stem will provide for my log burner. More adventurously I might also consider thinning the conifer stands to produce timber for home milling or selling to local markets.

Being set back from the public road, traffic noise is replaced by birdsong and the bleating of sheep in adjacent fields, making Stancliffe an ideal spot for quiet recreation and the occasional night under canvas."

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



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Directions

- From J36 of the M1 head southwest on the A61.
- After a mile, cross straight over the roundabout and continue on the A61.
- After 1½ miles you will pass a junction to the right for the A629 (next to a service station).
- Access for visiting the wood is via a public footpath on the right-hand side of the road about 200 metres after the service station.
- Please park nearby where safe to do so and access the wood via the footpath (**H**) which starts by some wooden railing at the end of a length of crash barrier.
- Walk up the footpath for 75 metres to join the main woodland access track at **B**.
- Continue to walk up the main track until you see a ride on your left with blue-topped posts and a For Sale sign (**C** on the plan).

There will be a full vehicular right of access via the woodland gate at A on completion of purchase, but please do not park here when viewing as this is also a private driveway.

Rights of Way

- *There is a right of access for all purposes at all times over the route **ABCGF**.*
- *Maintenance of shared tracks is according to use.*
- *There are no public rights of way inside the woodland.*



Boundaries

- The east boundary (**CD**) is the east side of the ride marked by blue-topped posts.
- The southeast boundary (**DE**) is the field edge stone wall.
- The south boundary (**EF**) is a semi-derelict stone wall.
- The west boundary (**CGF**) is the east side of an unsurfaced track. This track is identified periodically by orange-topped post on the west side of the track.

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 reserved to a previous owner.

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

The historic covenants that apply to this (and adjacent) woodland state that you cannot:

- 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



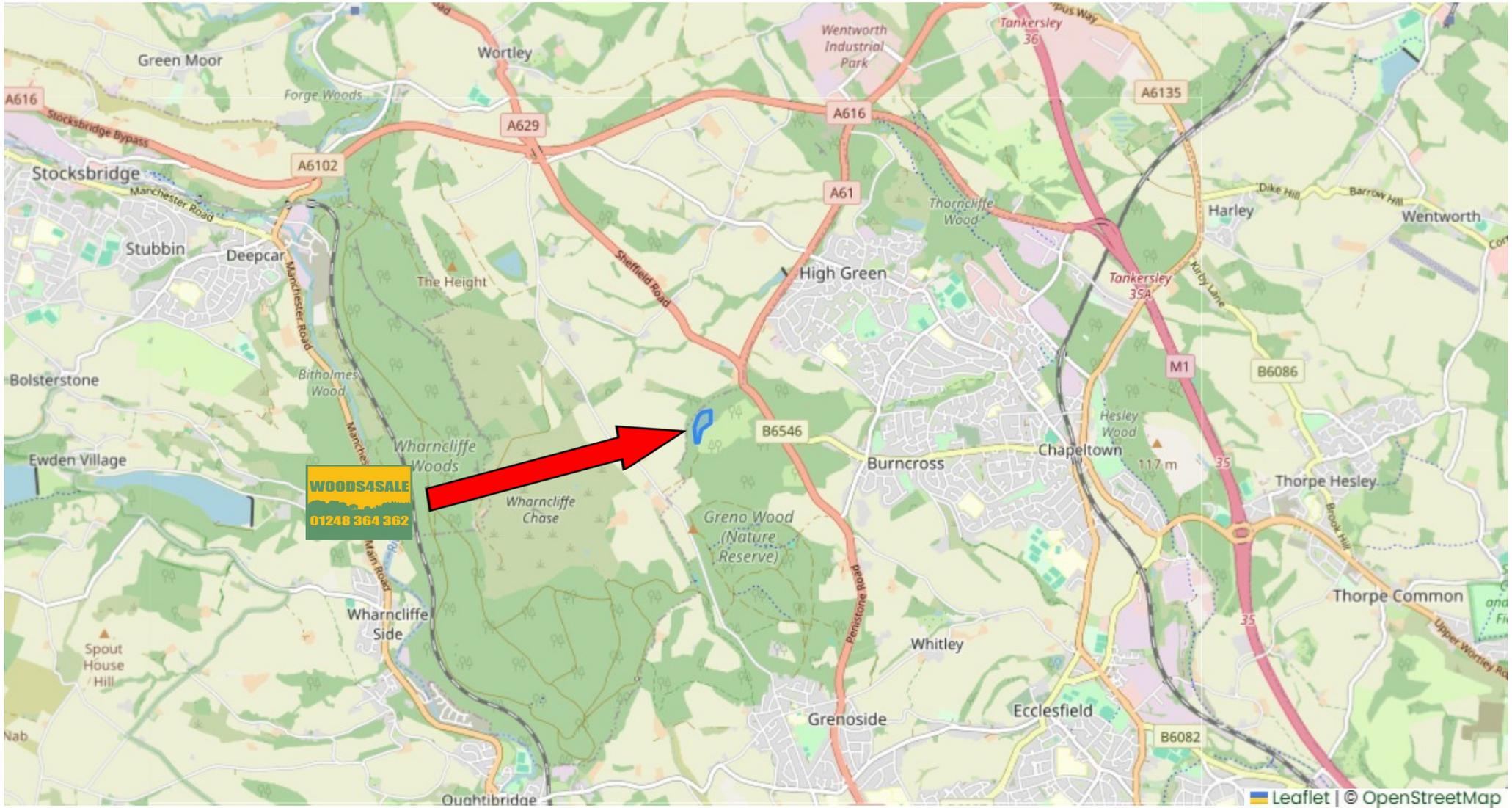
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Disclaimer

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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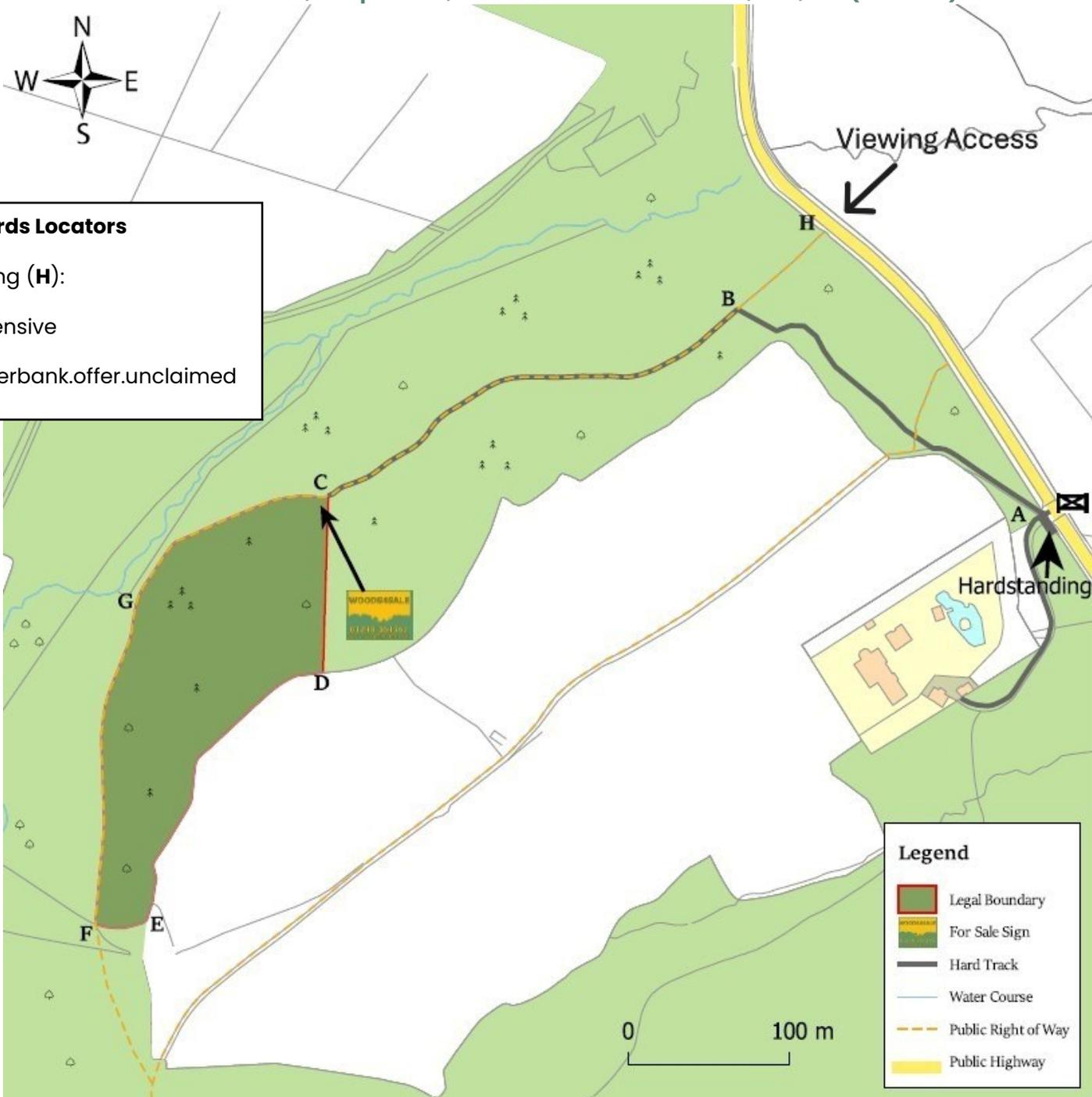


what3words Locators

Access point for viewing (H):

///sharpen.baker.expensive

Centre of Wood: ///riverbank.offer.unclaimed



Legend

- Legal Boundary
- For Sale Sign
- Hard Track
- Water Course
- Public Right of Way
- Public Highway

Stancliffe Wood, Chapelton, South Yorkshire. 4.95 acres, £54,000 (freehold)



Woods4Sale

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