



Old Wood Lincolnshire

An attractive area of mixed woodland with excellent access.

Details

Price: £59,000 Freehold
Location: Broughton, Scunthorpe, Lincolnshire
Size: About 3 $\frac{3}{4}$ acres for sale
OS Landranger: OS No 336
Grid ref: SE 955 106
Nearest post code: DN20 0BQ

Local manager

Matt Marples
07979 755 118
matt@woodlands.co.uk



Description

Anyone looking for an easily manageable woodland would be hard pressed to find a better gem than Old Wood. Set in a larger area of woodland Old Wood is very easy to access yet still feels secluded.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

The woodland has a nice mix of trees. Of particular note are the mature [Corsican pines](#) that have a significant timber value. The western side of the woodland is mostly mixed broadleaf and has a wonderful natural feeling to it. Both [beech](#) and [sycamore](#) trees create an open canopy allowing sunlight to cascade onto the woodland floor.

Wildlife

Wildlife abounds in this heavily wooded area of Lincolnshire. The woodland is rich in wild flowers, birds and small mammals.

Features

Level and well stocked with mature trees. The wood has an old track running diagonally from its northern edge through the woodland which provides excellent access. Plenty of small glades offer opportunities to camp surrounded by nature.

Access, tracks and footpaths

The woodland has the benefit of an excellent stoned access track suitable for most family vehicles providing all year access to the woodland.

There are no public footpaths running through the wood.

Rights and covenants

The woodland covenant is in place to assure the preservation of this important environment along with the additional security of a local authority Tree Preservation Order to assist with sound forestry practice for the future stewardship of the wood.

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Activities

For anyone looking for a bolthole to escape modern life, Old Wood offers an easily manageable woodland ideal for the family woodland owner. Camping, den making, bushcraft, small scale timber production are all activities that could be enjoyed in the woodland. The simple act of spending time in a wood you own is relaxing. Away from the toil of everyday life it is easy just to sit and be calm. Woods grow slowly there is no rush.

Local area and history

A settlement existed at Broughton in the Neolithic Stone Age (New Stone Age). Stone tools have been found particularly on the commons near Wressle. Pottery was discovered at a house on Ermine Street in 1956, thought to date back to the Bronze Age period. There were burials discovered around 1850 in the commons to the north-east of Broughton.

Broughton's St Mary's Church is Grade 1 listed with a very rare Saxon staircase tower, one of four in the country.

To the west and north, Broughton has extensive woodlands that stretch toward Scunthorpe. To the south of the woods sits one of the few 4-star hotels in the area, and which has a 27-hole golf course (formerly Forest Pines, now Doubletree by Hilton - though still commonly known as Forest Pines).

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

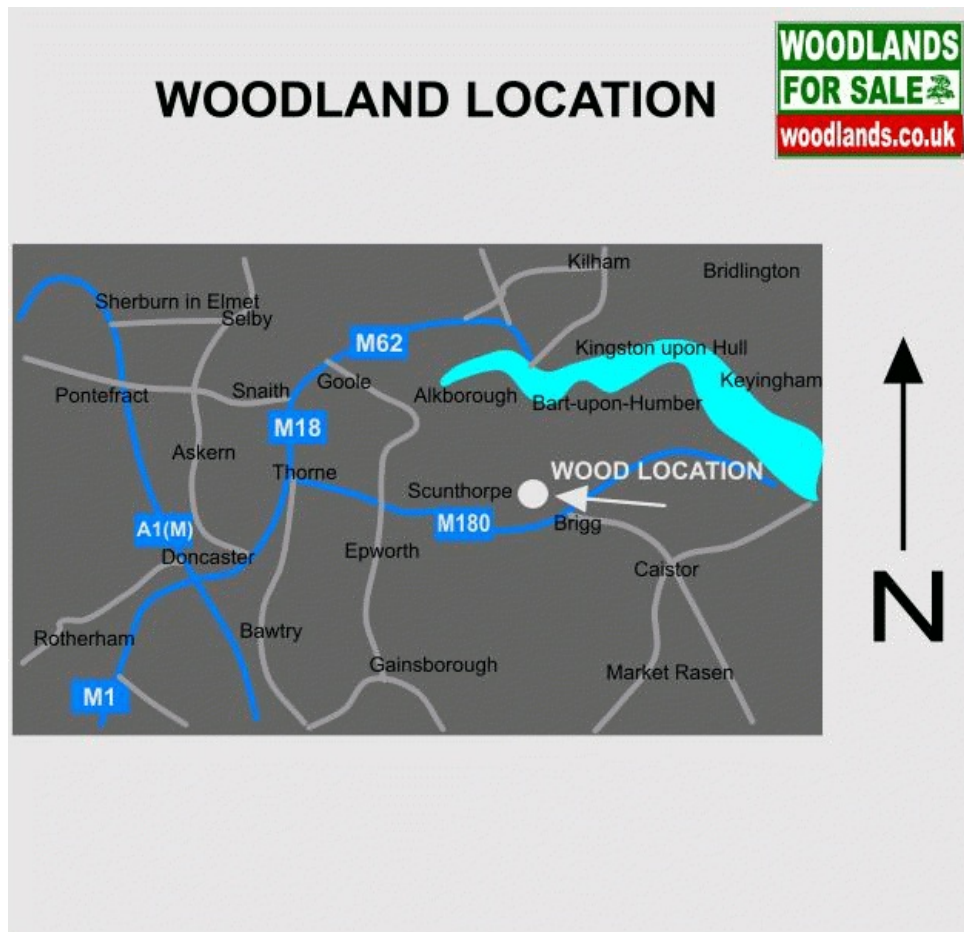
Directions

- Approaching from the east along the M180 take the exit at junction 4.

- Head north on the A15 to the next roundabout and take the second exit north along the minor road, Ermine Street signposted to Broughton.
- At the mini roundabout take the first exit left heading north on Appleby Lane(B1207).
- After Just over one mile the wood entrance gate is on the right.
- Park to one side of the Gate and carefully climb over the gate at the hinge end.
- Follow the track for 200 metres and at the T junction turn left heading northwards.
- After 300 metres the wood will be to your left.
- **Satnav/GPS note:** the postcode DN20 0BQ is for the point shown by the red dot on the location map.

Boundaries:

The boundaries are indicated by lime green paint markings on trees and boundary stakes. The southern boundary a line of stakes and paint markings on trees along its length. The northern boundary is the southern edge of the track also indicated with stakes and paint markings. The eastern boundary is the western edge of the main woodland ride and the western boundary is the where the wood edge meets the highways verge.



WOOD LOCATION



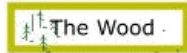
OLD WOOD

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Map Legend

The Wood boundary markings



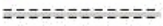
Roads and Public Highways



Tracks with rights of way for Old Wood



Other private woodland tracks



Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



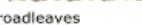
Ride stops



Fence or boundary posts



Stone wall



Trees, broadleaves



conifers



coppice



Clearings, grasslands



Hedge



Wetland, rushes



Park here



'For Sale' sign location

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OLD WOOD

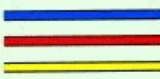


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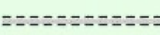
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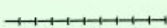
Public Footpath



River, stream or lake



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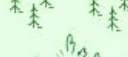
Trees, broadleaves



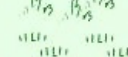
conifers



coppice



Clearings, grasslands



Park here



'For Sale' sign location



Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.