



Cadney Wood East Lincolnshire

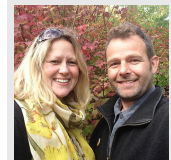
A peacefully located private woodland. Planted around 20 years ago, on level ground with good access.

Details

Price: £148,000 Freehold
Location: Cadney, Brigg, Lincolnshire
Size: Almost 21.5 acres for sale
OS Landranger: OS No 112
Grid ref: TA 026 026
Nearest post code: DN20 9HR

Local manager

Dan Watson
07970 116 515
dan@woodlands.co.uk



Description

Cadney Wood East is a deciduous woodland located in a peaceful rural location, close to the Lincolnshire Wolds and less than 10 minutes from the M180. This tranquil spot is a haven for wildlife and a great place to observe many species of bird and mammal.

Planted around 20 years ago, the fertile Lincolnshire soils have provided excellent conditions for a mix of tree species to thrive: [Sycamore](#), ash, [poplar](#), crack willow and [birch](#) were the original planting. The poplar was a 'nurse crop' to shelter and help encourage the straight tall growth of the other trees but this could be removed now as everything is successfully established.

The wood lies amid hedgerows of hawthorn on three sides, with patches of wild rose, elderberry, blackthorn and [hawthorn](#) – plenty of feeding opportunities for the resident wildlife. Drainage ditches run round all sides of the wood and also through the middle, the running water further enhancing wildlife habitat.

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

Sycamore, ash, poplar, willow, birch, hawthorn, blackthorn.

Wildlife

Wildlife has flourished in this secluded woodland. Roe deer can be regularly sighted as well as [brown hare](#). Badgers also live in the area and their trails can be seen through the wood. Lots of cover is available for many species of woodland bird such as bullfinch, [greater spotted woodpecker](#) and green woodpecker. [Buzzards](#) fly overhead and even along the rides within the wood.

The water courses are maintained by the Independent Drainage Board and are great places for dragonflies and other invertebrates. With a carefully positioned trail camera at the southern edge of the wood, you may be lucky enough to view a visiting otter.

Features

- Level woodland with good access.
- Peaceful and secluded.
- Watercourses
- Open space and clearings.
- Grassy rides.

Access, tracks and footpaths

There are no public rights of way within the wood.

The sporting rights are included in the sale.

The Internal Drainage Board have a right of access to maintain the watercourses and there is an annual charge, currently £150 for this.

Rights and covenants

There are no public rights of way within the wood.

The sporting rights are included in the sale.

The Internal Drainage Board have a right of access to maintain the watercourses and there is an annual charge, currently £150 for this.

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.

Activities

- Wildlife watching
- Conservation projects
- Occasional camping with family and friends
- Good source of firewood
- Opportunities for pond creation

Local area and history

The small village of Cadney, lies about three miles to the south of Brigg in North Lincolnshire close to the Area of Outstanding Natural Beauty, [the Lincolnshire Wolds](#).

The clergyman and ecologist [Adrian Woodruffe-Peacock](#) made his living here from 1891 onwards, the very rural and sparsely populated parish proving useful in his development as an ecologist.

The city of [Lincoln](#) lies about 30 miles away and is packed with history and heritage from Roman city walls to the Norman castle, cathedral and medieval buildings.

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

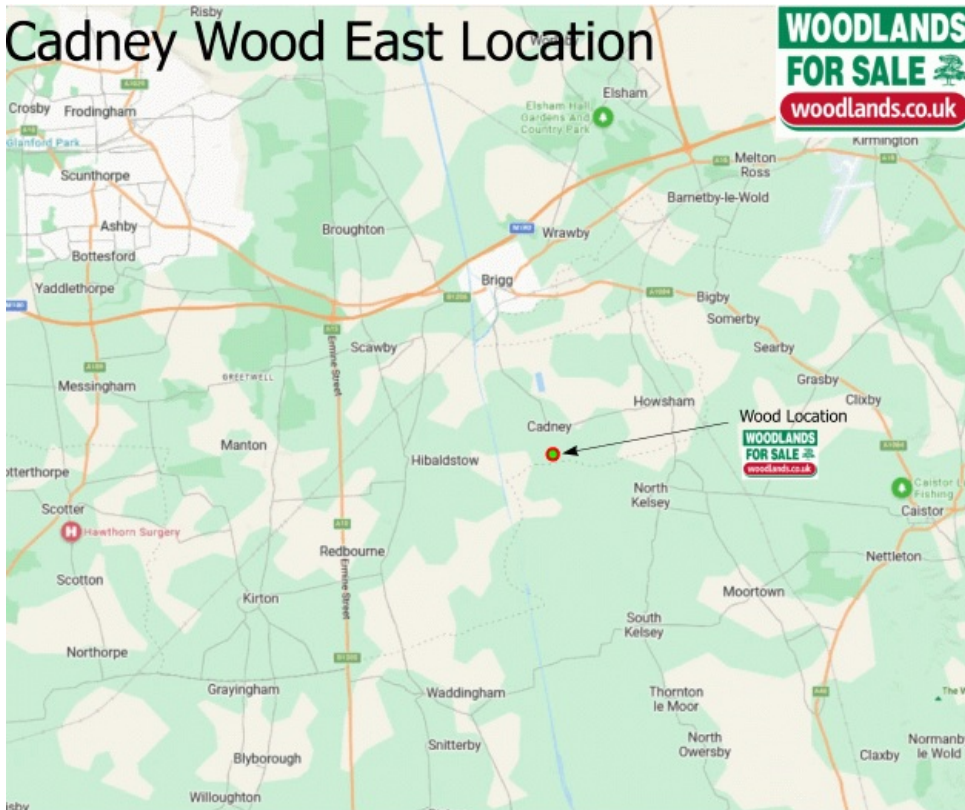
Just 16 miles from Scunthorpe and 27 miles from Hull

- Exit the M180 at Junction 4 and drive north signed to Brigg.
- At the roundabout head east on the A18 signed to Brigg.
- From the centre of Brigg follow the main road east with Tesco on your right.
- Keep following Brigg A18 signs before passing Tesco and continue to the next roundabout and follow signs for Cadney.
- Follow the road for about 1.5 miles through Cadney.
- Just before leaving the village park adjacent to red brick farm, there is a sign saying Old Barn 'Bed and Breakfast'
- Just beyond to the right is the shared access track walk down this until you reach the junction.
- cross the culvert and turn immediately left.
- Cadney Wood east is a further 400 metres along the track parallel with the drain and then straight ahead.

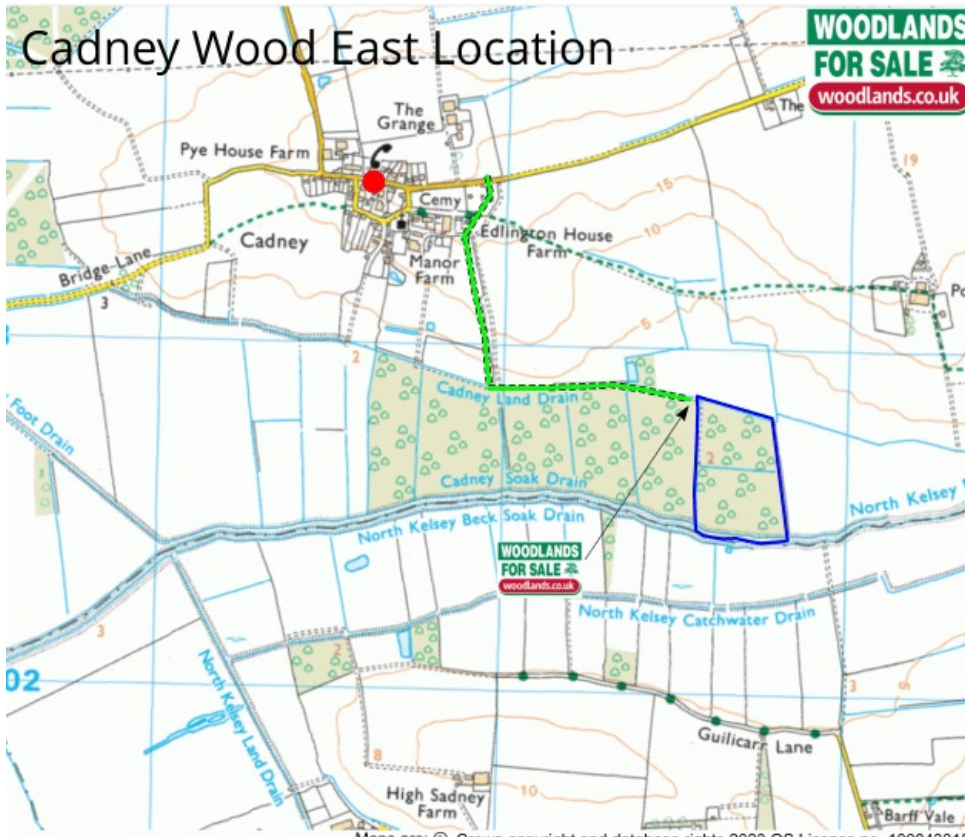
Satnav/GPS note: the postcode DN20 9HR is for the point shown by the red dot on the location map.

Boundaries:

Boundaries are marked in blue paint on trees. The northern boundary is the centre of the ditch, the eastern and western boundaries are marked on the hedge and the southern boundary is the centre of North Kelsey Beck.

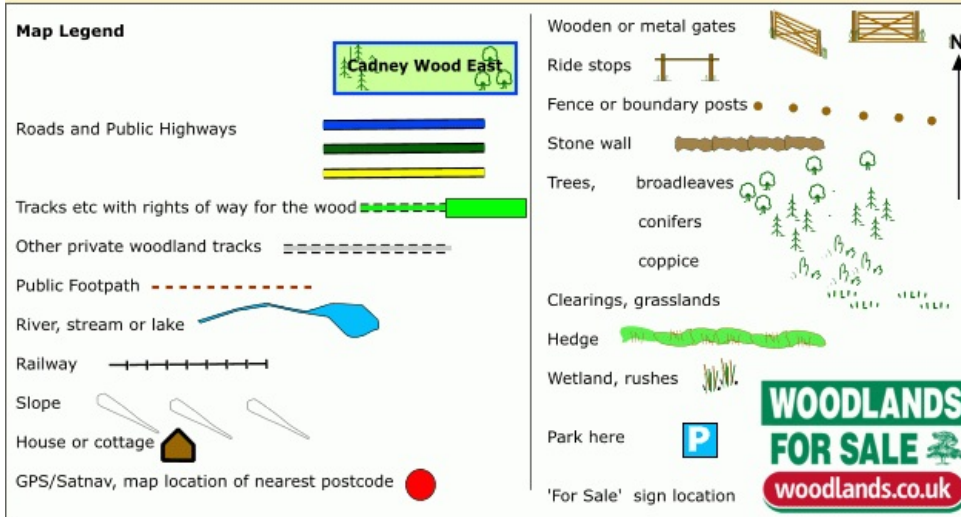
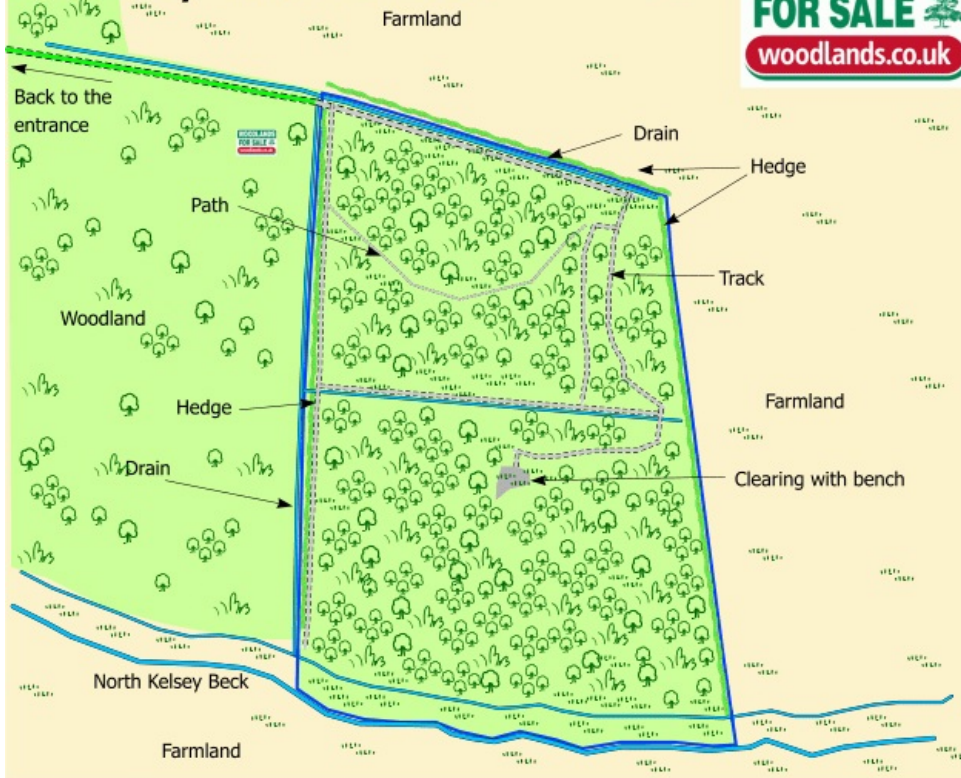


Maps are: © Crown copyright and database rights 2023 OS Licence no. 100043315



Maps are: © Crown copyright and database rights 2023 OS Licence no. 100043315

Cadney Wood East



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.