

## Cottaglade Wood Nottinghamshire

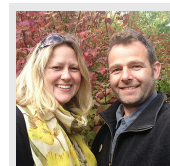
With woodland on three sides and farmland to the south, Cottaglade Wood is a peaceful mixed woodland, with mature trees, at the edge of Cotgrave Forest.

### Details

**Price:** £69,000 Freehold  
**Location:** Cotgrave, near Nottingham,  
Nottinghamshire  
**Size:** Just over 3 ½ acres for sale  
**OS Landranger:** OS No 126  
**Grid ref:** SK 647 324  
**Nearest post code:** NG12 5PG

### Local manager

**Dan Watson**  
07970 116 515  
[dan@woodlands.co.uk](mailto:dan@woodlands.co.uk)



## Description

Cottaglade Wood is a varied and, in some places, open woodland with well-spaced mature trees which include [oak](#), [beech](#), [Scots pine](#), poplar, [hawthorn](#), and [sycamore](#). The open spaces could be retained as clearings to benefit invertebrates and birds, alternatively they could offer replanting opportunities for the new owner.

Beneath the canopy, bramble, wild rose, [honeysuckle](#) and holly dress the woodland floor and provide lots of nesting opportunities for woodland birds. A rustic bench is a great spot to sit quietly and observe the local wildlife, letting nature wash over you.

Towards the eastern boundary, a large old elm is growing, once a common sight throughout British woodlands and hedgerows. Close to this, some large, straight-grown [Corsican pine](#) trees can be found.

An established mixed-species hedge runs the length of the southern boundary, where the wood borders with farmland, with lots of berries and shelter for wildlife.

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.

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### Trees

Oak, beech, Scots pine, poplar, birch, hawthorn, sycamore, elm.

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### Wildlife

Low cover gives great nesting sites and shelter for birds and mammals, including roe deer and muntjac, which are both present in the forest. Standing dead wood is highly beneficial habitat for a range of woodland life, notably [greater spotted woodpeckers](#), and [treecreepers](#). [Buzzards](#) wheel overhead and sometimes come down to perch at the woodland edges and hunt along the glades and rides

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### Features

- Good tracks leading to the wood, vehicle access to two sides of the wood (north and east) and space to park a car.
- Level access within the wood.
- Lovely mature trees.
- A rustic bench at the edge of a clearing.

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### Access, tracks and footpaths

The wood is accessed from Laming Gap Lane along Wolds Lane bridlepath and then a private woodland track to the ride-stop where there is space to park. From here the wood is flat and accessible on foot.

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### Rights and covenants

There are no public rights of way within, or next to, the wood.

The sporting rights are included in the sale.

Our standard [covenant](#) will apply.

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### Activities

Ideal for wildlife observation, occasional family camping, a home firewood supply and bushcraft activities, Cottaglade Wood is a very versatile place that has lots to offer the new owner, whether passive or active.

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### Local area and history

The place-name Cotgrave seems to have been derived from the Old English personal name, Cotta with graf (Old English), grove or copse, to make 'Cotta's grove'.

The local area is known as the Vale of Belvoir, meaning 'beautiful view', in French. The name was used by the 11th century Norman invaders when the original Belvoir Castle was established, but the native Anglo-Saxon population was unable to pronounce such a foreign word, preferring to call it "Beaver Castle" this pronunciation is still used today. The area's most famous produce includes Stilton cheese and Melton Mowbray pork pies, both area ideal for a picnic in the woods!

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### How to find this woodland

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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 10 miles from the centre of Nottingham and 20 miles north of Leicester.

Directions.

From the South:-

- Travelling along the A46 turn on to the A606 signed to Nottingham.
- Pass the left turn to Widmerpool.
- Continue straight on through Stanton-on-the-Wolds.
- Immediately after leaving Stanton-on-the-Wolds turn right into Laming Gap Lane.

From the West:-

- Travelling along the M52 turn on to the A606 signed to Melton.
- Go under the railway and through Tollerton.
- Go straight on at the traffic lights.
- Pass two left turns to Normanton.
- Immediately before Stanton-on-the Wolds village sign turn left onto Laming Gap Lane.

Laming Gap Lane:-

- Pass Wynnstay Cottage on the left and proceed to a sharp right hand bend.
- Park in the lay-by at this point.
- Cotgrave Forest is 100 metres north east along Wolds Lane.
- Walk round the green entrance barrier and continue along the track (Wolds Lane)
- Continue for 200 metres before taking a right turn onto the recently surfaced track.
- Climb the gate and walk along the track for 200 metres, doglegging to the right around the small pond.
- Cottaglade Wood is a further 85 metres and to the right of the track.

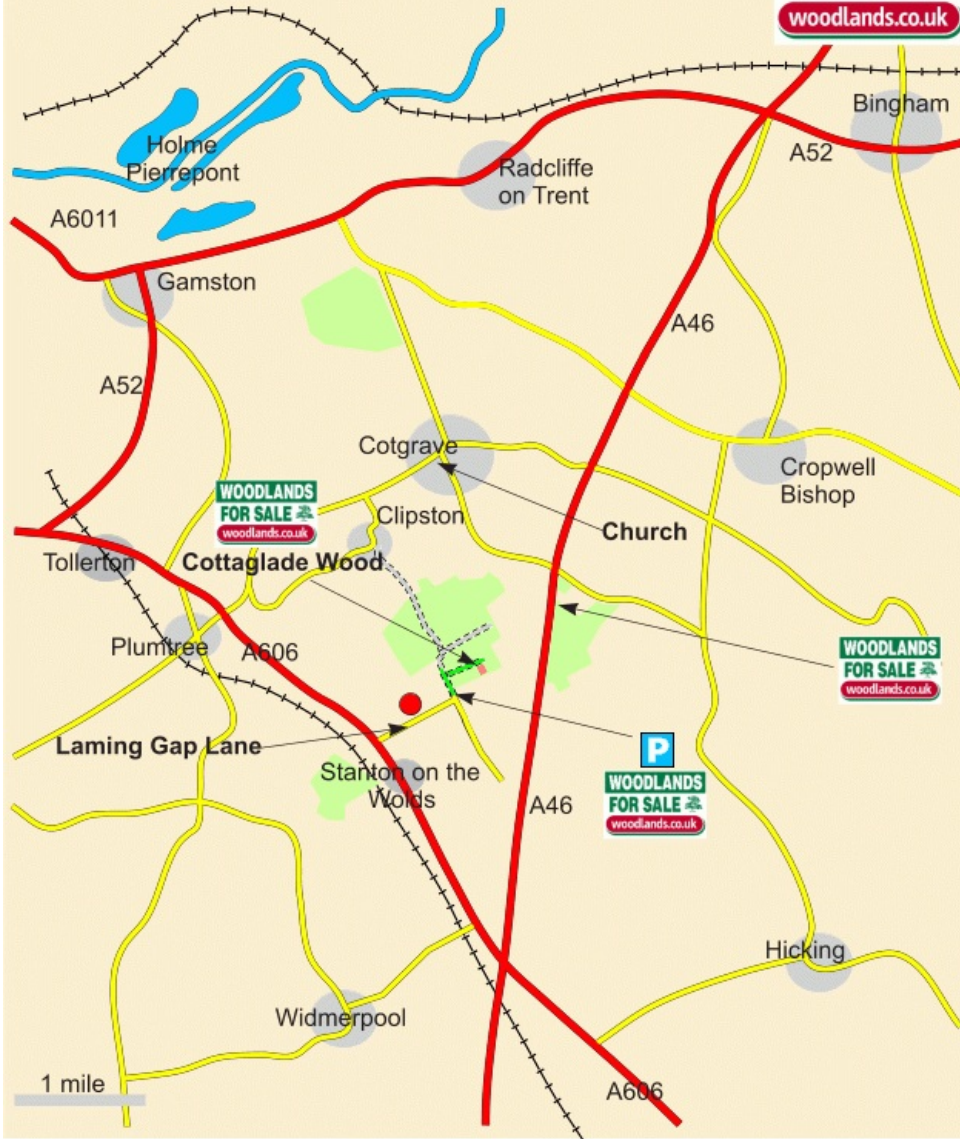


**Boundaries:**

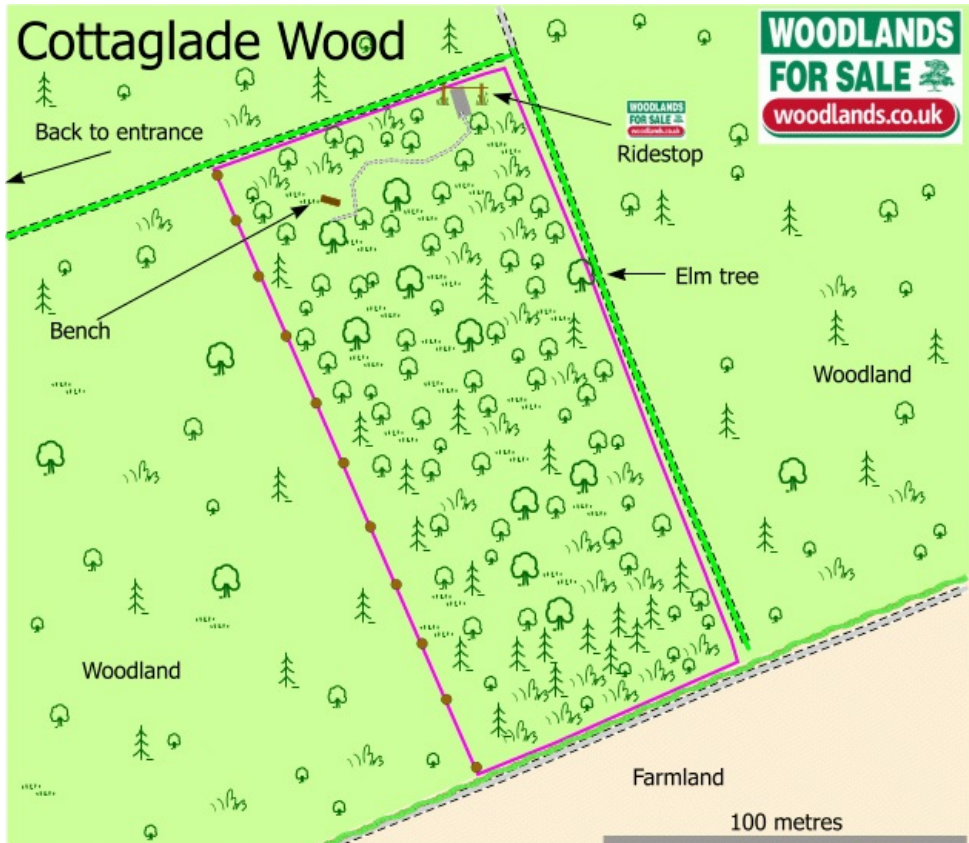
The boundaries of Cottaglade Wood are indicated by pink paint marks. These are on post tops along the eastern and western boundaries and on trees on the all other boundaries. The northern boundary is alongside the access ride and the southern boundary has a hedge.



# Cottaglade Wood Location







**Map Legend**

**Cottaglade Wood**

Roads and Public Highways

Tracks etc with rights of way for the wood

Other private woodland tracks

Public Footpath

River, stream or lake

Railway

Slope

House or cottage

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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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.