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Kobis Wood

Lincolnshire

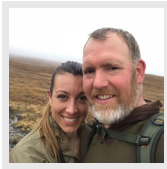
An attractive woodland offering excellent access and a welcoming natural environment.

Details

Price: £89,000 Freehold
Location: Broughton, Scunthorpe, Lincolnshire
Size: About 6 ½ acres for sale
OS Landranger: OS No 336
Grid ref: SE 957 104
Nearest post code: DN20 0BQ

Local manager

Chris Wiggins
07745 196014
chris.wiggins@woodlands.co.uk



Description

Kobis Wood is a delight to visit, offering not only a wide variety of trees and excellent access, but also the rare advantage of being surrounded by quiet, private woodland. Time spent here fosters a strong sense of well-being, as birdsong and the gentle rustle of leaves provide a soothing soundtrack to peaceful walks. Its tranquil atmosphere makes it an ideal place for relaxation, reflection, and observing nature at close hand.

The wood lies within a larger area of well-managed forest on the edge of Scunthorpe, close to the village of Broughton and just a few minutes' drive from the M180. Despite this ease of access, the woodland feels wonderfully secluded and far removed from the bustle of everyday life.

The land itself is level, with fertile soil reaching depths of up to a metre, resting on a sub-base of loose limestone. This combination ensures excellent drainage and creates ideal conditions for a diverse range of plant life. The ground flora includes several fern species, such as scaly male fern, hard shield fern, and bracken. Wildflowers are plentiful and include primroses, violets, early purple orchids, and red campion. Along the minor tracks, dog's mercury and grasses thrive, and these gently winding routes are easy to navigate, encouraging further exploration of the woodland.

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

A wonderful mix of beech, and sycamore trees dominate the eastern edge of the woodland creating a vibrant and varied canopy that shifts gracefully with the seasons. In the south-western corner, a majestic Scotts pine fir stands tall as a striking natural landmark adding evergreen contrast to the predominantly broadleaved landscape. This blend not only enhances visual appeal but also enriches ecological diversity, providing food and shelter for a wide variety of birds, insects, and small mammals.

Wildlife

The surrounding local area is a diverse and picturesque landscape, blending woodland, parkland and open fields to create an ideal habitat for a wide variety of wildlife. Roe deer and brown hares are known to inhabit the area, often seen quietly moving through the undergrowth or grazing in clearings at dawn or dusk. The abundant vegetation provides ample shelter and food, supporting a balanced and thriving ecosystem.

The tree canopy, with its varying heights and densities, offers excellent refuge for owls, buzzards, and a rich assortment of songbirds. Tawny owls can frequently be heard calling at night, while buzzards soar overhead by day, effortlessly riding thermal currents. Smaller birds, such as woodpeckers, tits and finches nest among the branches, their calls adding to the peaceful woodland soundscape. The combination of habitats supports both resident and migratory birds making the area a particular delight for nature watchers and bird enthusiasts throughout the seasons.

Features

The woodland is level and well stocked with mature trees, creating a peaceful and sheltered environment. Scattered throughout are numerous small glades—perfect spots for camping and enjoying the tranquility of nature.

Access, tracks and footpaths

The woodland is served by an excellent stoned access track, suitable for most family vehicles and providing reliable year-round access.

There are no public footpaths crossing the woodland itself.

A public footpath runs just outside the eastern boundary, beyond a barbed-wire fence.

Rights and covenants

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

The possibilities for this wild woodland are truly endless—from camping and forest bathing to simply soaking in the peace and beauty of nature. Kobis Wood presents an excellent opportunity for a new owner to engage in family forestry, creating lasting memories while caring for and learning about the land.

Managing this mixed habitat and developing bushcraft skills offers a rewarding escape from the pressures of modern life. Whether setting up a secluded campsite, building wildlife hides for observation and photography, or exploring woodland trails, there are countless ways to enjoy this natural space. Activities such as tree planting, coppicing, foraging, or simply sitting quietly among the trees provide both relaxation and a meaningful connection to the land. The woodland fosters a deeper bond with

nature and serves as an ideal setting for education, outdoor recreation, and sustainable stewardship.

Local area and history

The nearby town of Scunthorpe appears in the Domesday Book of 1086 as *Escumesthorpe*, pointing to early Viking settlement in the area. The original site is believed to have been near the modern town centre, close to where Market Hill now stands. This long and layered history lends cultural depth to the surrounding landscape, including the adjacent woodlands.

The woodland itself lies close to an outcrop of high–lime-content ironstone, containing an average of around 25% iron. This ironstone forms part of a seam within the Lias Group strata, dating back to the Early Jurassic period, approximately 180–200 million years ago. Running north to south through Lincolnshire, the seam played a significant role in the region’s iron and steel industries. Its presence has also shaped the local soil composition and drainage characteristics, helping to create the distinctive calcareous conditions that support a rich and well-adapted diversity of flora and fauna within the woodland.

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

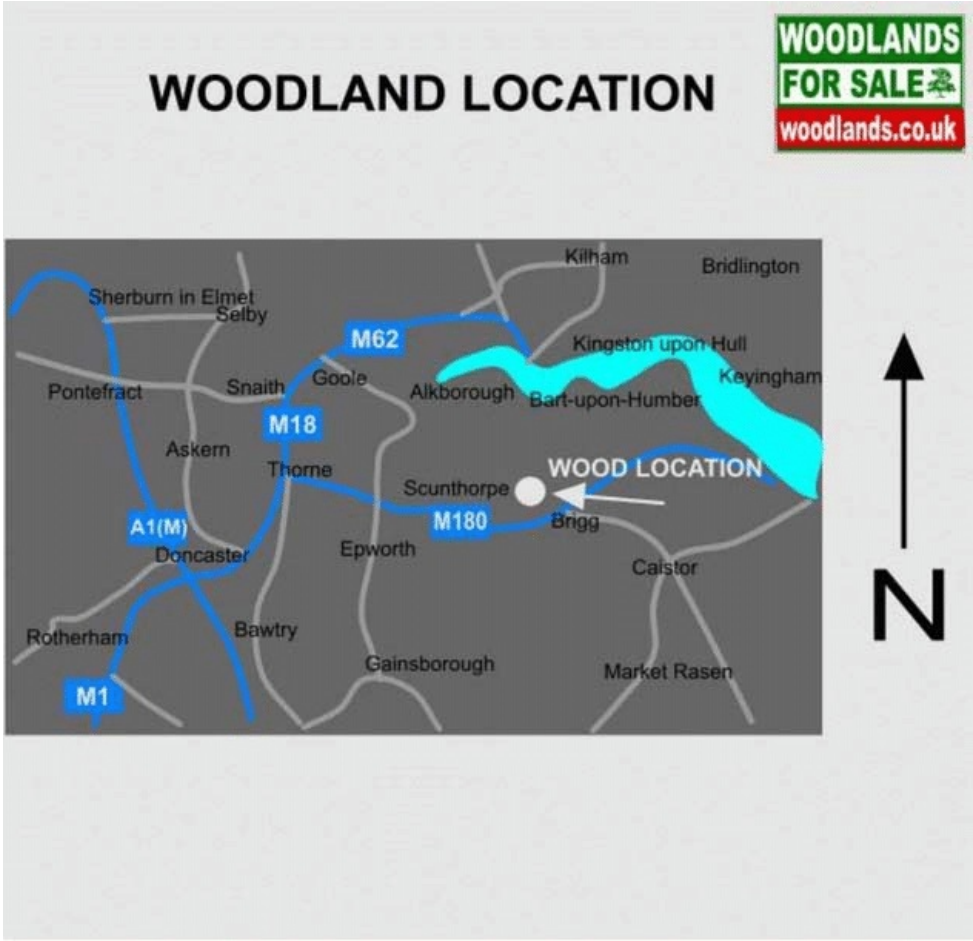
- Approaching from the east along the M180 take the exit at junction 4.
- Head north on the A15 to the next roundabout and take the second exit north along the minor road, Ermine Street signposted to Broughton.
- At the mini roundabout take the first exit left heading north on Appleby Lane(B1207).
- 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 right heading southwards.
- After 150 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.
- The main entrance What3words is remembers.deadline.voice.

•Kobis Wood ride stop entrance What3words is milk.quicker.buildings

Boundaries:

The boundaries are marked with pink paint on trees and boundary stakes.

- **Eastern boundary:** Indicated by a line of stakes and painted trees and a barbed wire fence.
- **Northern and Southern boundary:** Indicated with stakes and paint markings on trees.
- **Western boundary:** Where the woodland edge meets the stone track.



WOOD LOCATION

KOBIS WOOD

Map Legend

The Wood boundary markings

Roads and Public Highways

Tracks with rights of way for Steel 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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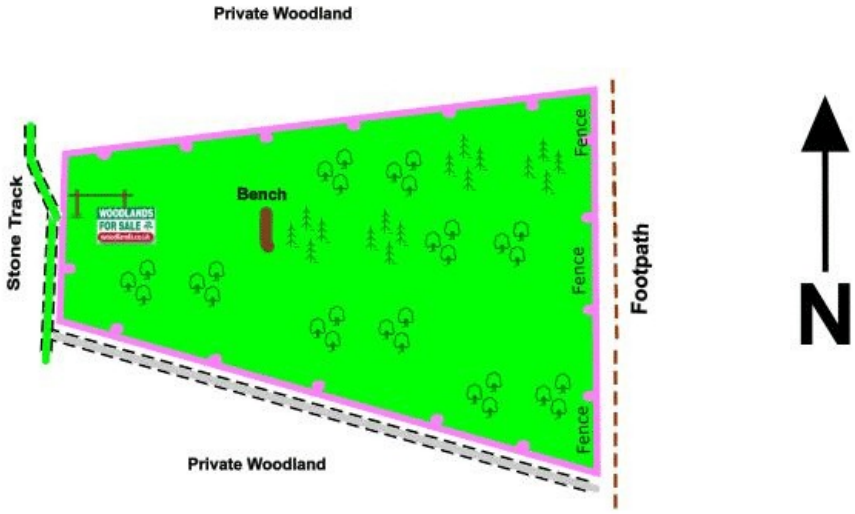
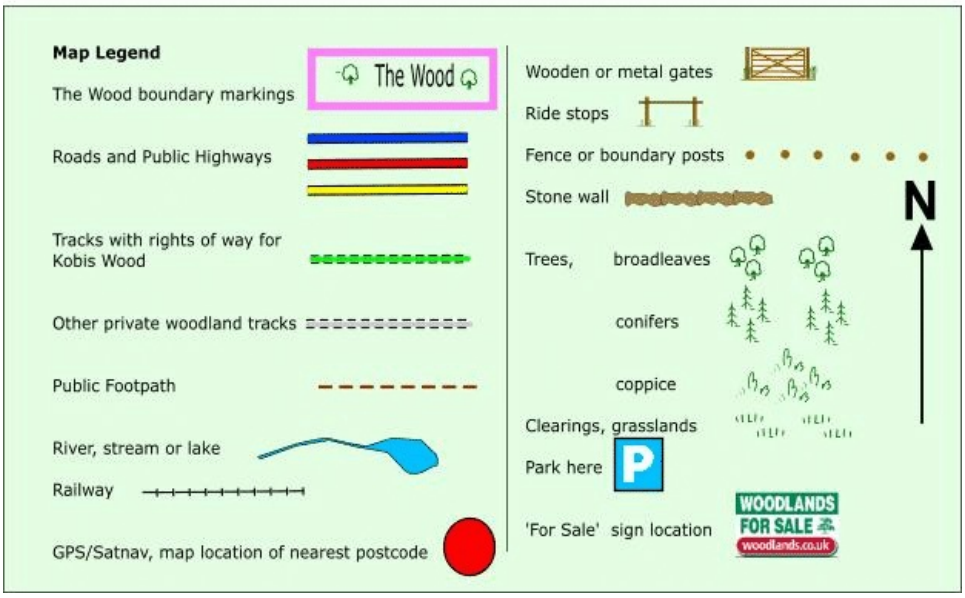
KOBIS WOOD





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.