



## Silverwing Wood Nottinghamshire

A level and accessible woodland with a mix of mature oak, beech and Scots pine.

### Details

**Price:** £75,000 Freehold

**Location:** Cotgrave, near Nottingham,  
Nottinghamshire

**Size:** Just over 3 ¾ acres for sale

**OS Landranger:** OS No 129

**Grid ref:** SK 646 324

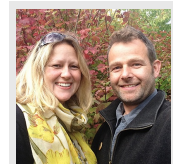
**Nearest post code:** NG12 5PG

### Local manager

**Dan Watson**

07970 116 515

[dan@woodlands.co.uk](mailto:dan@woodlands.co.uk)



## Description

A small and manageable woodland located close to the village of Cotgrave.

A fine mix of tree species of different ages are growing throughout the wood; large old [beech](#) up to about 70 or 80 years old, are interspersed with [oaks](#) of a similar age. Alongside these the red-trunked [Scots pine](#) are well spaced, while [birch](#), wych elm, [hawthorn](#), beech saplings and [goat willow](#) form the understorey. Much of the woodland floor is clear with [native ferns](#), mosses, grasses and patches of bramble in places.

To the southern end of the wood a hedge is growing, forming the boundary with the farmland beyond. Close to this, some large, straight-grown [Corsican pine](#) trees can be found.

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

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Oak, beech, Scots pine, Corsican pine, birch, hawthorn, wych elm.

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### Wildlife

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During late spring and early summer, the wood peels with birdsong; [blackbird](#) and song thrush forming the backing track, whilst [robin](#), [wren](#), [blackcap](#) and [chaffinch](#) sing along. An old English name for chaffinch is *silverwing*, from which the wood takes its name.

[Long tailed tits](#) along with other members of the tit family, pass through on their feeding rounds. Both roe deer and muntjac are also present and their trails can be seen in different parts of the wood.

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### Features

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- Easy to access with level ground.
- Attractive mature trees.
- A rustic bench to enjoy a rest upon.
- Good tracks leading to the wood and space to manoeuvre a trailer or vehicle.

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### Access, tracks and footpaths

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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 stop. From here the wood is flat and accessible on foot.

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### Rights and covenants

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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

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The wood is great for bird and wildlife watching and putting up bird boxes would really add to valuable habitat. It's also ideal for occasional family camping and [family forestry](#) activities.

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### Local area and history

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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.
- Silverwing Wood to the right of the track.

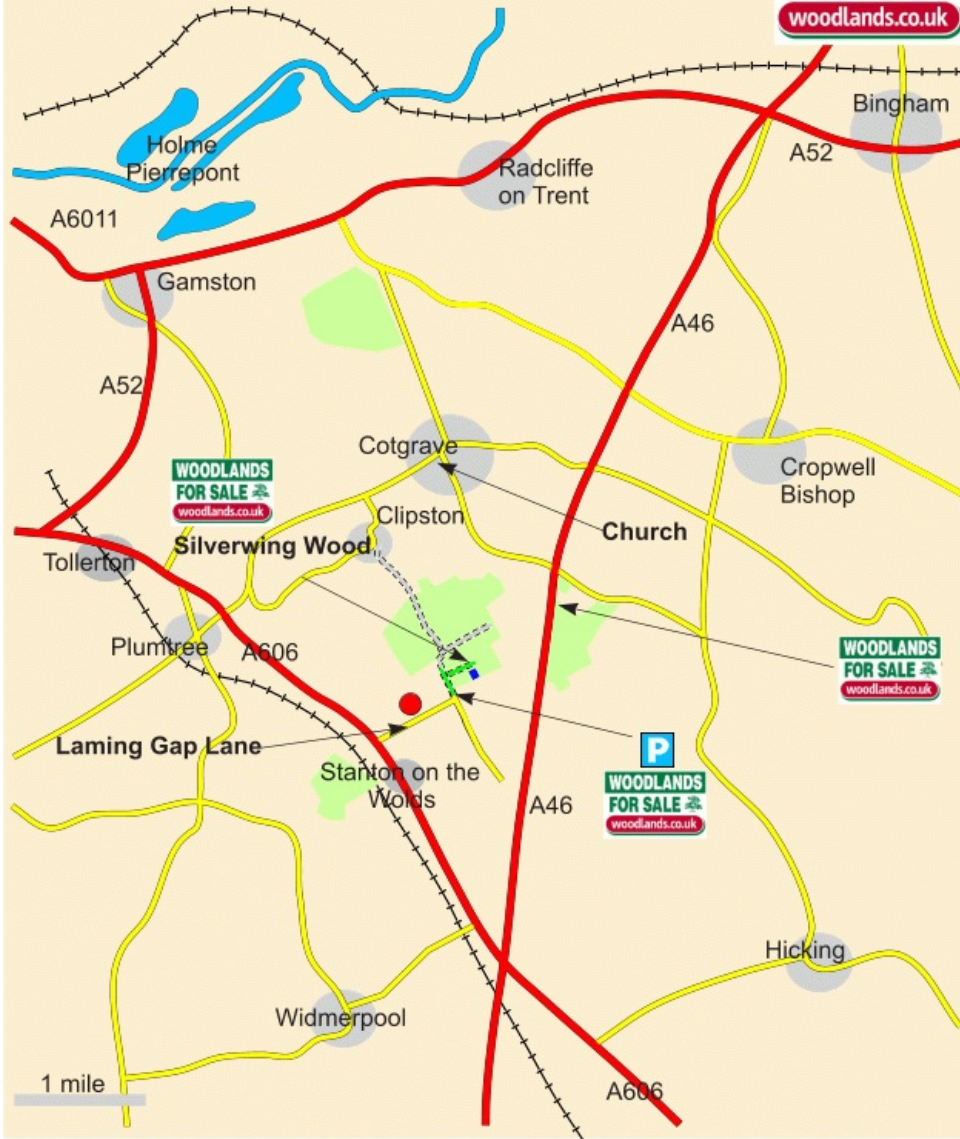


**Boundaries:**

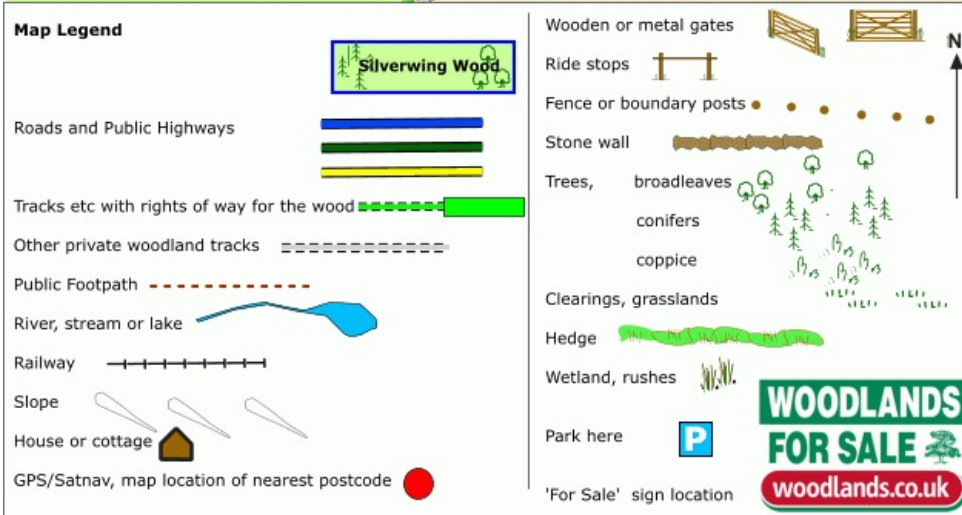
The boundaries of Silverwing Wood are indicated by blue paint marks. These are on post tops along the eastern and western boundaries and on trees on the all other boundaries. The northern boundary is alongside the access ride and the southern boundary has a hedge.



# Silverwing Wood 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.