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Steel Wood

Lincolnshire

A wonderful mixed woodland, offering both scenic beauty and natural charm.

Details

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

Local manager

Chris Wiggins
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Description

Steel Wood is a delight to visit, not only for its wide variety of trees and excellent access but also for the fact that it is surrounded by quiet, private woodland. A sense of well-being is fostered by time spent quietly in nature, where birdsong and the rustle of leaves offer a calming soundtrack to a peaceful walk. The tranquility makes it an ideal spot for relaxation, reflection, and nature observation.

Steel wood is nestled within a larger area of well-managed forest on the edge of Scunthorpe, near the village of Broughton, just a few minutes' drive from the M180. Despite its easy accessibility, it feels wonderfully secluded.

The woodland is level, with fertile soil up to a metre deep, sitting on a sub-base of loose limestone, which makes the area well-drained and ideal for a diversity of plant life. The ground flora includes a number of ferns, such as the scaly male fern, hard shield fern, and bracken. Among the vegetation, you'll find a variety of wildflowers, including primroses, violets, early purple orchids, and red campion. Dog's mercury and grasses grow along the minor tracks, which are easy to navigate and invite further exploration.

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 oak, Douglas fir, ash and sycamore trees dominate the woodland. The Douglas 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 and woodland species. 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 benefits from an excellent stoned access track, suitable for most family vehicles, ensuring reliable year-round access. While there are no public footpaths running through the woodland itself, a 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. Steel 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

Broughton boasts a rich and fascinating history that stretches back thousands of years. Evidence suggests that a settlement

thrived here as far back as the Neolithic Stone Age (New Stone Age), with stone tools discovered across the commons, particularly near Wressle, offering a glimpse into early human life. In 1956, fragments of ancient pottery were unearthed at a house on Ermine Street, believed to date from the Bronze Age, adding another layer to Broughton's deep past. Around 1850, several burials were also discovered in the commons to the north-east of the town, hinting at its long-standing role as a place of community and continuity.

This area of England was also the centre of the best steel works and goods hence the woods name, British tool steel was some of the best in the world.

Broughton is equally known for its stunning natural surroundings, with extensive woodlands stretching west and north towards Scunthorpe, providing endless opportunities for walking, cycling, and wildlife spotting.

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

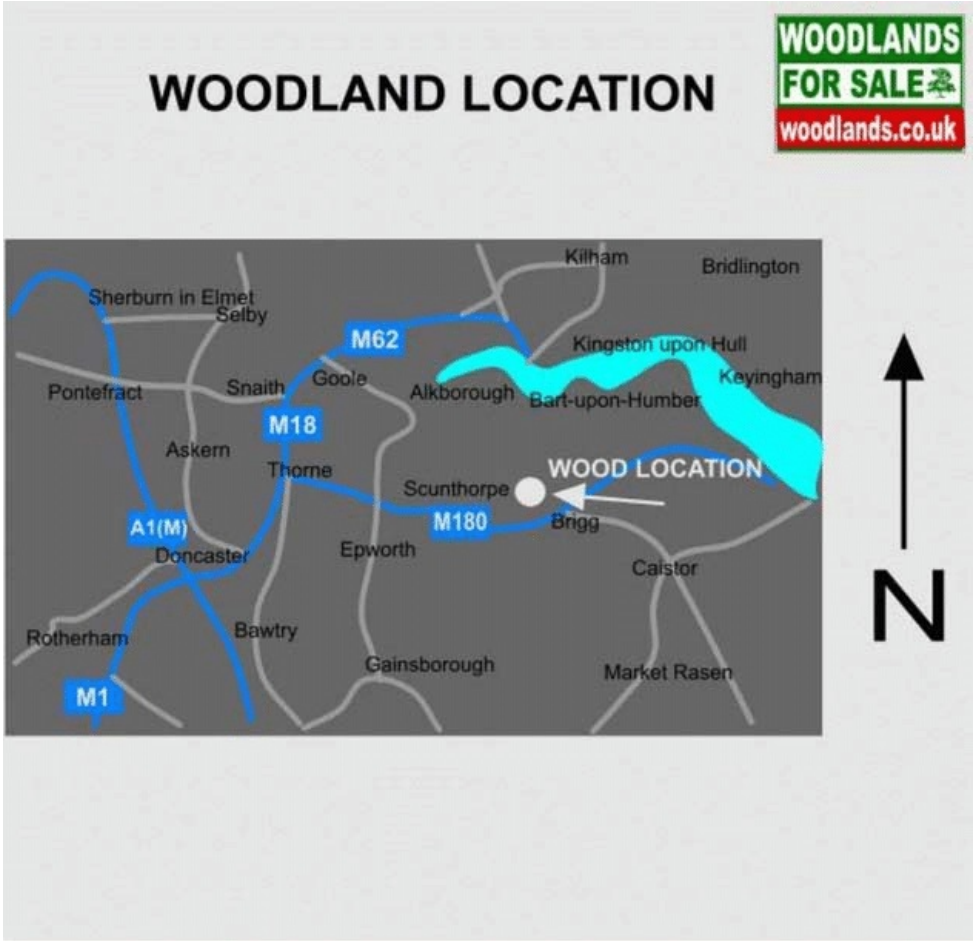
- Approaching from the east along the M180 take the exit at junction 4.
- Head north on the A15 to the next roundabout and take the second exit north along the minor road, Ermine Street signposted to Broughton.
- At the mini roundabout take the first exit left heading north on Appleby Lane(B1207).
- 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 80 metres the wood entrance 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.

•Steel Wood ride stop entrance what3words is played.emporium.nearing.

Boundaries:

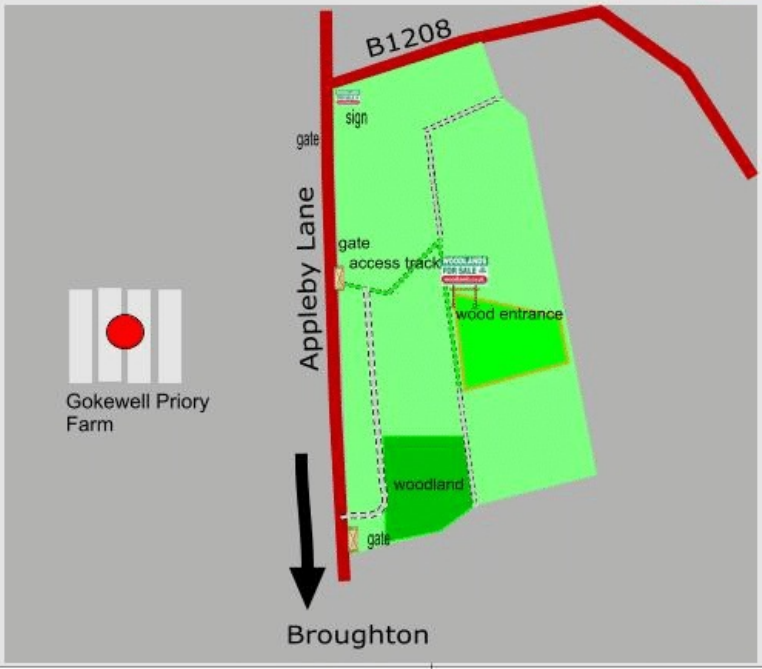
The boundaries are marked with lime green paint on trees and boundary stakes.

- **Eastern boundary:** Indicated by a line of stakes and painted trees and a barbed wire fence.
- **Southern boundary:** Indicated with stakes and paint markings on trees.
- **Northern Boundary:** Indicated with stakes and paint markings on trees to the north of the grass ride.
- **Western Boundary**: Is the eastern side of the stone track.



WOOD LOCATION

STEEL WOOD



Map Legend

The Wood boundary markings — The Wood

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

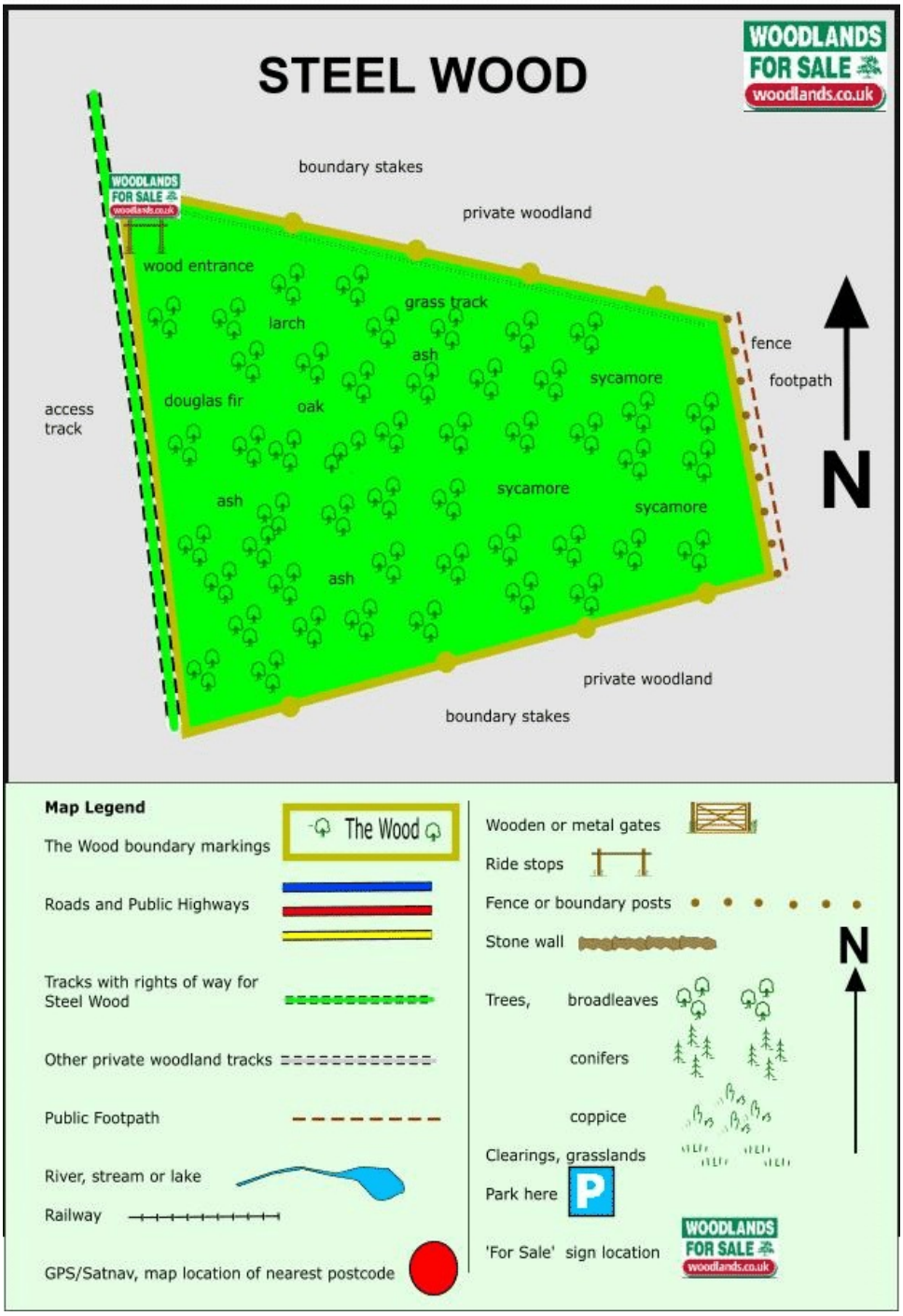
Hedge

Wetland, rushes

Park here

'For Sale' sign location

N



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.