



Glandford Wood Lincolnshire

A mature area of mixed woodland set on level ground with good access.

Details

Price: £65,000 Freehold
Location: Broughton, Scunthorpe, Lincolnshire
Size: About 4 acres for sale
OS Landranger: OS No 336
Grid ref: SE 955 105
Nearest post code: DN20 0BQ

Local manager

Matt Marples
07979 755 118
matt@woodlands.co.uk



Description

Set in an area of larger woodland, Glandford Wood offers much for the budding forester. Accessed by an excellent hard core track suitable for most family vehicles this woodland is in a perfect spot to camp or spend time away from everyday life.

It is a varied woodland with areas of planted trees which contrasts nicely with the natural regeneration that has taken place. The diverse habitat attracts a lot of 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.

Trees

A magnificent giant beech tree sits on the northern boundary. It spreads its limbs sideways whilst towering over the rest of the woodland. The woodland has a nice mix of trees, of particular note are the mature [Corsican pines](#) that have a good timber value.

The western side of the woodland is mostly mixed broadleaf and has a wonderful natural feeling to it. Both [beech](#) and [sycamore](#) trees create an open canopy allowing sunlight to cascade onto the woodland floor.

Wildlife

A recent [woodcock](#) survey found that the woodland holds woodcock as well as many other birds and mammals. Hares are seen crossing through the woodland looking for quiet places to rest. Roe deer, badgers and foxes are also frequent visitors. Above the canopy a buzzard was circling on our last visit slowly riding the thermals above the woodland.

Features

The wood is level and open in places allowing plenty of space to set up camp. The variations in tree age and species also mean the woodland has a very natural feel.

A path runs from the entrance to the northern boundary providing an easy route into the heart of the wood.

Access, tracks and footpaths

Glandford Wood has the benefit of an excellent stoned access track suitable for most family vehicles providing all year access to the woodland.

There are no public footpaths running through the wood.

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

A perfect family wood, good for camping and numerous outdoor activities. Great childhood adventures could take place within this woodland.

For those seeking a tranquil retreat it could be ideal for meditation. The simple experience of being calm and quiet amongst the trees, observing nature around you whilst breathing deeply. Perhaps the ultimate remedy to today's World madness.

Local area and history

The nearby town of Scunthorpe appears in the [Domesday Book](#) (1086) as *Escumesthorpe*, which is from the [Old Norse](#) *Skumasþorp* meaning "Skuma's homestead", a site which is believed to be in the town centre close to where the present-day Market Hill is located.

The woodland is located close to an outcrop of high-lime-content [ironstone](#) (~25% iron average) from a seam of the [Lias Group](#) strata which dates from the [Early Jurassic](#) period and runs north-south through Lincolnshire.

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.

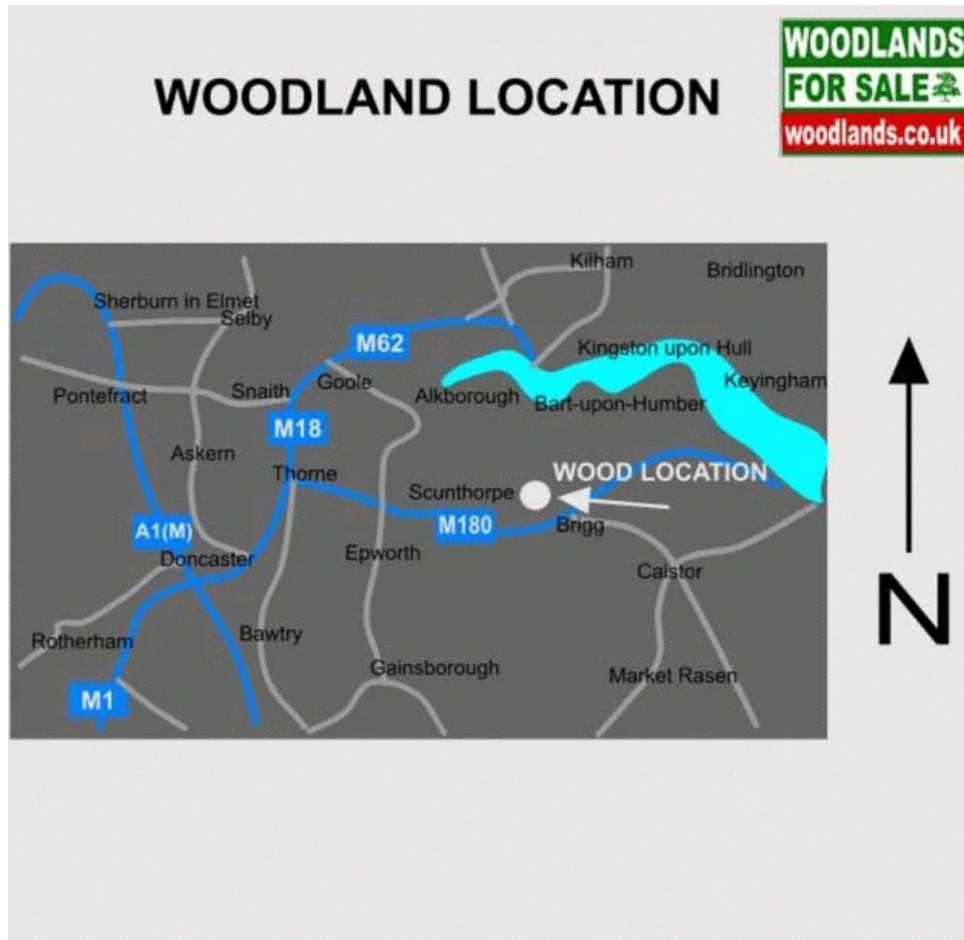
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

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 left heading northwards.
- After 200 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 puff.dispensed.await
 - Glandford Wood ride stop entrance What3words is narrowest.cabbies.browser

Boundaries:

The boundaries are indicated by light purple paint markings on trees and boundary stakes. The southern and northern boundaries are line of stakes and paint markings on trees along its length. The eastern boundary is the western edge of the main woodland ride and the western boundary is the where the wood edge meets the highways verge.

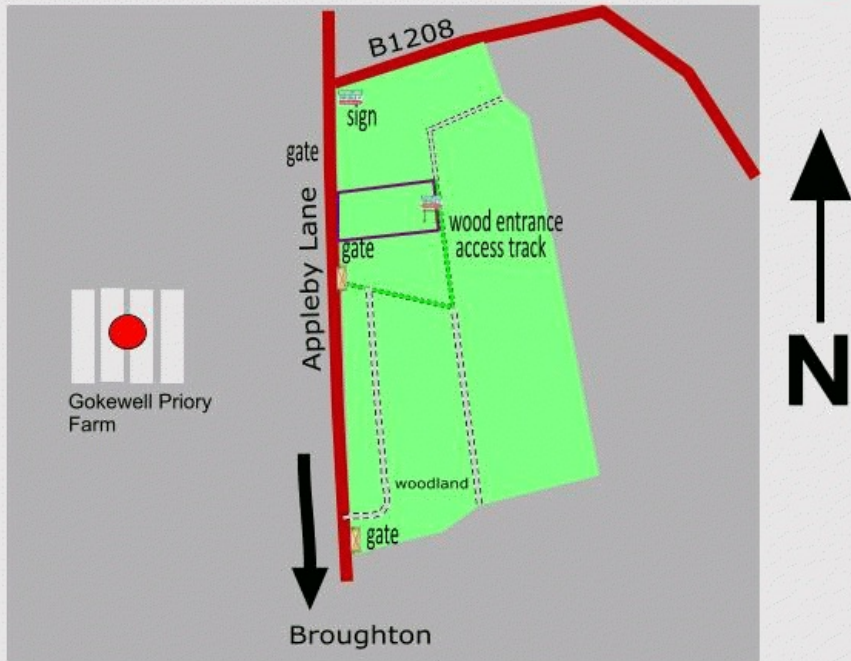


WOOD LOCATION



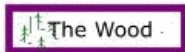
GLANDFORD WOOD

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Map Legend

The Wood boundary markings



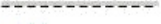
Roads and Public Highways



Tracks with rights of way for Glandford Wood



Other private woodland tracks



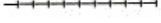
Public Footpath



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



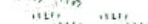
conifers



coppice



Clearings, grasslands



Hedge



Wetland, rushes



Park here



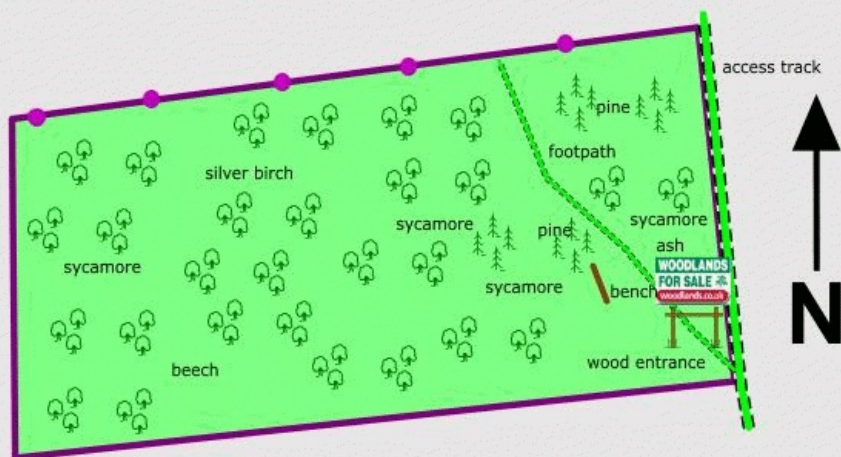
'For Sale' sign location

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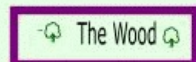
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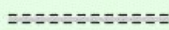
Roads and Public Highways



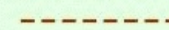
Tracks with rights of way for Glandford Wood



Other private woodland tracks



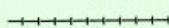
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



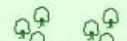
Fence or boundary posts



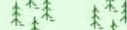
Stone wall



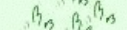
Trees, broadleaves



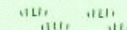
conifers



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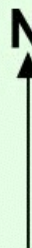
Clearings, grasslands



Park here



'For Sale' sign 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.