



Glamis Wood Lincolnshire

A wonderful park like woodland set well back from the nearest highway.

Details

Price: £65,000 Freehold
Location: Broughton , Scunthorpe , Lincolnshire
Size: Nearly 4 acres for sale
OS Landranger: OS No 336
Grid ref: SE 956 105
Nearest post code: DN20 0BQ

Local manager

Matt Marples
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Description

Glamis Wood is a delight to visit with not only its wide variety of trees and excellent access but the fact it is surrounded by quiet private woodland. A feeling of wellbeing is generated by time spent quietly with nature.

Glamis Wood is nestled in a larger area of well managed forest on the edge of Scunthorpe next to the village of Broughton a few minutes' drive from the M180.

The woodland is level with fertile soil up to a metre in depth that sits on a sub base of loose limestone making the woodland free draining. The ground flora in this part includes a number of ferns, such as the scaly male, hard shield and bracken. Amongst the vegetation you will find a variety of wildflowers including primroses, violets, early purple orchid and red campion. Dog's mercury and grasses grow on the minor tracks.

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

The woodland contains fine quality timber as well as important firewood for the homeowner looking at reducing fuel bills.

A wide variety of trees are found in the woodland including sycamore, beech, oak, pine and silver birch.

Wildlife

The mixed habitat of woodland and open farmland has created a hospitable environment for wildlife, deer are regular visitors along with [foxes](#) and [hares](#). An old Badgers set is a delight to sit and watch at dusk.

Features

Level and well stocked with mature trees. The wood has an old track running diagonally through the woodland which provides excellent access. Plenty of small glades offer opportunities to camp surrounded by nature. A night under the stars creates lifelong memories.

Access, tracks and footpaths

The woodland 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 life.

Local area and history

Historically it was once used as a depot during the Second World War. The trees gave cover to vital supplies used to keep the local Royal Airforce running and for that reason has excellent woodland tracks which are suitable for most cars.

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.

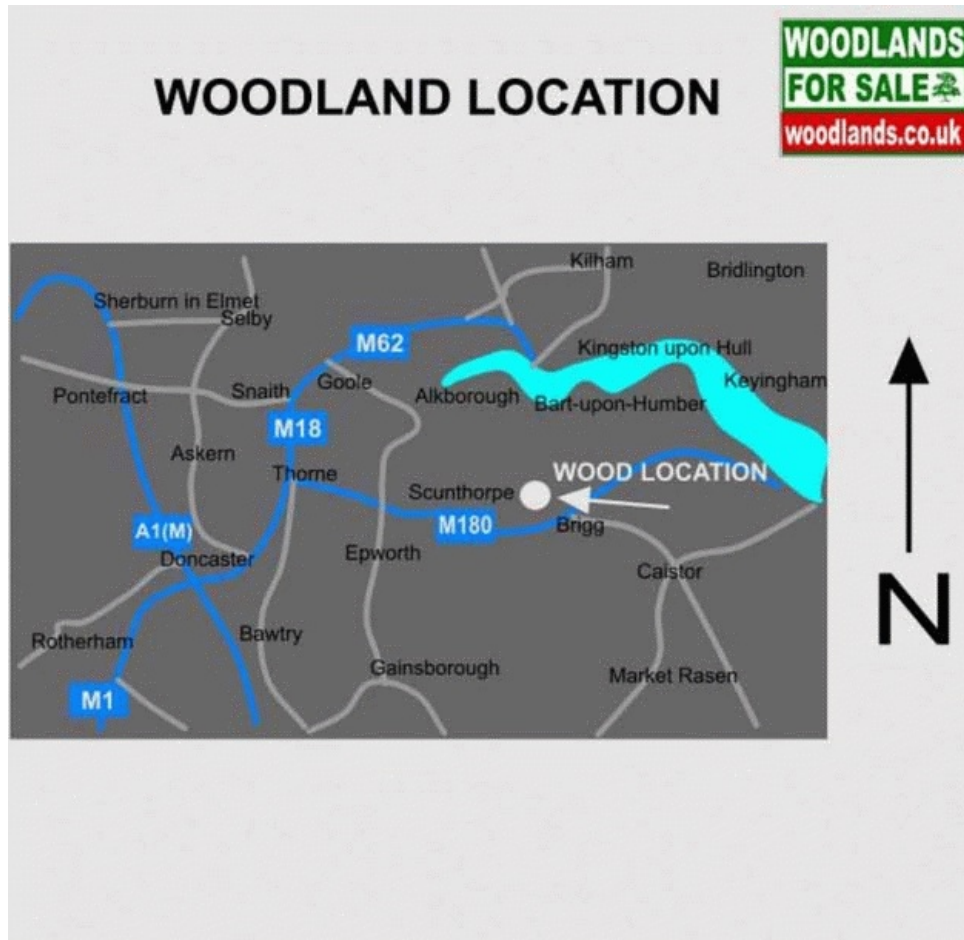
Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

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 right.
- The main entrance What3words - puff.dispensed.await
- Glamis wood entrance What3words- cleanest.cherubs.clocks
- **Satnav/GPS note:** the postcode DN20 0BQ is for the point shown by the red dot on the location map.

Boundaries:

The boundaries are indicated by red paint markings on trees and boundary stakes. The southern and northern boundary are indicated by a line of stakes and paint markings on trees. The eastern boundary is the western edge of the footpath and the western boundary is the eastern side of the access track both indicated with red paint markings.



WOOD LOCATION



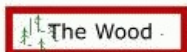
GLAMIS WOOD

WOODLANDS FOR SALE
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Map Legend

The Wood boundary markings



Roads and Public Highways



Tracks with rights of way for Glamis 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



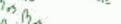
Trees, broadleaves



conifers



coppice



Clearings, grasslands



Hedge



Wetland, rushes



Park here



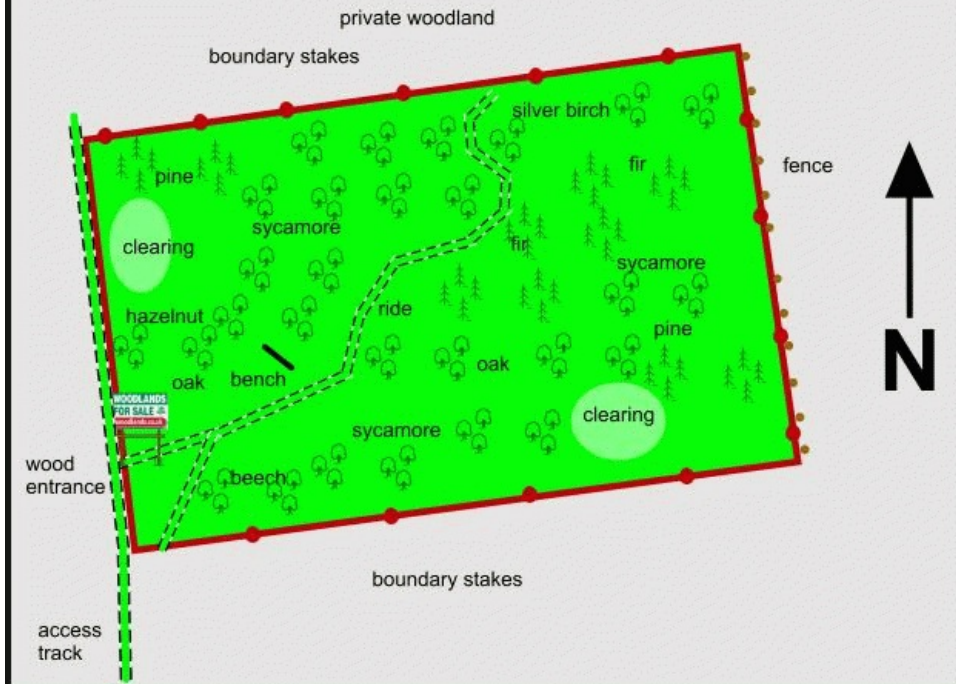
'For Sale' sign location

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GLAMIS WOOD

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Map Legend

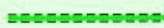
The Wood boundary markings



Roads and Public Highways



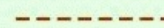
Tracks with rights of way for Glamis Wood



Other private woodland tracks



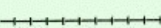
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



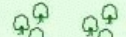
Fence or boundary posts



Stone wall



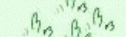
Trees, broadleaves



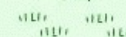
conifers



coppice



Clearings, grasslands



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.