



Chanters Wood Nottinghamshire

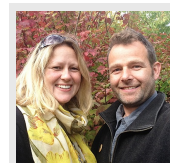
Chanters Wood is an attractive mixed woodland with mature, straight grown [oak](#) and [Scots pine](#), with a little [birch](#), and an understorey of [hawthorn](#).

Details

Price: £125,000 Freehold
Location: Cotgrave, near Nottingham, Nottinghamshire
Size: Just under 6 ¼ acres for sale
OS Landranger: OS No 129
Grid ref: SK 647 329
Nearest post code: NG12 5PG

Local manager

Liz & Dan Watson
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Description

Chanters Wood name relates to birdsong of the dunnoek, known in the past as *hedge chanter* or *hedge chat* because of the bird's pleasing and mellow babble.

From the woodland entrance, at the northern boundary, where there is space to park a vehicle, a path leads off, straight ahead at first and then to the right, passing a few smaller spruce trees and connecting with an old grassy, timber extraction route. A short distance along here, a rustic bench is situated in a private spot, a great place to absorb the character of the forest.

The well-grown oak trees are the dominant species and the pockets of Scots Pine add diversity. Beneath these, the fuzz of shrubby hawthorn helps make the woodland feel secluded as well as being great wildlife habitat.

There are interesting fungi and mosses throughout, native ferns dotted around as well as patches of woodland grasses. A varied woodland edge habitat is found all along the northern edge, against the main track (bridlepath) and all down the eastern boundary of the wood, where a drain forms the actual boundary but is interfaced with a grassy ride. There's a mixture of species with some bramble and wild rose, blackthorn, goat willow and birch. It's the kind of cover that woodcock favour, and, especially in the winter months when there are more of them in the UK, they may break cover in a startling way, from very close quarters.

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

Oak and Scots pine with birch, hawthorn and the odd spruce tree.

Wildlife

The name Chanters Wood relates to birdsong. eg Dunnock known in the past as hedge chanter or hedge chat because of the bird's pleasing and mellow babble. The wood is a haven for wildlife, and alive with birdsong in the spring and early summer. Around the rides at two sides of the wood, butterflies and moths flourish. The mature oaks and other native trees provide a good food source and lots of potential nesting sites. A keen birdwatcher would be able to observe [jays](#), [nuthatches](#), [treecreepers](#), [greater spotted woodpeckers](#). Common birds include blackbirds, robins and wrens.

[Buzzards](#) are often spotted in the wood, hunting along the ride edges or overhead and you may even catch a fleeting glimpse of a [sparrowhawk](#) skimming over the canopy to ambush unsuspecting prey.

Both roe deer and muntjac pass through, look out for their trails.

Features

- Tall oak trees.
- A rustic bench
- Privacy and tranquillity
- A potential source of home firewood

Access, tracks and footpaths

A good stone track (a bridlepath) leads to the ride-stop entrance to Chanters from Laming Gap Lane,

Leading from the ride-stop where there is space to park a vehicle, foot routes lead into the wood. The ground is set on a gentle slope with a few undulations but is relatively clear and easy to navigate.

Rights and covenants

There are no public rights of way within the wood. A bridlepath passes outside of the northern boundary of the wood.

The sporting rights are included in the sale.

Our standard [covenant](#) will apply.

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Activities

The wood is ideal for wildlife watchers. It would be valuable to add bird and bat boxes and perhaps put up trail cameras to see what visits.

The wood would also be great for occasional family camping and crafts.

Local area and history

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 (unwilling?) 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.

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

Just 10 miles from the centre of Nottingham and 20 miles north of Leicester.

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:-

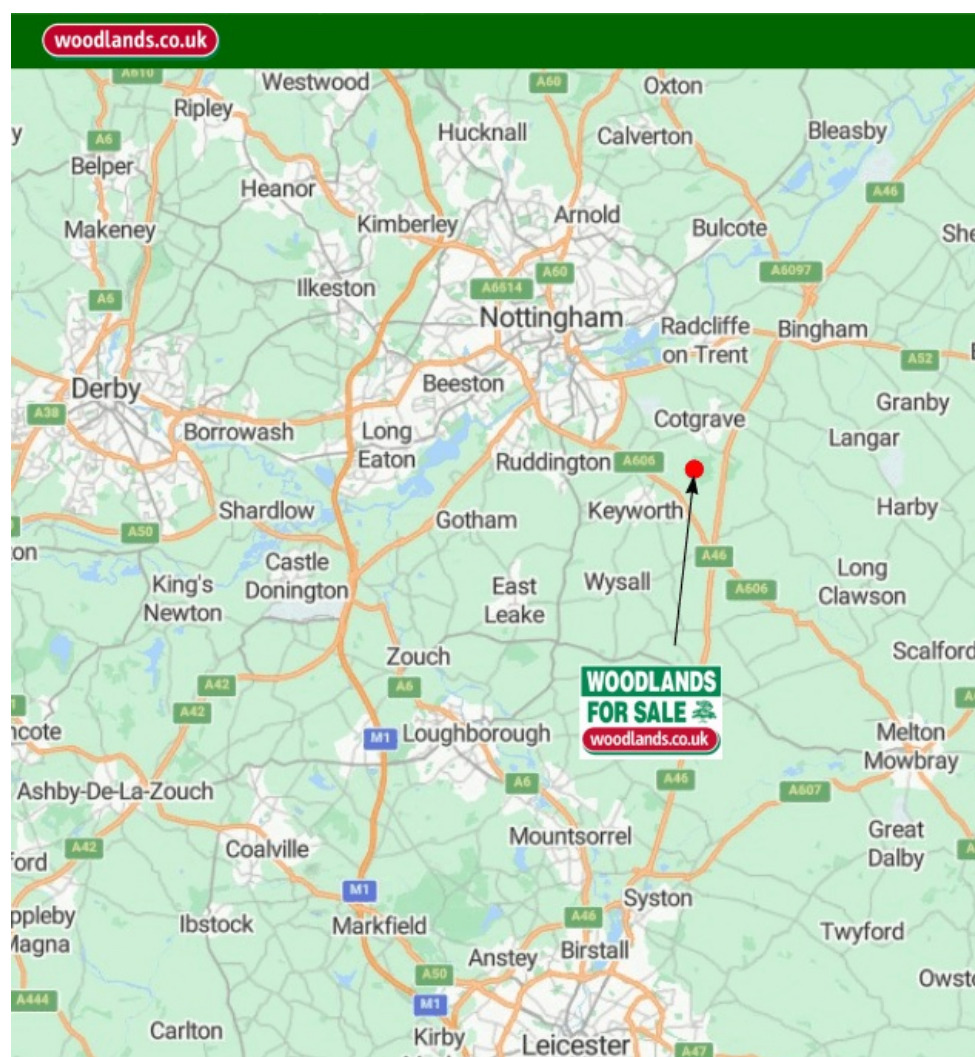
- Travelling along the M52 turn on to the A606 signed to Melton.
- Go under the railway and through Tollerton.
- Go straight on at the traffic lights.
- Pass two left turns to Normanton.
- Immediately before Stanton-on-the Wolds village sign turn left onto Laming Gap Lane.

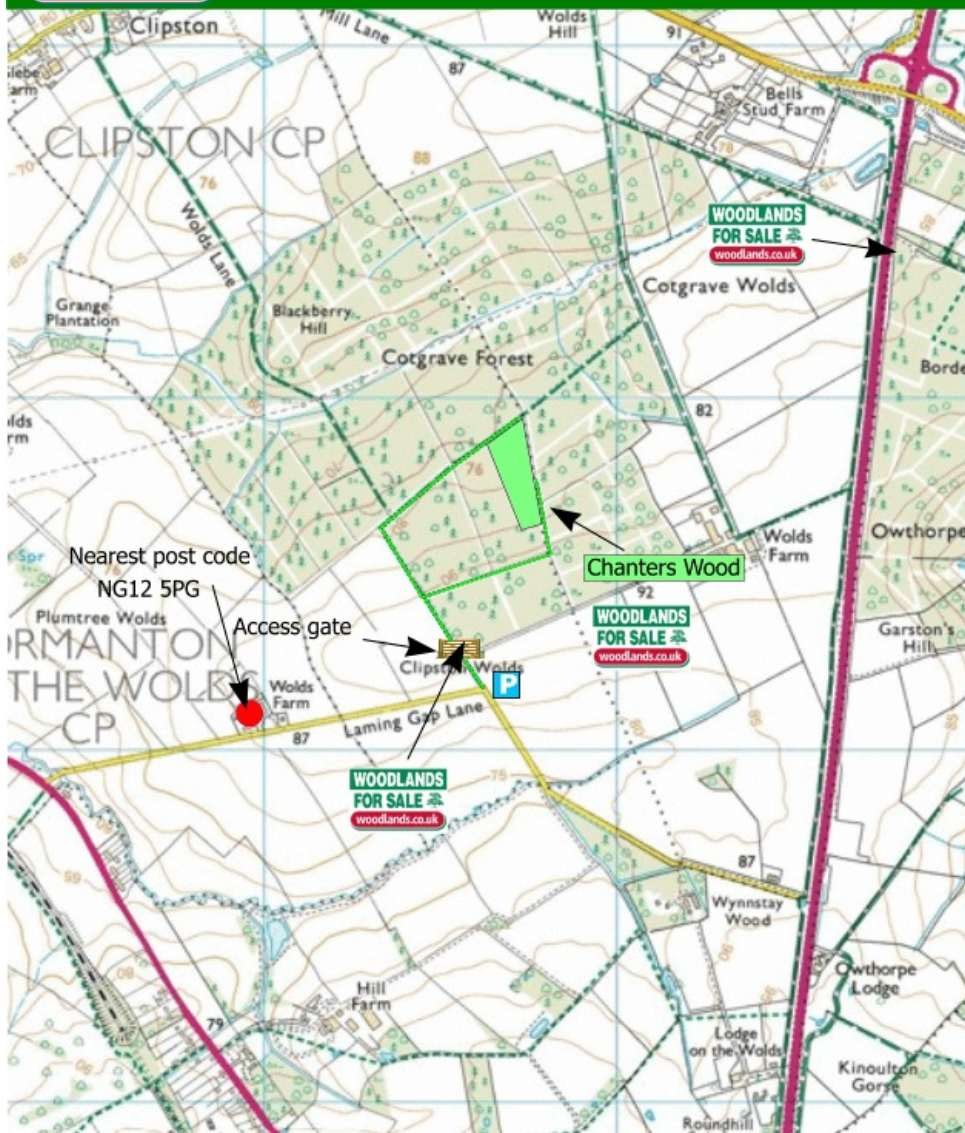
Laming Gap Lane:-

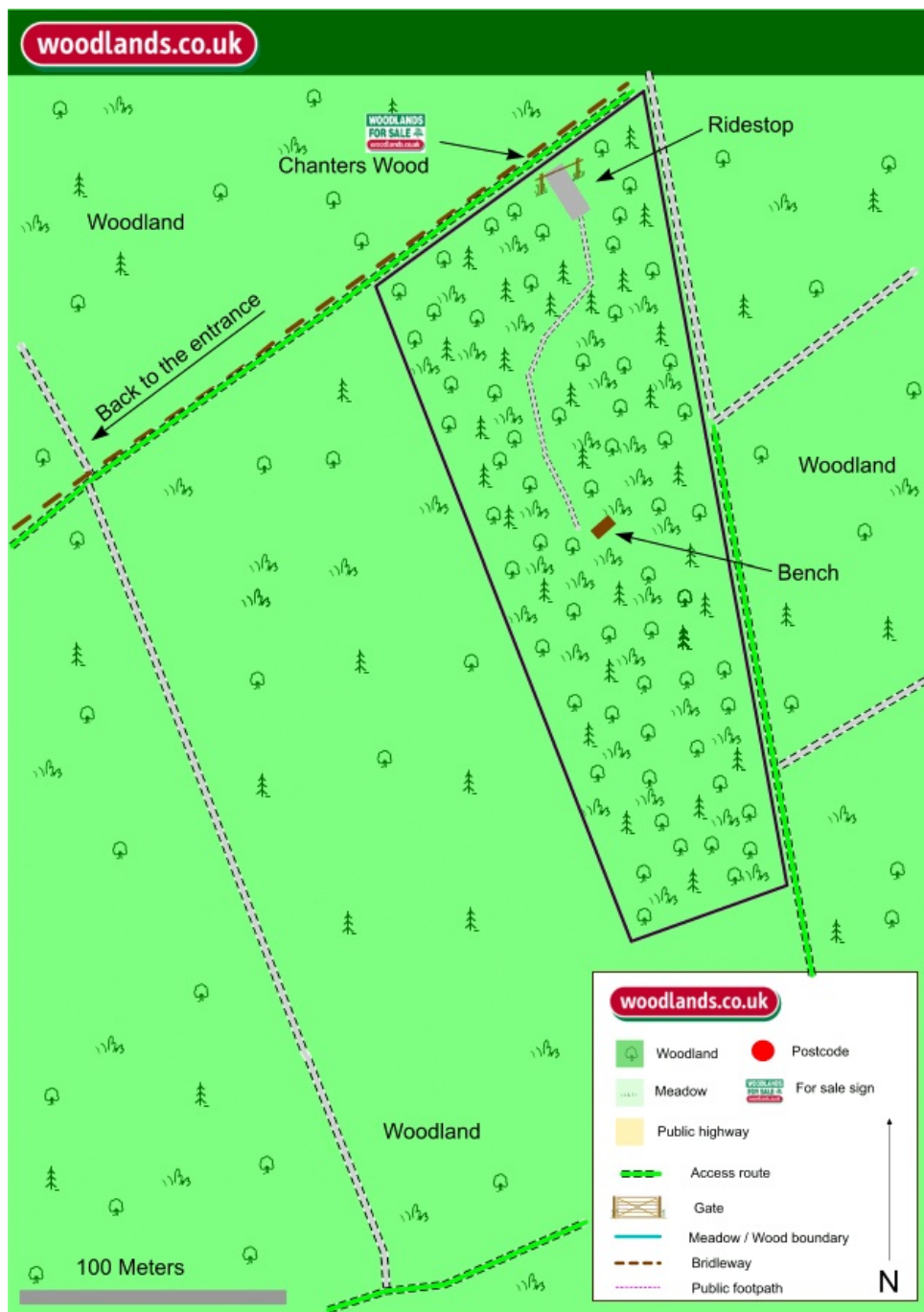
- Pass Wynnstay Cottage on the left and proceed to a sharp right hand bend.
- Park in the lay-by at this point.
- Cotgrave Forest is 100 metres north east along Wolds Lane.
- Walk round the green entrance barrier and continue along the track (Bridlepath - Wolds Lane)
- Continue for about 400m where the track turns at a righthand bend, then on again for 400m
- The entrance to Chanters Wood is located at the side of the bridlepath to the right, where there is space to park a vehicle off the track.

Boundaries:

The boundaries of Chanters Wood are marked with mauve paint. These are on wooden post tops along the western and southern boundaries and on trees alongside the track on the norther boundary and drain on the eastern boundary.







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.