



Hennis Wood Lincolnshire

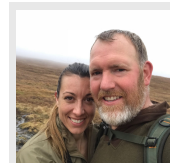
A wonderful park like woodland set back from the nearest highway.

Details

Price: £59,000 Freehold
Location: Broughton , Scunthorpe , Lincolnshire
Size: About 3 ¾ acres for sale
Grid ref: SE 955 102
Nearest post code: DN20 0BQ

Local manager

Chris Wiggins
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Description

Hennis Wood is a delight to visit, not only for its wide variety of trees and excellent access, but also because it is surrounded by peaceful private woodland. Time spent quietly in nature here creates a true sense of wellbeing.

Hennis Wood is nestled within a larger area of well-managed forest on the edge of Scunthorpe, beside the village of Broughton and just a few minutes' drive from the M180.

The woodland is level, with fertile soil up to a metre deep, lying on a sub-base of loose limestone that provides excellent drainage. The ground flora includes a number of ferns, such as scaly male fern, hard shield fern and bracken. Among the vegetation, you will find a variety of wildflowers including primroses, violets, early purple orchids and red campion. Dog's mercury and grasses flourish along the smaller tracks.

Hennis Wood also features a beautiful grassy ride running through the woodland, ideal for peaceful walks and for observing the local 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

The woodland contains high-quality timber as well as valuable firewood for homeowners looking to reduce fuel bills.

A wide variety of trees can be found throughout the woodland, including sycamore, beech, oak, pine and silver birch.

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 and are often seen quietly moving through the undergrowth or grazing in clearings at dawn and 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. Tawny owls can frequently be heard calling at night, while buzzards soar overhead during the 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, providing ideal spots for camping and enjoying the tranquillity of nature.

One of the woodland's most distinctive features is its beautiful grassy ride, which winds gently through the trees and adds greatly to the charm and accessibility of the wood.

Access, tracks and footpaths

The woodland is served by an excellent stone access track, suitable for most family vehicles and providing reliable year-round access.

Importantly, there are no public footpaths crossing the woodland, ensuring a greater sense of privacy and seclusion.

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 woodland, ideal for camping and a wide range of outdoor activities, it offers endless opportunities for childhood adventures and exploration.

For those seeking a tranquil retreat, the woodland could also provide the perfect setting for meditation and quiet reflection. The simple experience of sitting peacefully among the trees, observing the surrounding wildlife and breathing deeply in the fresh woodland air may well be the ultimate remedy to the pressures of modern 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 70 metres and at the T junction turn right heading southwards.
- After 110 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 remembers.deadline.voice
 - Hennis Wood ride stop entrance What3words is madness.superhero. quietest

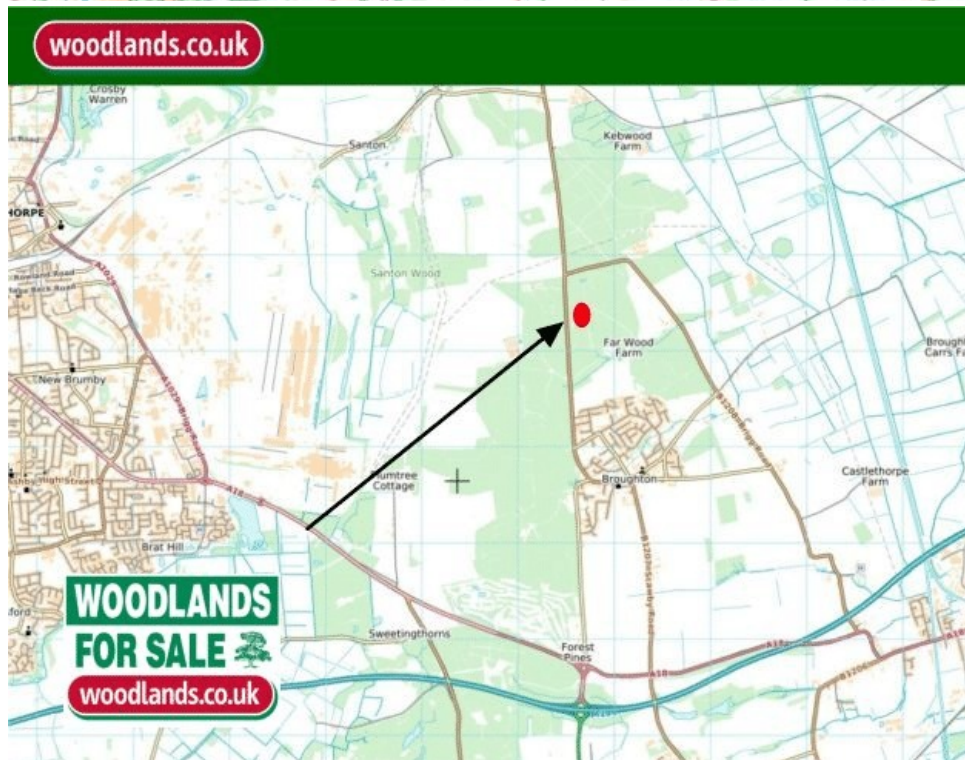
Boundaries:

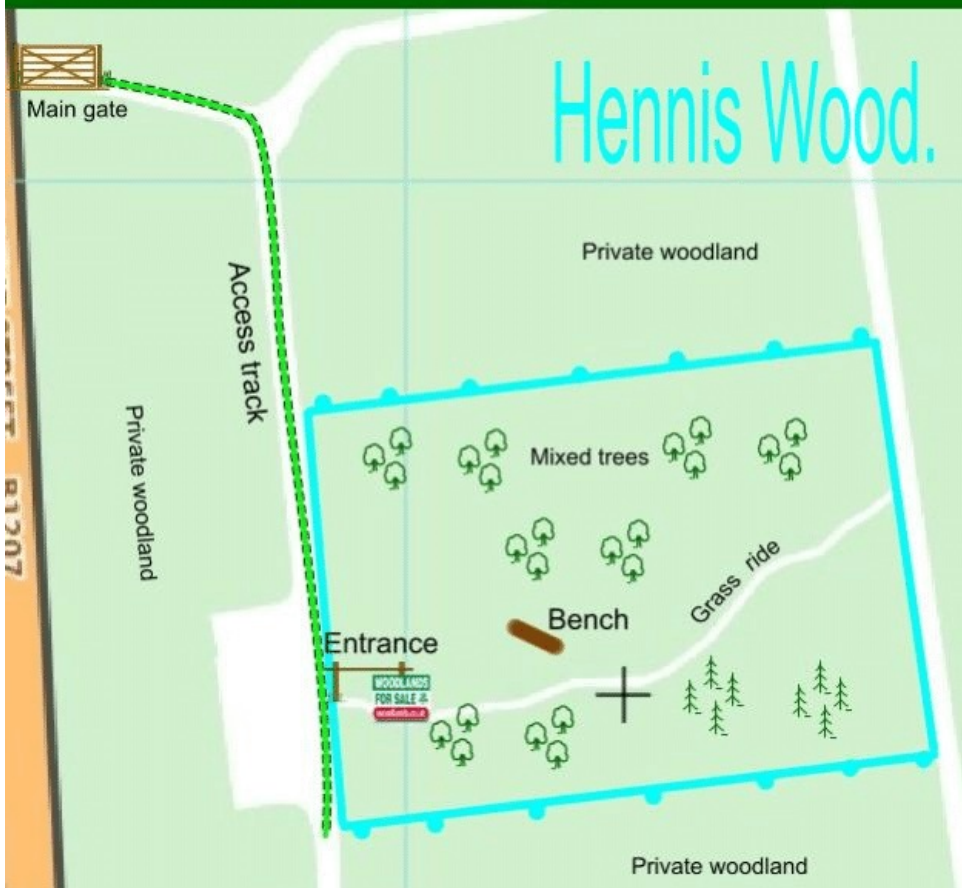
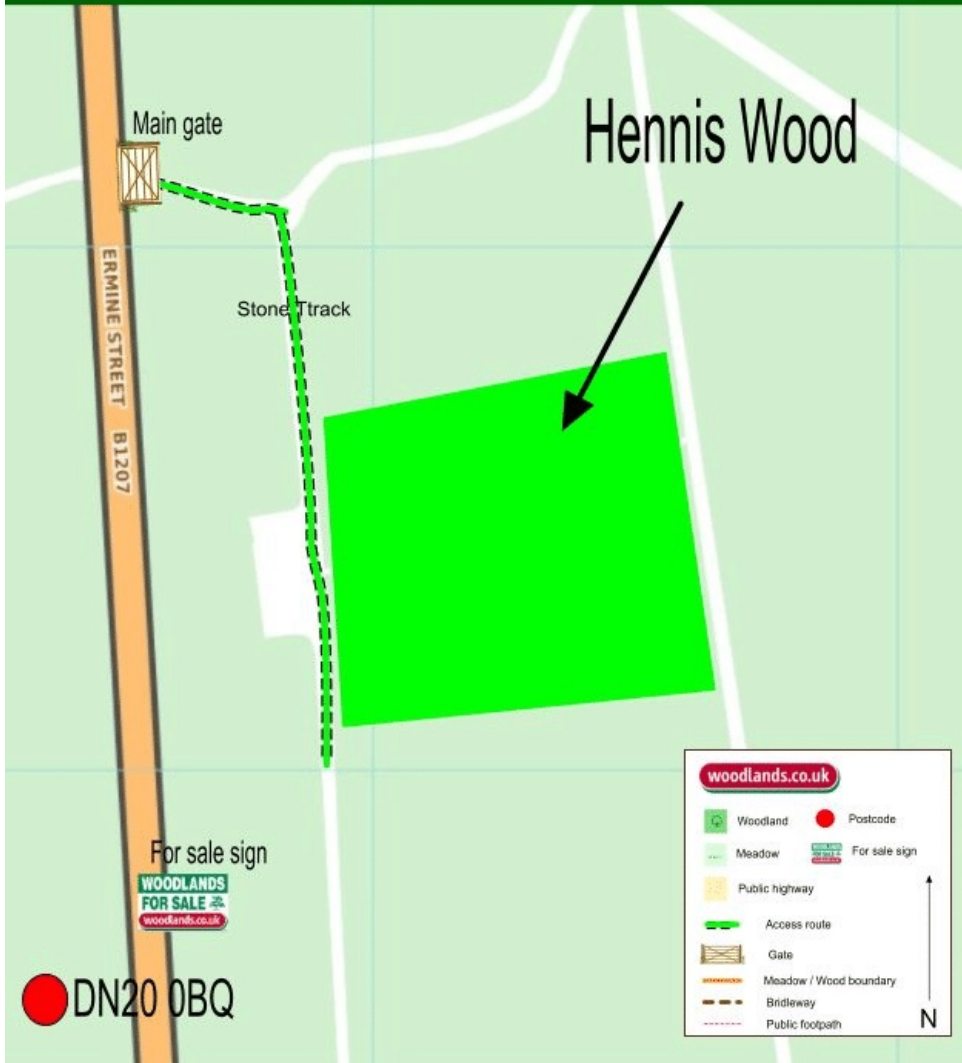
Hennis Wood boundaries are indicated by sky blue markings.

East boundary is the edge of a stone track with marked trees.

West boundary is also edged by a stone track with marked trees.

The north and south boundaries are indicated by wooden stakes with paint marked tops.





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.