



Plowright Wood Lincolnshire

For those in search of a manageable woodland, Plowright Wood stands out as a rare gem. Set within a broader woodland landscape, it is both easily accessible and pleasantly secluded, offering the best of both worlds.

Details

Price: £59,000 Freehold

Location: Broughton , Scunthorpe , Lincolnshire

Size: About 4 acres for sale

OS Landranger: OS No 336

Grid ref: SE 958 101

Nearest post code: DN20 0BQ

Local manager

Matt Marples

07979 755 118

matt@woodlands.co.uk



Description

Plowright Wood is a delight to visit, not only for its wide variety of tree species and excellent access, but also for the peaceful setting, surrounded by quiet, privately managed woodland. Time spent here, immersed in nature, naturally fosters a sense of calm and well-being.

Nestled within a broader expanse of well-managed forest on the edge of Scunthorpe—near the village of Broughton and just a few minutes from the M180—Plowright Wood is both conveniently located and pleasantly secluded.

The woodland is level throughout, with fertile topsoil reaching depths of up to a metre, underlain by loose limestone, ensuring excellent drainage. Ground flora includes several fern species, such as scaly male fern, hard shield fern, and bracken. Wildflowers add seasonal colour, with primroses, violets, early purple orchids, and red campion among the highlights. Along the minor tracks, dog's mercury and various grasses thrive, contributing to the rich botanical diversity of the site.

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 features a pleasing mix of tree species, with a particularly noteworthy presence of oak, offering significant future timber value. Predominantly composed of mixed broadleaf species, the area retains a wonderfully natural character. Beech and sycamore trees contribute to an open canopy, allowing dappled sunlight to cascade through the branches and illuminate the woodland floor, encouraging a rich understory of flora.

Wildlife

Wildlife thrives in this richly wooded corner of Lincolnshire, where the diverse habitat supports an abundance of wildflowers, songbirds, and small mammals. The natural character of the woodland provides ideal conditions for a wide range of species to flourish throughout the seasons.

Features

The woodland is level and well stocked with mature trees, creating a tranquil and sheltered environment. Scattered throughout are numerous small glades—ideal spots for peaceful camping or quiet reflection, fully immersed in nature.

Access, tracks and footpaths

The woodland is easily accessible via an excellent stoned track, suitable for most family vehicles and providing reliable, year-round access. There are no public footpaths running through the woodland itself, ensuring privacy and seclusion. However, a public footpath runs just beyond a barbed wire fence along the eastern and southern boundaries of the site.

Rights and covenants

A woodland covenant is in place to help safeguard the long-term integrity of this valuable natural environment. Additionally, a Tree Preservation Order issued by the local authority supports sustainable forestry practices and promotes responsible future stewardship. These protections do not prevent appropriate woodland management, and free advice is readily available from both the local council and the Forestry Commission.

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Activities

For anyone seeking a retreat from modern life, Plowright Wood offers a manageable and rewarding woodland, ideal for family ownership. It's a place where simple pleasures—like camping, den building, bushcraft, and small-scale timber work—can be enjoyed at your own pace. But perhaps the greatest benefit is simply being there. Surrounded by nature and far from daily stresses, it becomes easy to sit, breathe, and feel calm. Woods grow slowly—there is no hurry, only time to reconnect.

Local area and history

Evidence of settlement in Broughton dates back to the Neolithic (New Stone Age) period, with stone tools discovered particularly on the commons near Wressle. In 1956, Bronze Age pottery was unearthed at a property on Ermine Street, and earlier, around 1850, human burials were uncovered on the commons northeast of the village—further testament to the area's ancient roots.

At the heart of the village stands St. Mary's Church, a Grade I listed building notable for its exceptionally rare Saxon staircase tower—one of only four known examples in the country.

Broughton is surrounded by natural beauty, with extensive woodlands stretching to the west and north toward Scunthorpe. Just south of these woods lies one of the region's few 4-star hotels—formerly known as Forest Pines, now operated as the DoubleTree

by Hilton, though still commonly referred to by its original name. The hotel also boasts a 27-hole golf course, adding to the area's appeal.

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.

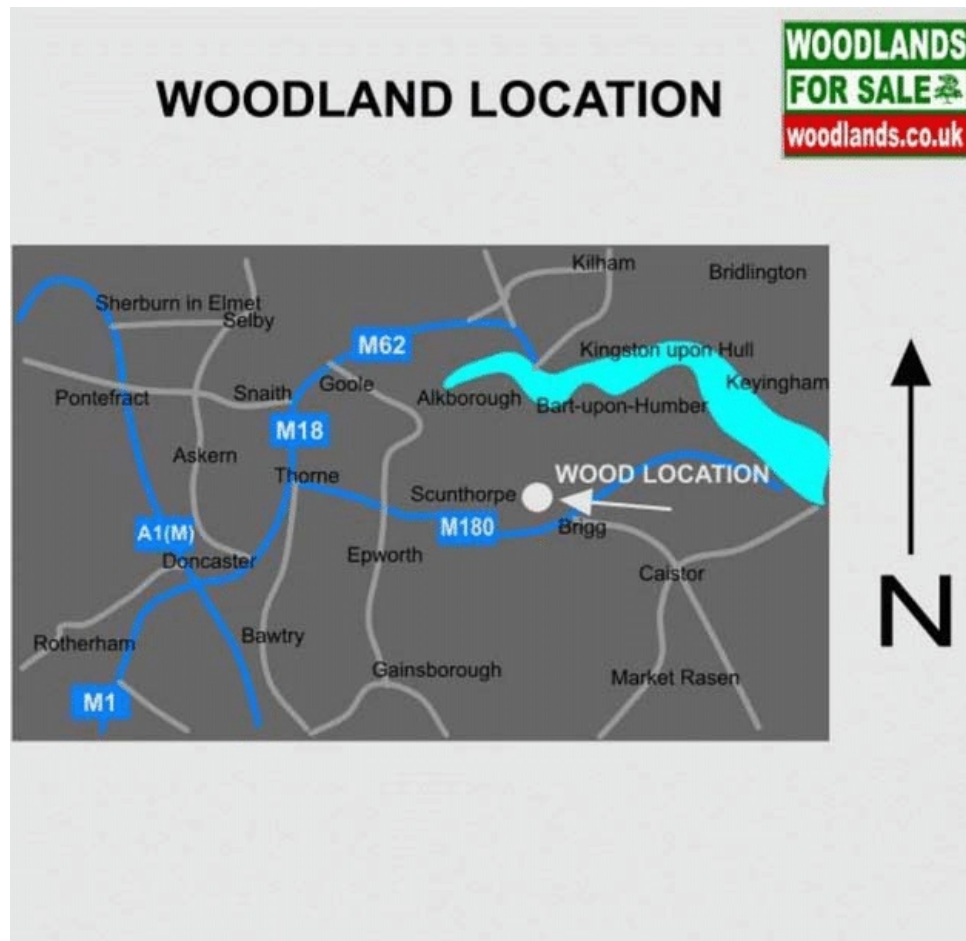
Directions

- 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 400 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.
 - Plowright Wood ride stop entrance What3words is kitten.provide.rules.

Boundaries:

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

- **Southern and Eastern boundary:** Marked by a line of stakes and painted trees and a barbed wire fence.
- **Northern boundary:** Marked with stakes and paint markings on trees..
- **Western boundary:** Where the woodland edge meets the stone track.



WOOD LOCATION



PLOWRIGHT WOOD

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Map Legend

The Wood boundary markings

Roads and Public Highways

Tracks with rights of way for Plowright Wood

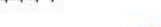
Other private woodland tracks

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

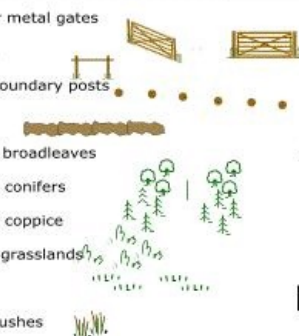
Clearings, grasslands

Hedge

Wetland, rushes

Park here

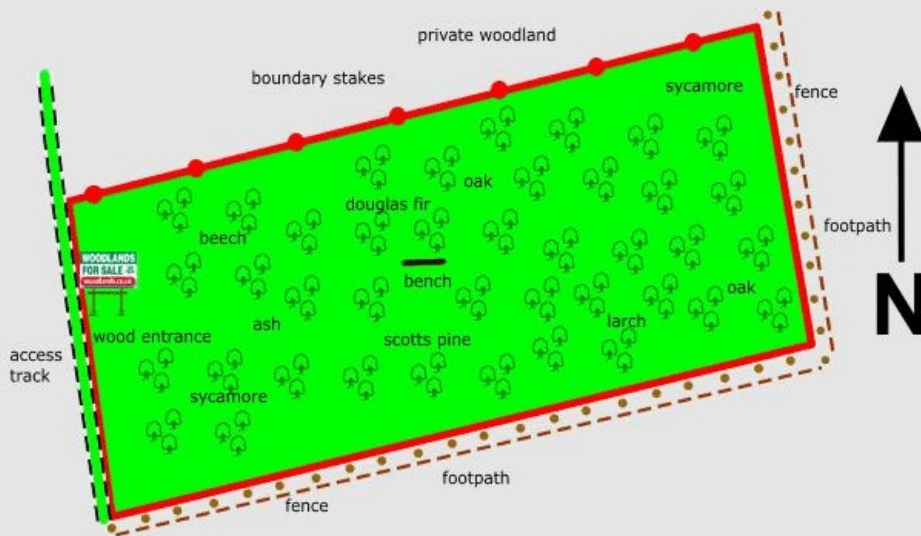
'For Sale' sign location



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Map Legend

The Wood boundary markings



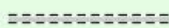
Roads and Public Highways



Tracks with rights of way for Plowright Wood



Other private woodland tracks



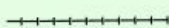
Public Footpath



River, stream or lake



Railway



GPS/Satnav, map location of nearest postcode



Wooden or metal gates



Ride stops



Fence or boundary posts



Stone wall



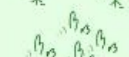
Trees, broadleaves



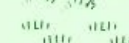
conifers



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.