



Thorpe Wood Lincolnshire

A picturesque level woodland offering privacy and tranquillity.

Details

Price: £45,000 Freehold

Location: Broughton , Scunthorpe , Lincolnshire

Size: About 3 acres for sale

Grid ref: SE 955 103

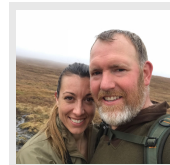
Nearest post code: DN20 0BQ

Local manager

Chris Wiggins

07745 196014

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Description

Situated in an attractive rural setting on the outskirts of Broughton, Lincolnshire, Thorpe Wood presents an excellent opportunity for private ownership, conservation, recreation, or long-term amenity investment.

The woodland extends to approximately 3 acres and benefits from excellent access via a network of well-constructed stone tracks, allowing convenient year-round vehicular access.

These established tracks provide a significant advantage for woodland management, recreational use, and future maintenance.

The woodland comprises an attractive mix of mature trees and natural understorey, creating a secluded environment rich in wildlife and biodiversity. The varied habitat provides excellent opportunities for nature conservation, leisure pursuits, woodland management, and outdoor recreation.

The internal stone track network is a particularly notable feature, providing robust all-weather access and enhancing the practical usability of the woodland throughout the year.

- Compact and easily managed woodland holding
- Excellent all-weather stone tracks throughout
- Attractive rural location near Broughton, Lincolnshire
- Strong wildlife and conservation interest
- Suitable for recreational, amenity, and forestry uses
- Private and peaceful setting
- Good accessibility from the surrounding road network
- Freehold title

Access is available directly from the adjoining track network, with stone-surfaced routes extending through the woodland and providing convenient internal circulation.

The woodland offers excellent opportunities for walking, nature observation, conservation projects, woodland crafts, photography, and general enjoyment of the countryside.

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, making it ideal for woodland projects while also providing an ample supply of firewood for homeowners seeking to reduce fuel bills.

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

Wildlife

The surrounding 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 year.

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.

A unique feature of the woodland is the presence of four matching concrete slabs dating from the Second World War. These raised structures were most likely constructed as loading bays and, being concealed within woodland, would not have presented an obvious target to enemy aircraft. Today, they offer excellent potential as bases for a forestry store, wildlife hide, or other woodland-related structures, subject to any necessary consents.

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

Thorpe Wood is 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 also provides 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 antidote to the pressures of modern life.

Local area and history

The woodland around Broughton, Lincolnshire, became more significant during the Second World War than many people realise. While Broughton itself was not the site of any major battles, its woodlands formed part of a wider wartime landscape across North Lincolnshire that included camouflage, military deception, industrial protection, and nearby RAF operations.

Why the Woodlands Mattered

The Broughton and Scunthorpe woodland belt provided natural cover in an area containing several strategic targets:

- The steelworks at Scunthorpe, particularly the Appleby-Frodingham works, were vital to British war production.
- Numerous RAF bomber and training airfields operated across Lincolnshire, often referred to as “Bomber County”.
- The Humber Estuary and industrial facilities around Immingham and Killingholme were important transport and fuel hubs.

Woodland provided concealment for military infrastructure, ammunition storage, temporary camps, and transport routes. Dense tree cover also reduced visibility from Luftwaffe reconnaissance aircraft.

Decoy Sites Protecting Scunthorpe

One of the most important wartime features near Broughton was a network of bombing decoys designed to draw German bombers away from Scunthorpe’s steel industry.

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 40 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.

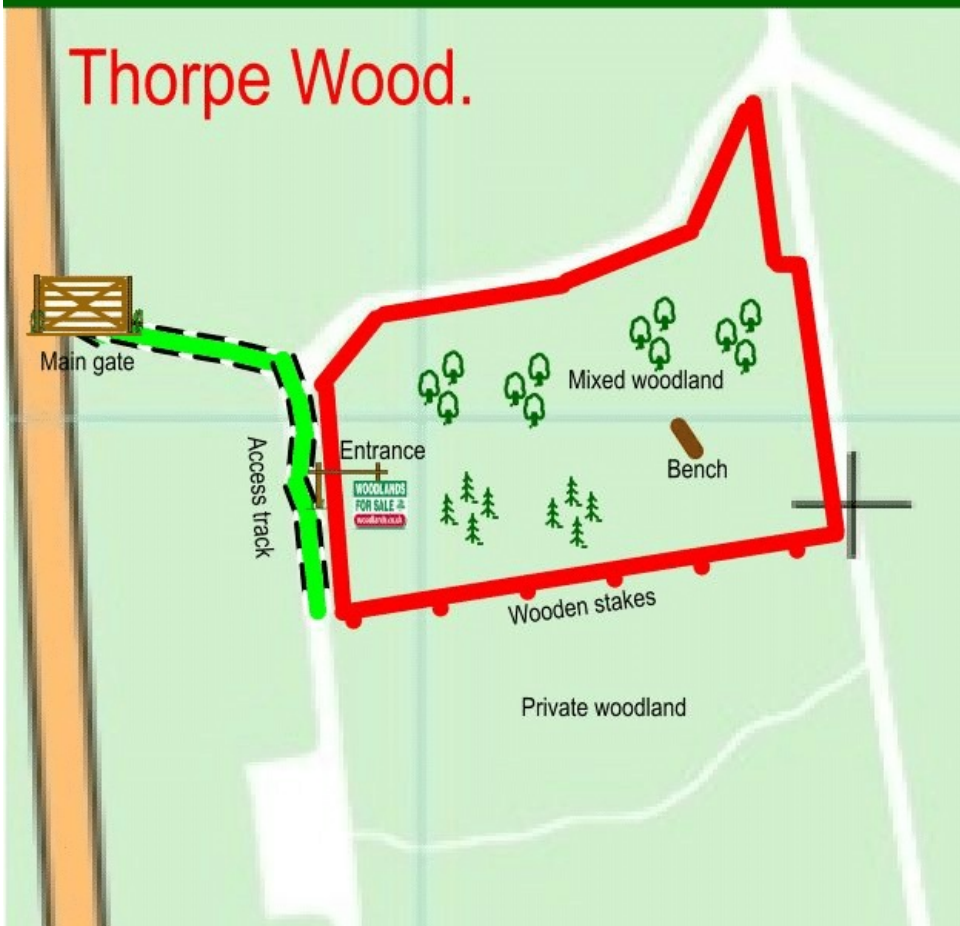
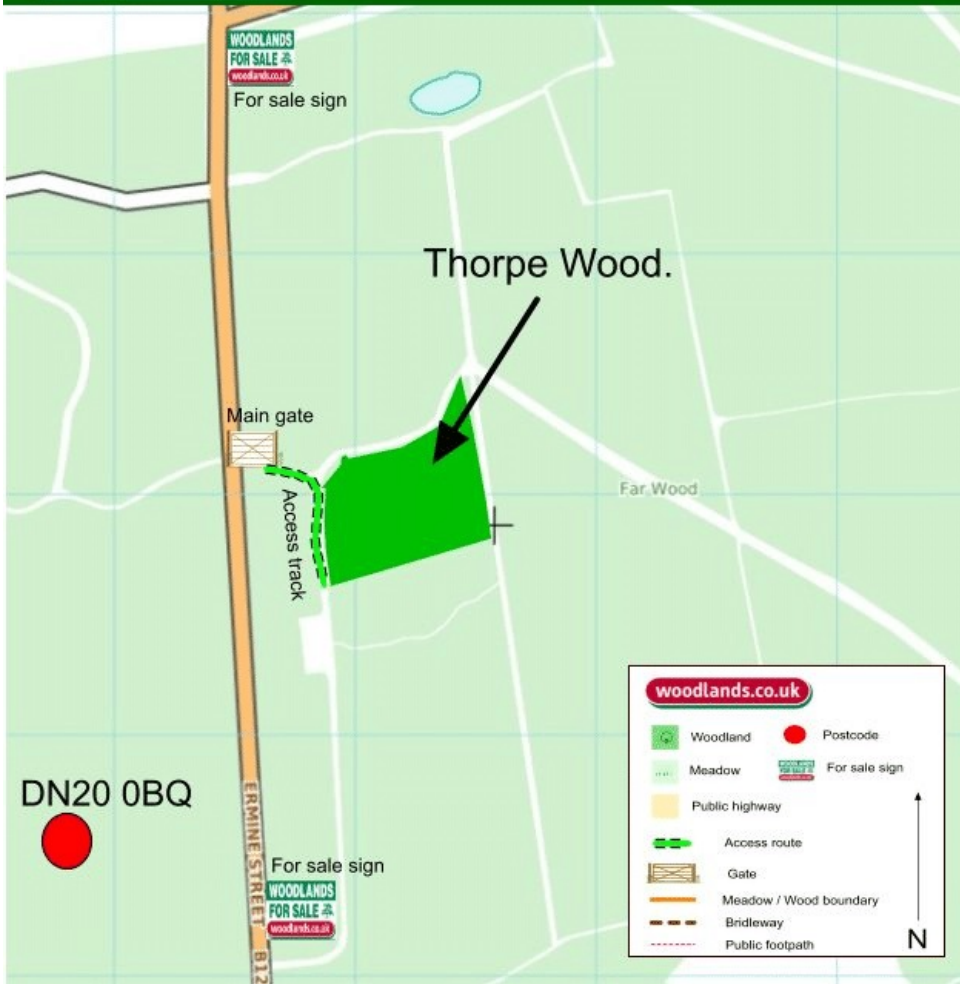
- The main entrance What3words is remembers.deadline.voice
- Thorpe Wood ride stop entrance What3words is brew.goat.brink

Boundaries:

The boundaries of Thorpe Wood are indicated with red markings.

South boundary is marked by red painted wooden stakes. While the east, west and north are the edge of the stone track and red markings on the trees.





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.