



Woosell Wood Nottinghamshire

A small and easily accessible oak woodland, part of a bigger forest, rich in wildlife and woodcraft potential

Details

Price: £85,000 Freehold

Location: Cotgrave , near Nottingham,
Nottinghamshire

Size: Over 4 acres for sale

OS Landranger: OS No 126

Grid ref: SK 646 326

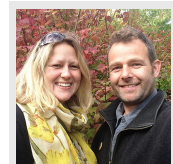
Nearest post code: NG12 5PG

Local manager

Dan Watson

07970 116 515

dan@woodlands.co.uk



Description

Woosell Wood is situated on level ground, surrounded by woodland on all sides as it is part of Cotgrave Forest. It consists primarily of a well-managed stand of planted [oak](#) trees, now around 80 years old and growing straight and tall, it will form lovely timber in years to come. Oaks are known to be long lived and offer homes to a huge diversity of life - a haven for a colossal 2,300 wildlife species, providing vital spaces to eat, shelter and breed.

The mature oaks are well spaced allowing room for a good shrub layer to develop and an understorey of [hawthorn](#), as well as regenerating oak. At ground level some patches of bramble provide cover along with [native ferns](#) and forest grasses.

Great for wildlife, fallen and occasional standing deadwood is perfect for invertebrate life and fungi. The new owner may like to further enhance the wood for wildlife by creating the odd clearing, developing the age structure and putting up some bird and bat boxes.

Trees

Majority is well grown oak with hawthorn.

Wildlife

Benefiting from its position within the wider wood, Woosell Wood offers a home to many species of birds, the oaks providing a good food source and potential nesting sites. A keen birdwatcher would be able to observe [jays](#), [nuthatches](#), [treecreepers](#), [greater spotted woodpeckers](#). A common resident is the blackbird, from which the wood takes its name. The word 'woosell' was in use during Shakespearean times when Bottom uses the word in A Midsummer Night's Dream

Together with many species of tit, [buzzards](#) are often 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

- Great for wildlife
- Lovely straight-grown oaks
- Level and accessible ground
- Space to park
- A bench in a quiet clearing

Access, tracks and footpaths

Access to the wood is via Laming Gap Lane and then along solid stone tracks all the way to the ride-stop entrance, where there is space to turn a vehicle. There are tracks around three of the wood boundaries, a shared stone track to the south and shared grass tracks to the east and west. No public footpaths adjoin the wood or are located within it.

Rights and covenants

There are no public rights of way within the wood.

The sporting rights are included in the sale.

Our standard [covenant](#) will apply.

Activities

Perfect for peaceful enjoyment or spending time outdoors with family and friends. The wood is ideal for wildlife observation and conservation activities.

There could be a useful home firewood supply and there's plenty of material for woodland 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 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.

Directions.

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:-

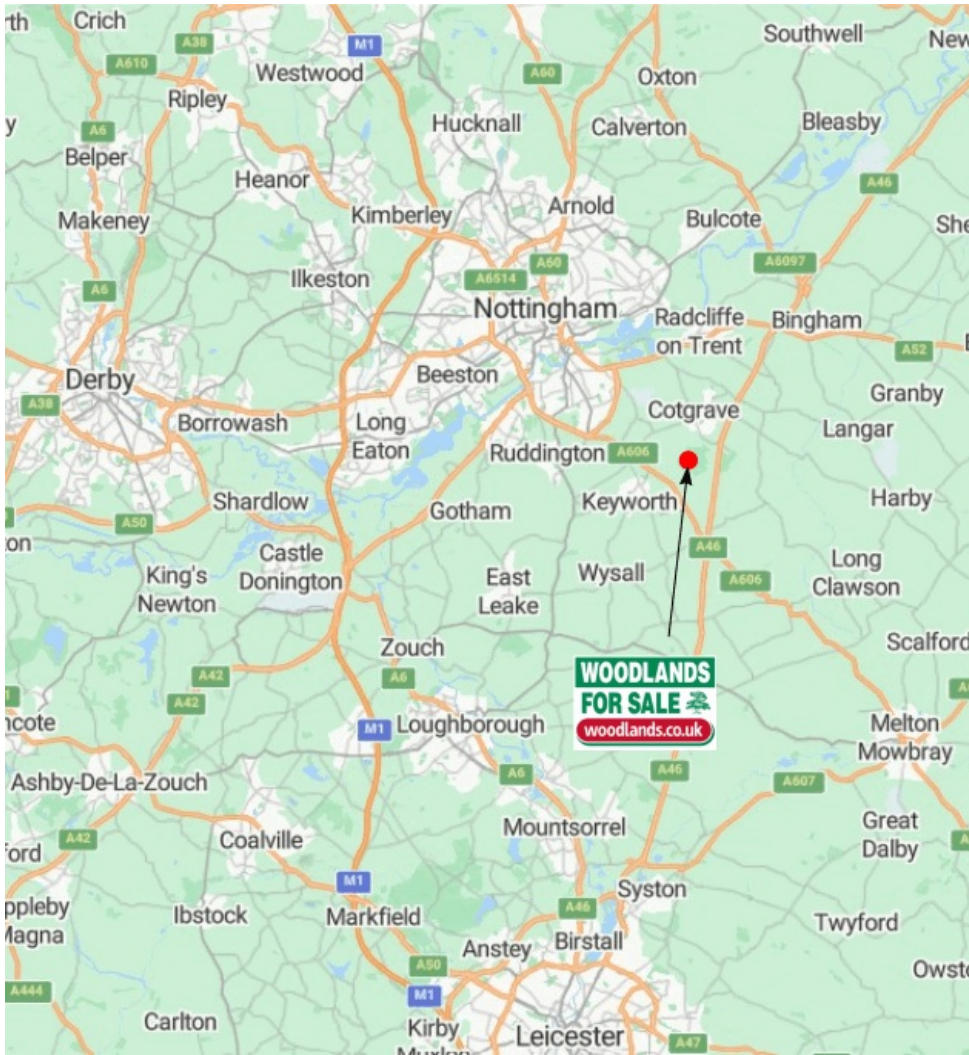
- Travelling along the M52 turn on to the A606 signed to Melton.
- Go under the railway and through Tollerton.
- Go straight on at the traffic lights.
- Pass two left turns to Normanton.
- Immediately before Stanton-on-the-Wolds village sign turn left onto Laming Gap Lane.

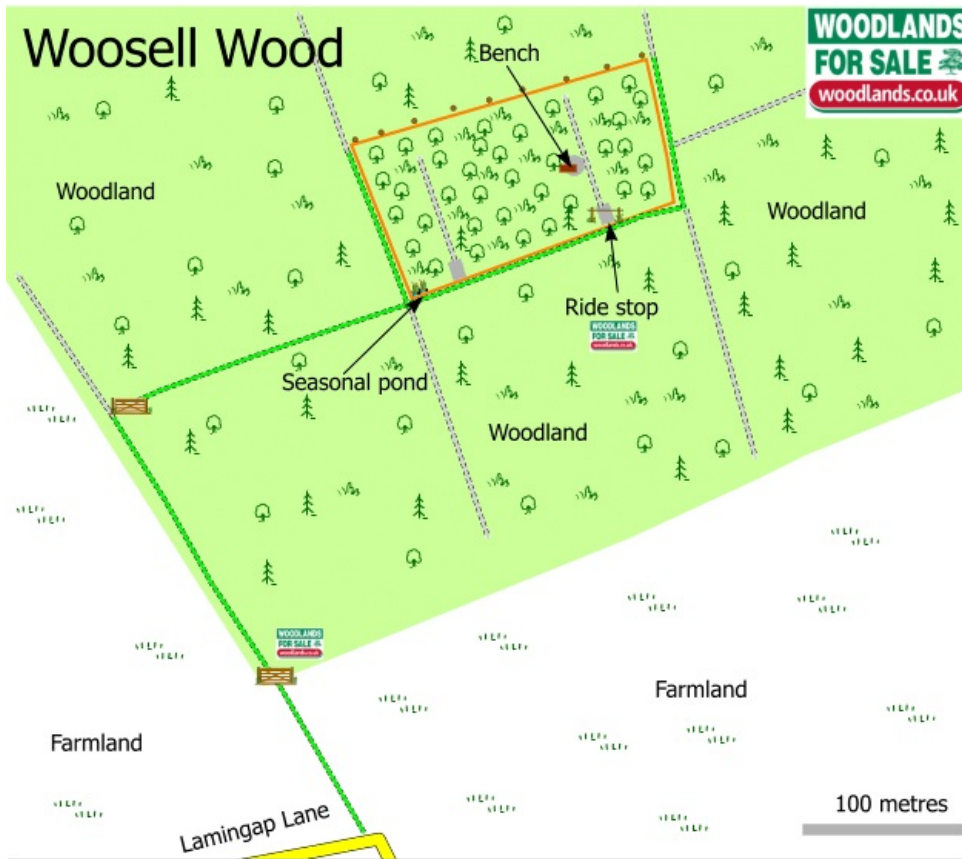
Laming Gap Lane:-

- 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 (Wolds Lane)
- Continue for 200 metres before taking a right turn onto the recently surfaced track.
- Climb the gate and walk along the track for 200 metres, doglegging to the right around the small pond.
- Woosell Wood is a to the right of the track. The ride stop is located approximately 85 metres beyond the seasonal pond.

Boundaries:

The boundaries of Woosell Wood are marked with orange paint. These are on post tops on the northern eastern boundary. All the remaining boundaries are marked on trees adjacent to the tracks.





Map Legend	
Woosell Wood	
Roads and Public Highways	
Tracks etc with rights of way for the wood	
Other private woodland tracks	
Public Footpath	
River, stream or lake	
Railway	
Slope	
House or cottage	
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	

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.