



Wrenna Wood

Nottinghamshire

A small and beautiful oak and beech woodland, with mature trees, near the edge of Cotgrave Forest.

Details

Price: £55,000 Freehold

Location: Cotgrave, near Nottingham, Nottinghamshire

Size: Just over 2 ¼ acres. for sale

OS Landranger: OS No 126

Grid ref: SK 646 324

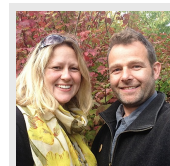
Nearest post code: NG12 5PG

Local manager

Liz Watson

07985 548481

liz@woodlands.co.uk



Description

Wrenna Wood is a mature deciduous woodland of a small and manageable size, with beautiful, straight-grown, oak and beech trees throughout with a handful of tall Scots pine trees too.

Beneath the lofty high canopy, a flourishing shrub layer of hawthorn, some sloes and the odd holly create bushy screening, along with ascending and cascading fragrant honeysuckle, blackberry bushes and ferns.

A path leads directly into the wood from the ride-stop to an area where oak gives way to beech trees and a rustic bench is located in a glade where you are likely surrounded by birdsong.

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 beech with hawthorn, blackthorn and holly.

Wildlife

Wrenna Wood is a haven for wildlife, the mature oaks and beeches providing a good food source and potential nesting sites. A keen birdwatcher would be able to observe [jays](#), [nuthatches](#), [treecreepers](#), [greater spotted woodpeckers](#). Common birds include blackbirds, robins and wrens, the latter from which the wood takes its name; the word wrenna is an old English and celtic name for wren, in the feminine.

[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

- Lovely mature trees.
- A rustic bench
- Privacy and tranquillity
- A potential source of home firewood

Access, tracks and footpaths

There is very good access to Wrenna Wood. From Laming Gap Lane, a stone track enters the wood, through a metal gate and about 200m on your right, another stoned ride is accessed via a locked gate (owners have a key for both). Wrenna Wood ride-stop is about 150m on the right. There is space to park a vehicle here, off the track.

Within the wood, a path leads over the level ground to a glade with a bench and it would be a simple job to make a few more paths too.

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.

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

Great for wildlife observation, 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 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:-

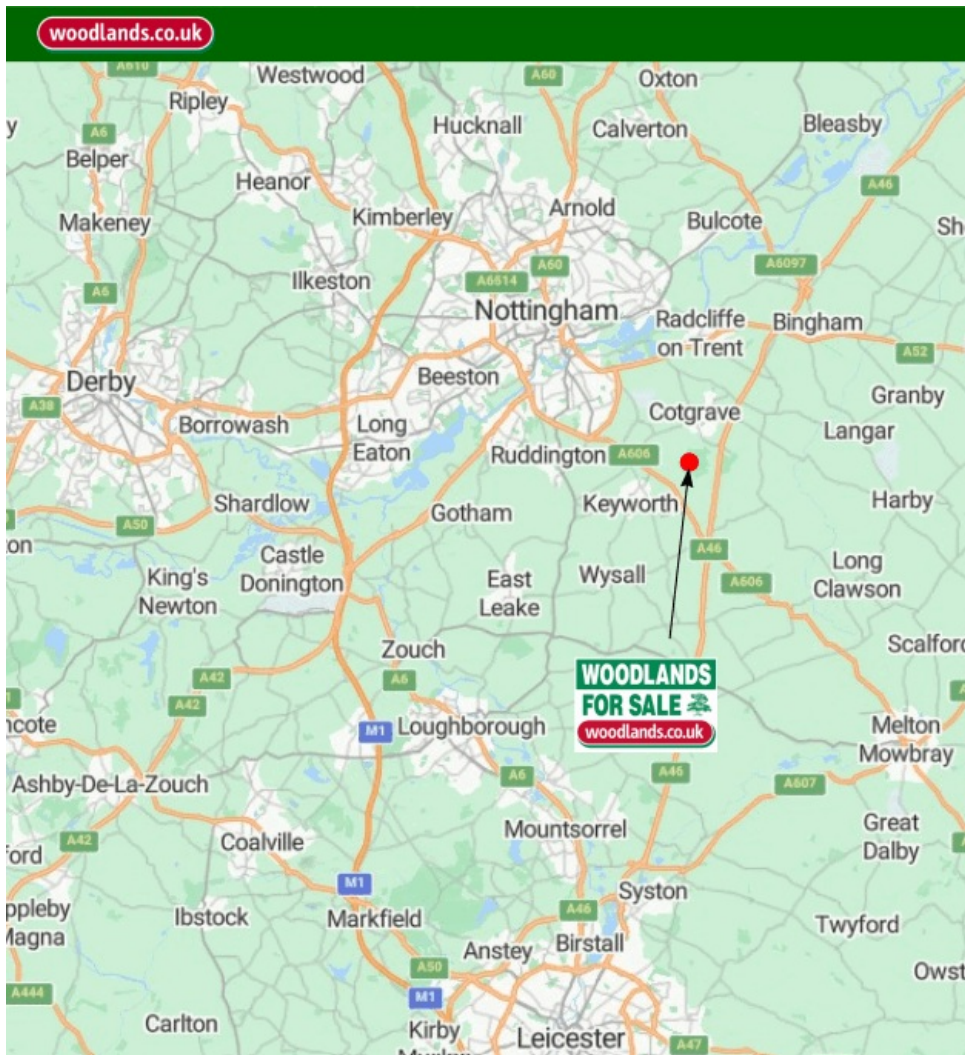
- Travelling along the M52 turn on to the A606 signed to Melton.
- Go under the railway and through Tollerton.
- Go straight on at the traffic lights.
- Pass two left turns to Normanton.
- Immediately before Stanton-on-the Wolds village sign turn left onto Laming Gap Lane.

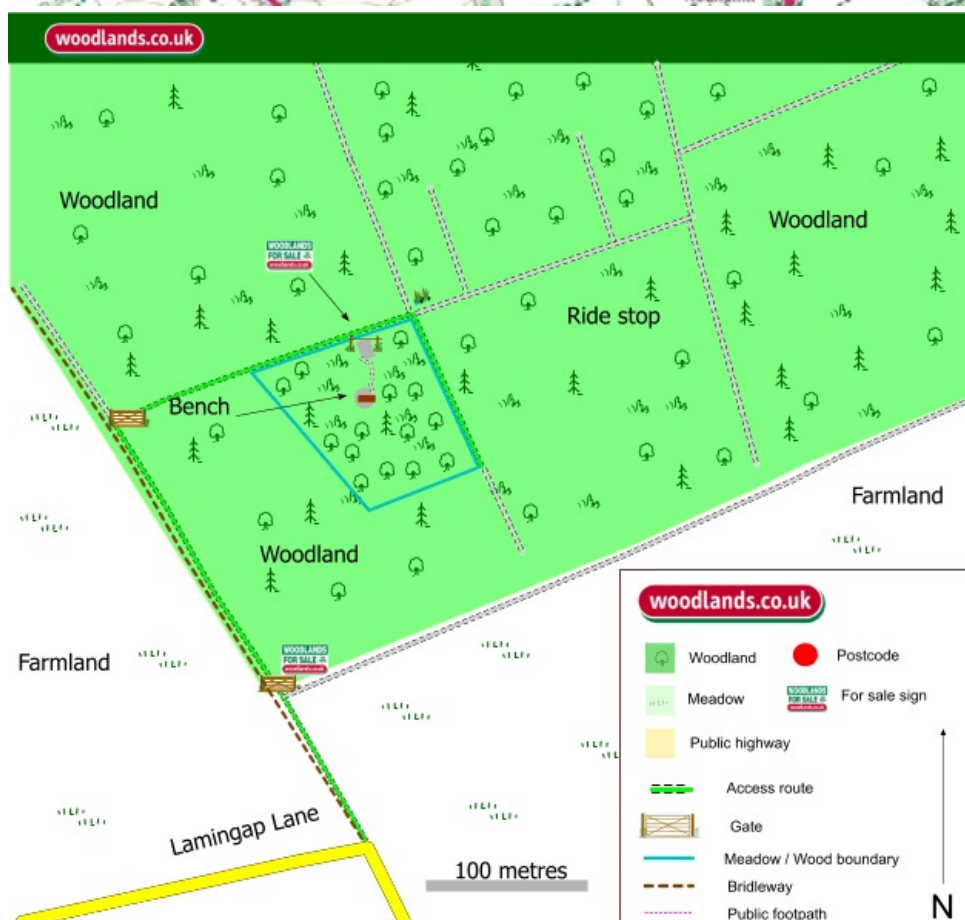
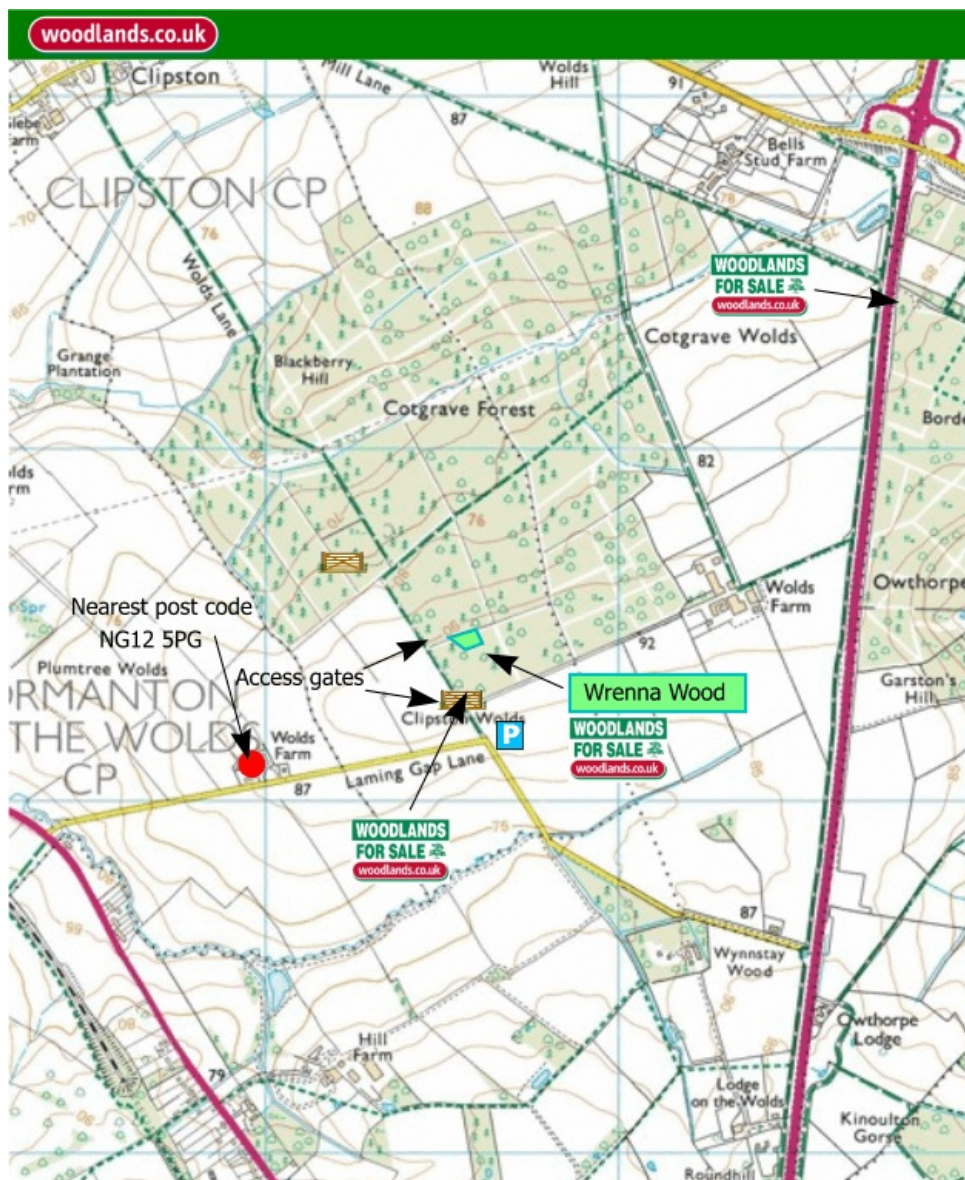
Laming Gap Lane:-

- 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 stone-surfaced track.
- Climb the gate and walk along the track for 150 metres where Wrenna Wood is on the right.

Boundaries:

The boundaries are marked with turquoise paint. These are on trees along the northern boundary against the track. Elsewhere they are on post-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.