

Thicket Drive

Maltby, Rotherham, S66 7LB

- 14 acres (5.67 Hectares)
- Ancient woodland
- Potential BNG offset land
- May be suitable for other uses (STP)
- Offers in excess of £100,000

Woodland For Sale

(indicative red line sale plan)

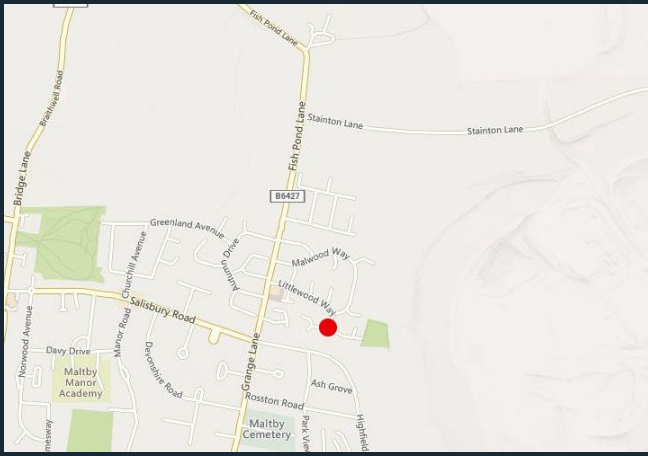


RICS

the mark of
property
professionalism
worldwide

barnsdales™

4 Sidings Court, Doncaster DN4 5NU



for the freehold interest with vacant possession.

SIZE

Total 14 Acres (5.67 Hectares)

DRONE FOOTAGE

We have access to 4K drone aerial footage of the woodland which can be made available on request.

VIEWINGS & FURTHER INFORMATION

Viewings strictly by prior appointment with the sole agents:

Jason Barnsdale MRICS
 Barnsdales - Chartered Surveyors
 Tel: 07836 53 40 40
jason@barnsdales.co.uk

LOCATION & ACCESS

The woodland is located in Maltby, Rotherham, and can be accessed to the west by foot off Thicket Drive just off the B6427 Grange Lane. Further access points can be found on Leaf Close to the west and via Stainton Lane to the north. Following the sale of land to the south for a residential development, rights have been reserved for the benefit of the woodland which states the right to pass and re-pass with or without vehicles along the estate road (to be constructed in due course).

DESCRIPTION

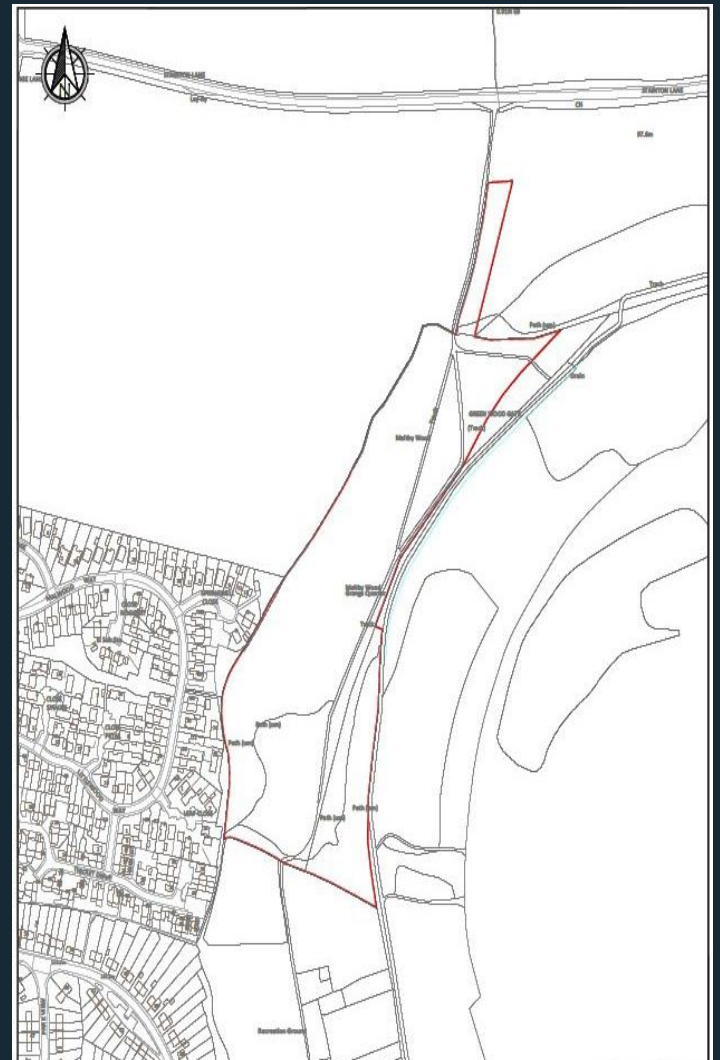
Maltby Wood (W1) - Lowland Mixed Deciduous Woodland - Maltby Wood is an ancient woodland which is included within the wider Maltby Commons and Woodlands LWS designation.

The woodland features a mature oak and ash upper canopy with occasional silver birch. An under canopy of frequent young wych elm, ash and occasional wild cherry is present throughout much of the wood, with a third layer comprising abundant hazel coppice stools, with occasional hawthorn and the invasive cherry laurel. The ground flora is species rich, featuring an abundance and diverse mix of ancient woodland indicators (AWI), indicative of calcareous conditions.

We consider the woodland might be suitable for developers as Biodiversity Net Gain (BNG) offset land. All interested parties should make and rely upon their own enquiries. Essentially, the BNG credit scheme allows developers to maximise the on site potential of their landholding by meeting their biodiversity net gain responsibilities off site.

PRICE

We are instructed to seek offers in excess of £100,000



Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.