



**GATEFORTH WOOD, GATEFORTH, SELBY, YO8 9LH
115.09 ACRES COMMERCIAL/AMENITY WOODLAND**

GATEFORTH WOOD

HILLAM ROAD, GATEFORTH, SELBY, YO8 9LH

(Selby 5 miles, M62 J34 5 miles, York 17 miles, Leeds 19 miles)

115.09 ACRES

(46.58 HECTARES) OR THEREABOUTS

COMMERCIAL/AMENITY WOODLAND

FOR SALE BY PRIVATE TREATY

FREEHOLD WITH VACANT POSSESSION

OFFERS IN THE REGION OF £750,000

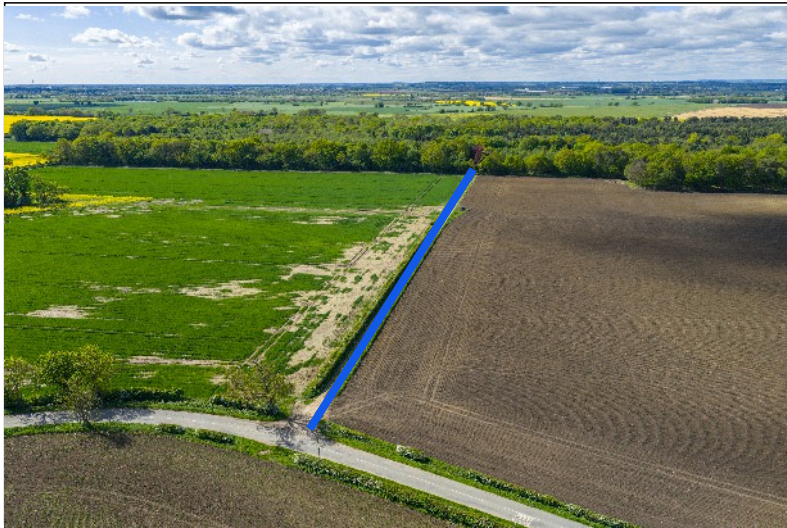


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LOCATION

Gateforth Wood is situated approximately half a mile due east of the village of Gateforth, near Selby in North Yorkshire, being 6 miles due east of the A1 and 5 miles due north of Junction 34 of the M62 motorway.

what3words ///increases.jeep.soils

DIRECTIONS

From the Junction 34 off the M62 motorway take the A19 north towards Selby for 4 1/2 miles, upon reaching the Selby Bypass at Brayton take the first turning off the roundabout towards Leeds, after 3/4 mile take the left turning sign posted Gateforth and continue for 2 miles into the village of Gateforth proceed through the village toward Hillam, after leaving the village travel for 1/2 mile until you get to a track on the left) which is identified by one of our 'For Sale' signs and the track leads down to Gateforth Woods where there is a locked security gate.

VIEWING

Vehicular access is strictly by appointment with the Selling Agent, as there is a locked security gate. However there is a public footpath which is marked with a broken red line on the attached site plan, from Hillam Road on the edge of Gateforth village, which passes through the wood.

DESCRIPTION

Gateforth Wood is an attractive and regularly shaped block, enclosed by a combined deer and rabbit fence and with good access. The site is mainly level, at an elevation of approximate 25 feet above sea level. Ongoing management and future harvesting of timber will therefore be a convenient and cost-effective undertaking. Annual rainfall average is approximately 25 inches and soils are fertile brown earths of a quality which can be seen in the adjoining arable land.

The oldest parts of the wood date back to the 1910s when there was primarily sycamore, oak and mixed broad leaves planted with further planting in the 1920's with sycamore, oak, maple, oak and cherry. There was further planting during the 1950s and 60s of sycamore, oak, scots pine, beech and oak and once again in the early 2000's with mixed broad leaves and conifers.

Located within the wood are three nature ponds which are marked with the letter 'X' on the site plan.

The woodland has been actively managed throughout its current ownership and most recently during the 2010s/2020s, which has seen under-planting with mixed hardwoods.

The woodland is well served by maintained internal tracks.

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Located just inside the northern edge of the wood is an INSULATED GENERAL PURPOSE BUILDING (56' x 20') of steel portal frame construction with reinforced concrete panelled walls and steel profile sheet clad to eaves, under a steel profile sheet roof. There is a WELFARE AREA and toilet within the building, served by an adjacent septic tank.



WOODLAND MANAGEMENT PLAN

There is a Woodland Management Plan in place dated 2019 Reference No 676315 . A copy is available from the Selling Agent.

FELLING LICENCE

There is a current Felling Licence Reference 012/862/2020 in place, granted by the Forestry Commission on 17 March 2020 and expiring on 17 March 2030. This provides for the thinning of timber including mixed broad leaves and mixed conifers, of up to 30% of the current tree numbers.

PUBLIC RIGHT OF WAY

There is a public right of way crossing the woodland which is accessed from Hillam Lane on the edge of the village of Gateforth. This is shown by a broken red line on the attached site plan. There are gates in the deer fencing to the north east corner and southern boundaries of the wood, allowing access along a defined route through the wood.



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SPORTING RIGHTS

Sporting rights are in hand and included in the sale.

WAYLEAVES, EASEMENT AND RIGHT OF WAY

Access to the woodland is via a 4m right of way owned by a third party, along a track from Hillam Road and shown coloured blue on the attached sale plan.

The land is sold subject to all rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi-easements and all existing and proposed wayleaves and masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in these particulars or not.

OUTGOINGS

Drainage rates are payable to the Selby Internal Drainage Board, Contact details: Shire Group of IDBs, Epton House, Chase Park, Redhouse Interchange, Doncaster, DN6 7FE Tel: 01302 337798



TENURE AND POSSESSION

The property is offered with freehold title and the benefit of full vacant possession on completion.

PLAN

The plan is based on the Ordnance Survey with the sanction of the controller of H M Stationery Office crown copyright reserved licence number ES100029377. These plans have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Any boundaries displayed are based on Land Registry map search data and are given as a guide and may not be precise.

VIDEO

A video of the property can be found at <https://youtu.be/vM7aSxdpF9Q>

FURTHER INFORMATION

Further information can be obtained by contacting the Selling Agent DDM Agriculture on 01430 331333.

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Important Notice

DDM Agriculture for themselves and the Seller of this property, whose agents they are, give notice that:

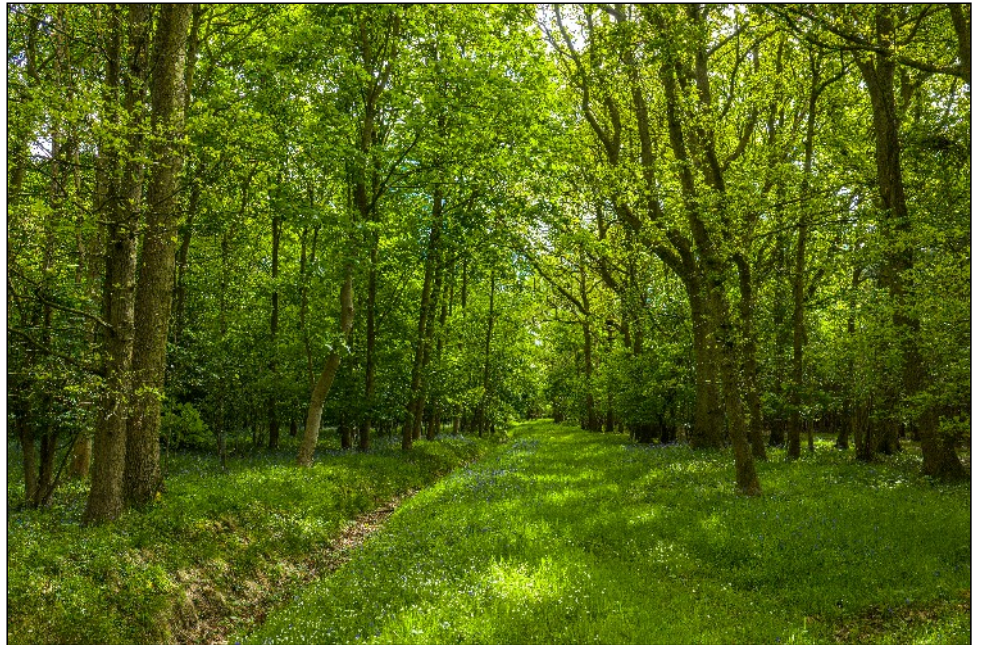
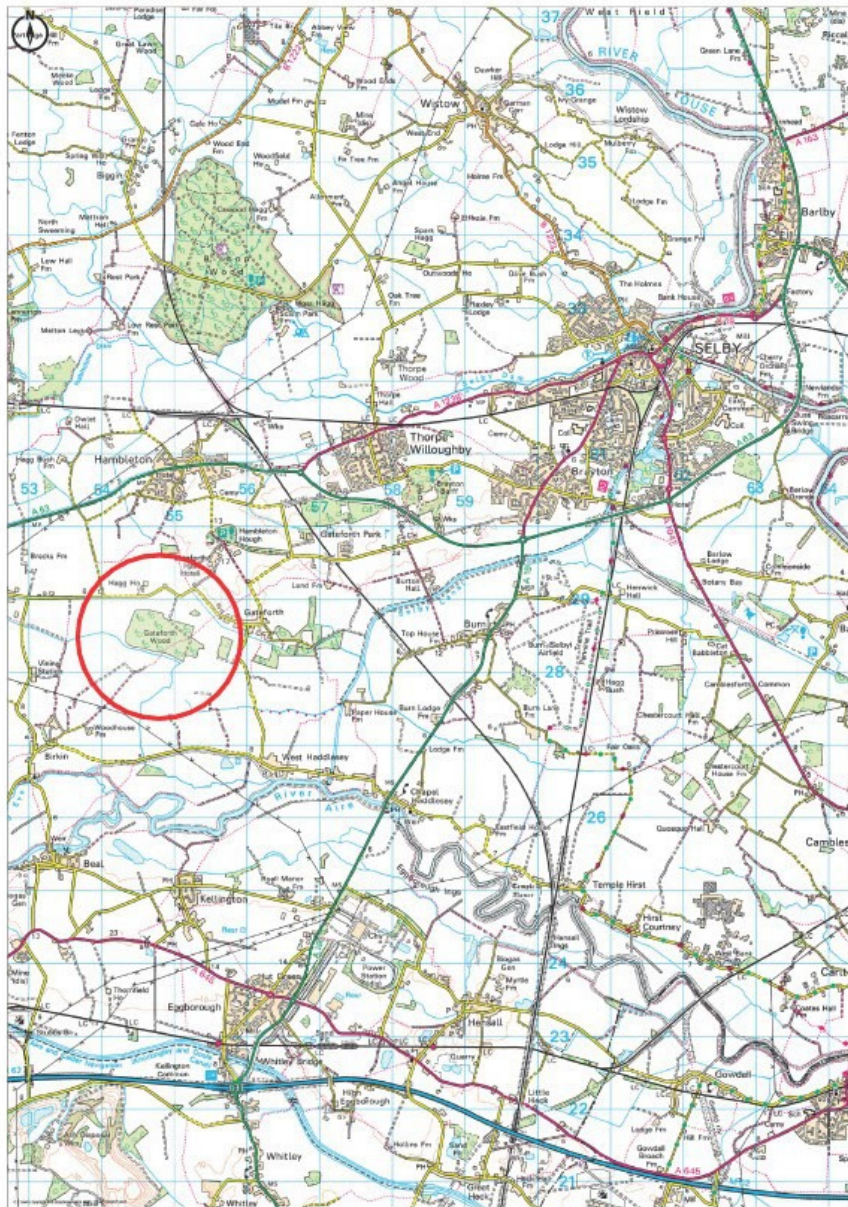
(i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.

(ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents.

(iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.

(iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

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