



FREEHOLD FOR SALE BY PRIVATE TREATY

230.24 Acres (93.17 Hectares)

# WADWORTH WOOD

Wadworth, South Yorkshire

**Offers Around £935,000 are invited for this property**

OS Grid Ref: SK560975 Lat/Long: 53.471854,-1.155684 Nearest Post Code: DN11 9BN  
what3words: students.stilted.fiction

## Selling Agents

Tustins, Unit 4 Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

**For further information contact Jack Clegg**

**Find more woodland properties for sale on our website**

## LOCATION

Wadworth Wood is located just outside of the village of Wadworth, 6 miles south Doncaster, 20 miles north-east of Sheffield and 35 miles south-east of Leeds. All distances are approximate.

## DESCRIPTION

Divided by the M18 motorway in South Yorkshire, Wadworth Wood is a mixed woodland benefitting from superb access and containing an abundance of firewood.

South of the motorway the woodland is dominated by broadleaves, namely beech, oak, sycamore and ash, although conifers also feature and include Corsican pine, Scots pine, Lodgepole pine and Japanese larch.

Generally the broadleaves in the southern wood are mature and will provide good firewood returns over the coming years. In particular there are some impressive stands of well-thinned beech planted in the 1950s and these make for some of the most attractive parts of the wood. Recent years have also seen several compartments felled and restocked with broadleaves beginning the next cycle of timber production and creating a more diverse age structure throughout. The restock areas seem to be performing well, particularly the oak. A management plan is in place covering the woodland to the south of the motorway and runs to 2028. A copy can be provided by the Selling Agents upon request.

The woodland north of the motorway, known as North Dale Wood, is more commercial with conifers featuring more prominently. Again, this is mostly pine alongside sycamore, beech, ash and oak.

North Dale Wood is let on a 999-year lease dating from 1st November 1951 at an annual rent of £7.98. Further details, including the lease, can be provided on request from the Selling Agents.

Access is a strong point with the wood best accessed via Woodhouse Lane to point X on the sale plan but also benefitting from access at point Y and over routes AB and CD. Further, internal access is excellent via a series of tracks and rides.

The entirety of Wadworth Wood (including North Dale) is of ancient origin with the majority classified as a Plantation on Ancient Woodland Site (PAWS) and the remainder, a small section in the southern wood, classified as Ancient and Semi-Natural Woodland (ANSW). These designations indicate the land has had trees growing continuously since before 1600AD. Ancient woodland often benefits from enhanced grant aid to assist with managing the wood to maintain or restore its status as Ancient woodland.



## SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. The rights over the southern block are let until 31 January 2028 at a rent of £1,750 per annum. Mineral rights are excluded from the sale.

## FENCING

The purchaser will be responsible for fencing the boundaries shown with inward facing T-marks on the sale plan.

## RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the routes shown AB and CD on the sale plan.

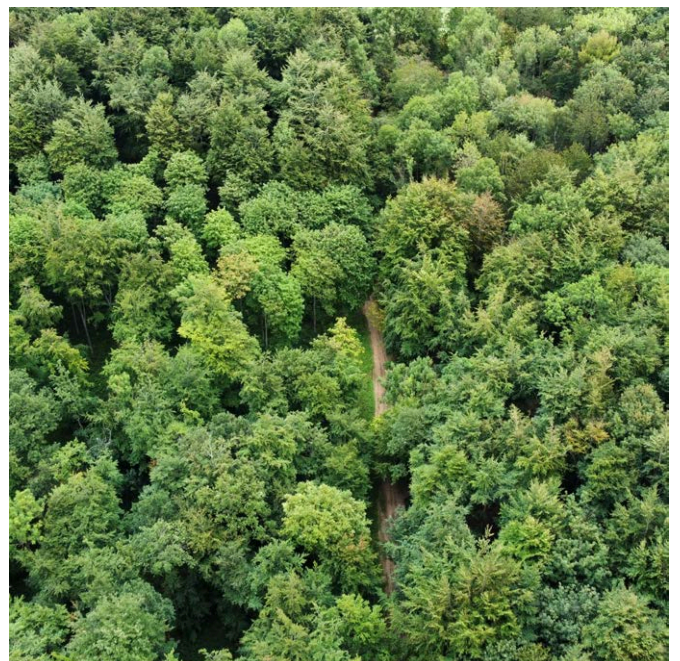
## V.A.T.

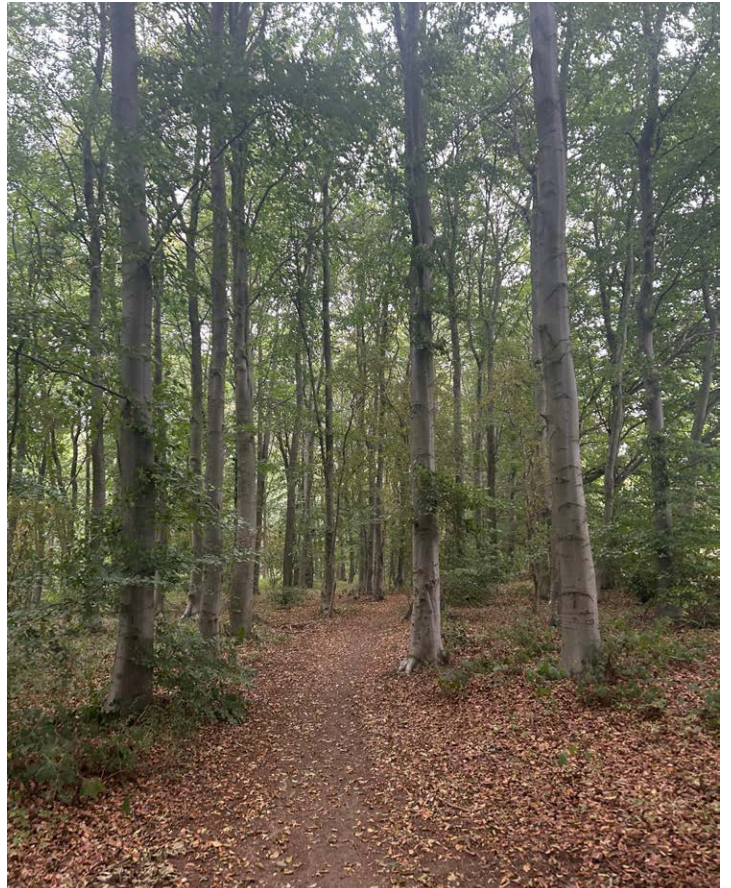
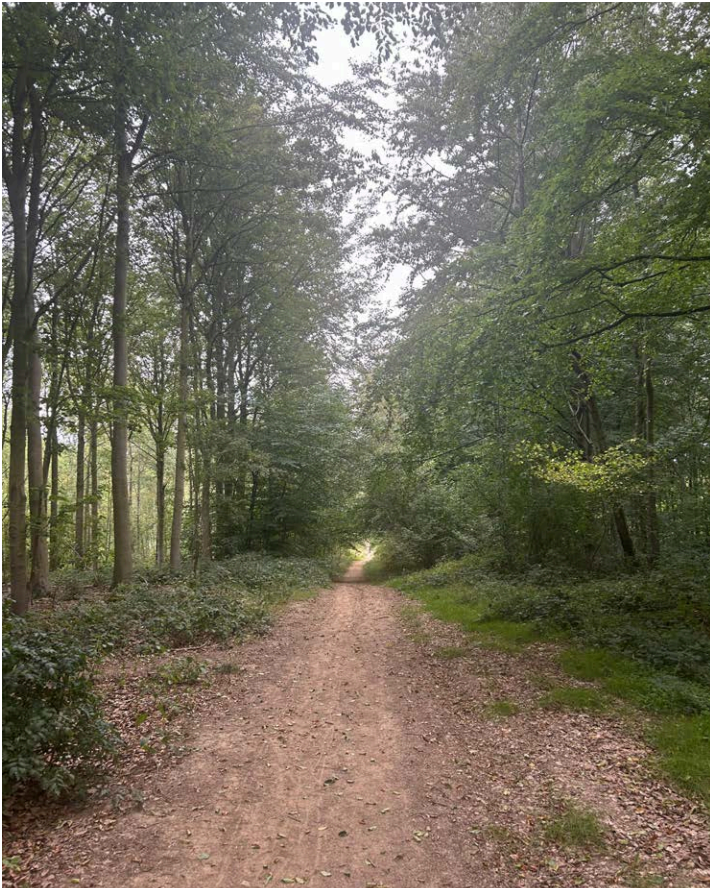
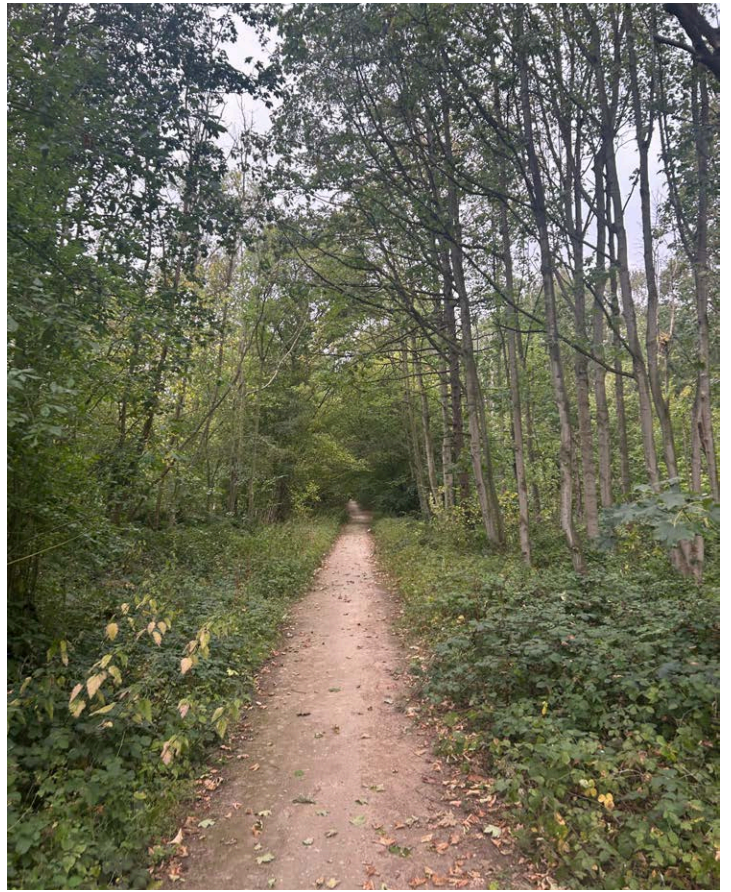
The sale of the woodland is not subject to VAT.

## WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.





**IMPORTANT NOTICE**

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared October 2025.



## PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

## TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to the lease over North Dale Wood and the Sporting lease over the southern block.

## VIEWING

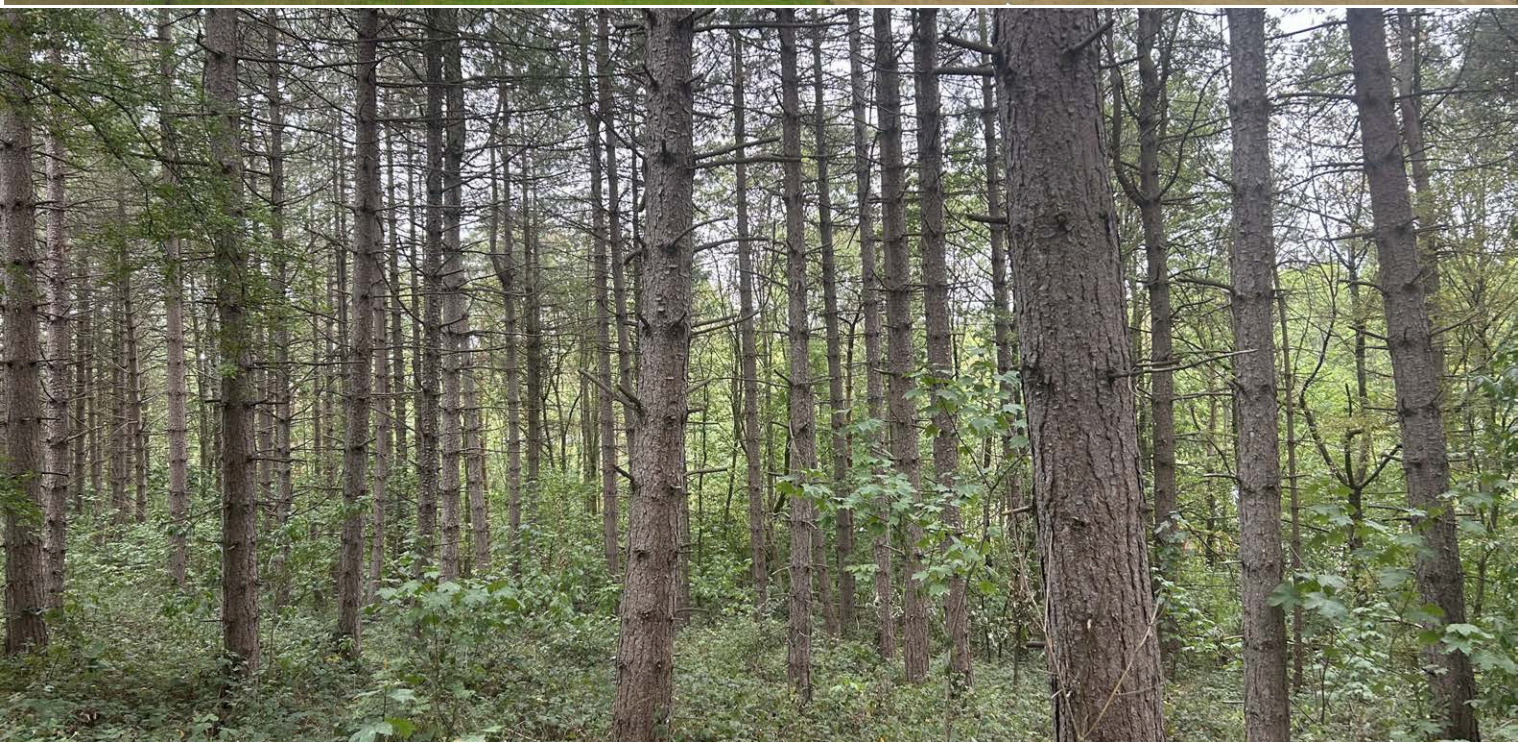
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

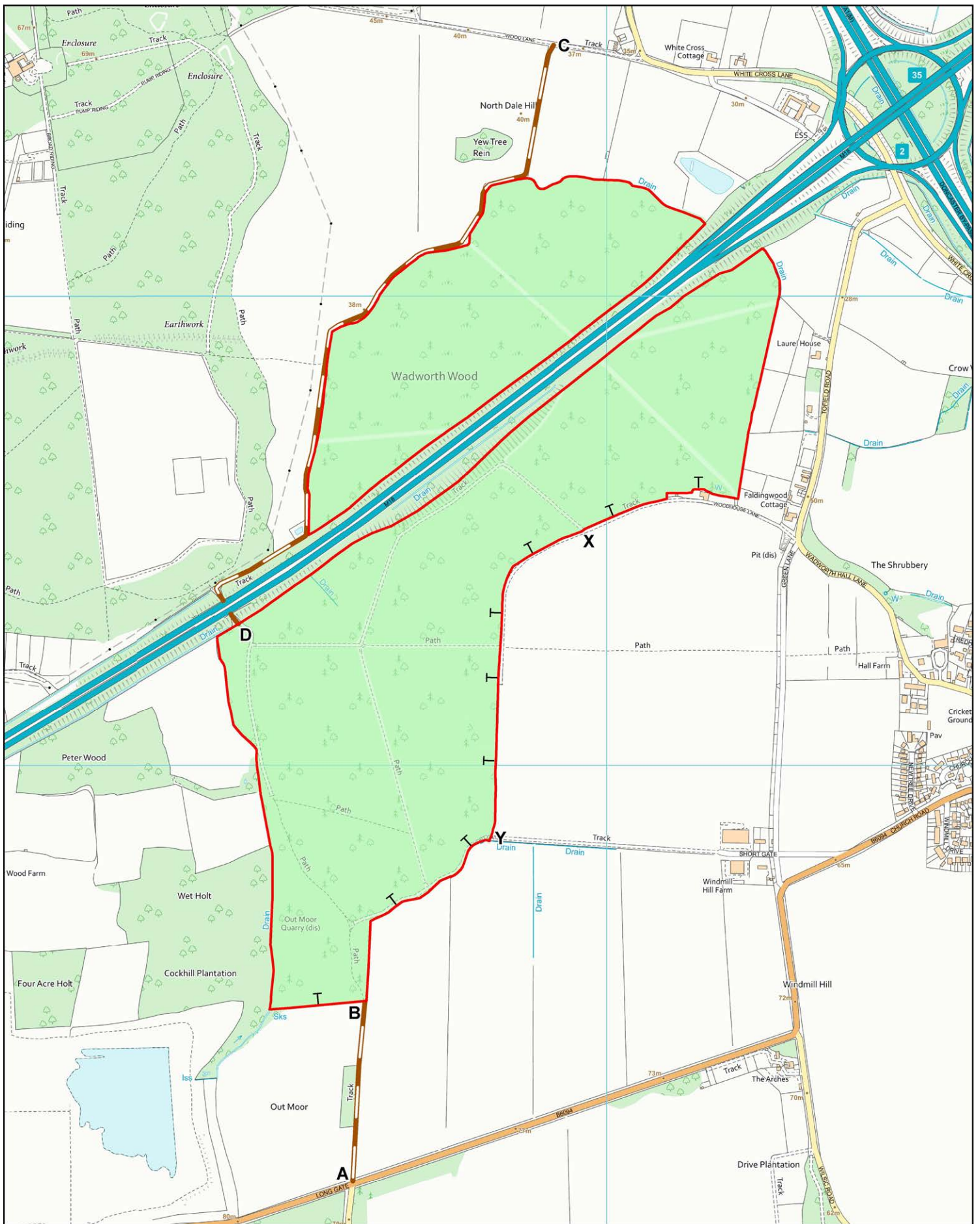
## METHOD OF SALE

Wadworth Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

## Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)





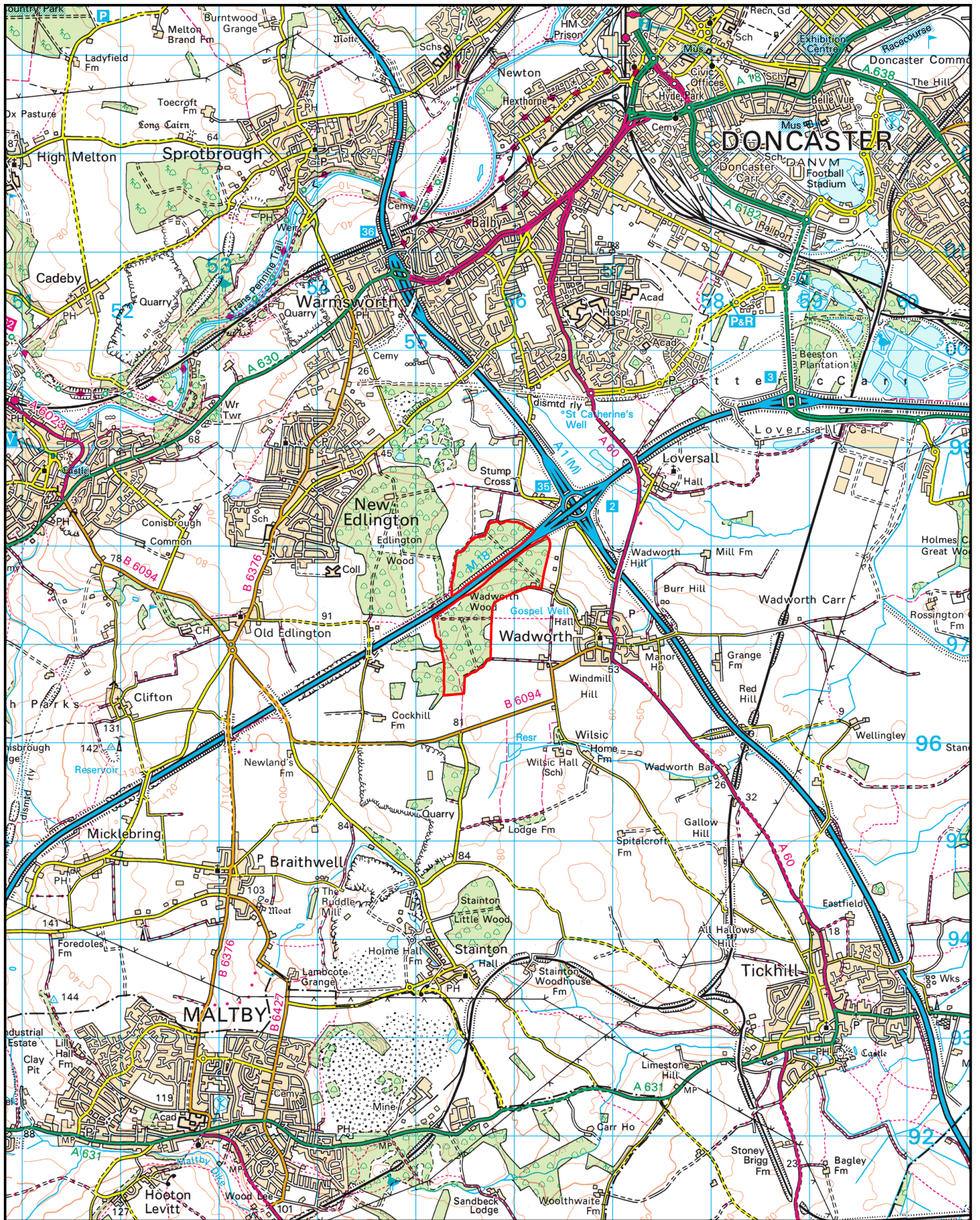
# Wadworth Wood

Location SK 557 973  
 Scale 1:10,500 @ A4  
 Drawing No. Z26438-01  
 Date 27.02.26



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
 Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO  
 ©Crown Copyright  
 Licence No. VA 100033416



## Wadworth Wood

Location SK 557 973  
 Scale 1:50,000 @ A4  
 Drawing No. Z26438-02  
 Date 24.09.25



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
 Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:25,000  
 mapping with the permission of  
 the Controller of HMSO  
 ©Crown Copyright  
 Licence No. VA 100033416

# WADWORTH WOOD

Wadworth, South Yorkshire



Tel: 01869 254 938 [info@tustins.co.uk](mailto:info@tustins.co.uk)

Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

[www.tustins.co.uk](http://www.tustins.co.uk)