

WOODS 4 SALE

Phone: 01248 364 362
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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Cornsay Wood Esh, Co Durham. 2.12 acres of mixed maturing woodland for £22,500 (freehold)

A most attractive property with stands of conifer, stream frontage, car access and a variety of tree species overlooking the Deerness Valley, just 4 miles west of Durham.

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Cornsay Wood, Esh, Co Durham



Description

Cornsay Wood occupies largely level ground near the centre of a larger gated woodland property. It has a gentle southerly aspect within the Deerness Valley, some 4 miles west of the historic city of Durham. The A1 is about 15 minutes away giving easy access from north and south.

Cornsay is a wood of two parts. The larger north-eastern section is largely flat and supports a strong-growing stand of Scots pine in production phase (last thinned 3 or 4 years ago). Towards the southwest the ground falls away gently towards a small stream - this attractive area is populated with a variety of broadleaf species including oak, birch, beech and rowan along with a variety of shrubs like hazel and holly plus some regenerating saplings in the understorey.

As you approach the stream the ground flora becomes much more diverse with a range of woodland flowers including bluebell, wild garlic and sorrel, whilst beneath the pine it is largely grass and blackberry. The varied grazing is a lure for the roe deer that frequent the wood. Our visit extended into the dusk and we were also soon aware of the nocturnal residents including bats, foxes, badgers and owls.

Timber management and harvesting will be straightforward thanks to the easily-worked ground and rides within the wood. These link to a well-proven main track that has recently been upgraded and extended enabling car access to a private parking area at the east corner of the wood.

There's a surprising amount to enjoy in this wood which thanks to the wider sylvan environment has a 'big wood' feel.

If It Were Mine

I'd look to maintain the past regime of thinning the pine and perhaps remove some of the denser areas of hardwoods favouring species like oak where possible. And I'd carve out a spot near the southern corner towards the stream for a spot of camping or a BBQ.

You are extremely unlikely to get residential planning permission for this woodland.

Directions & Access

- Head west from Durham on the A690.
- After about a mile turn right at the roundabout onto the B6302 signed for Ushaw Moor.
- Continue on this road (passing through Ushaw Moor on the way) for exactly 3 miles until you come to a minor crossroads (signed for Broadgate Farm to the left).
- Continue on the B6302 for just under half a mile more, to a bus stop on your right, adjacent to a farm track (**A** on the plan). The farm track is also marked as a public footpath.
- Please park here safely, without causing any obstruction to the farm track entrance.
- **Please note that viewing access is on foot only from the public road.** There is strictly no vehicular access or parking on the farm track or at the farm buildings, both of which are separately owned.
- Walk 550 metres up to the farm (**B**) and continue on the public footpath through two steel barriers and then a further 200 metres to the woodland entrance (**C**) on your left (a third steel barrier).
- Walk down the main woodland track for about 300 metres and then turn first turn left (**D** on the plan).
- Cornsay Wood is now on your right.

Please note we do not give out keys for viewing. Purchasers will be given keys for vehicular access on completion of purchase.

Locators

- OS Landranger map: Sheet 88.
National Grid Ref:
- Access point (**A**): NZ 206 427.
 - Woodland gate (**B**): NZ 202 434.
 - Centre of wood: NZ 200 432.
- Nearest postcode: DH7 9QD.

Boundaries

- The northwest boundary (**DH**) is the northwest edge of the track.
- The northeast boundary (**DE**) is the southwest edge

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of the track (marked by red-topped posts).
- The southeast boundary (**EF**) is a stock fence.
- The southwest boundary (**FG**) is the mid-line of the stream.
- The west boundary (**GH**) is the east side of the track (marked by blue topped posts).

Sporting Rights

The sporting rights are included. They are not let.

Mineral Rights

The mineral rights are reserved to a previous owner.

Rights Of Way

- There is a right of access for all purposes to the property over the track **ABCDE**.
- A right of access is reserved to others over the track **DH**.
- Maintenance of all shared tracks is according to use.
- There are no public rights of way within the wood.

Fencing Liabilities

There are no known fencing obligations.

Third Party Rights

An average provision exists until 6th September 2020 whereby 50% of the increase of the value of the land attributable to securing planning permission will be payable to the Coal Authority.

Restrictive Covenants by the Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:

(a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:

(i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or

(ii) use the Property as a commercial campsite; or
(iii) unreasonably damage the said tracks.
(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

Viewing

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

How To Buy This Woodland

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

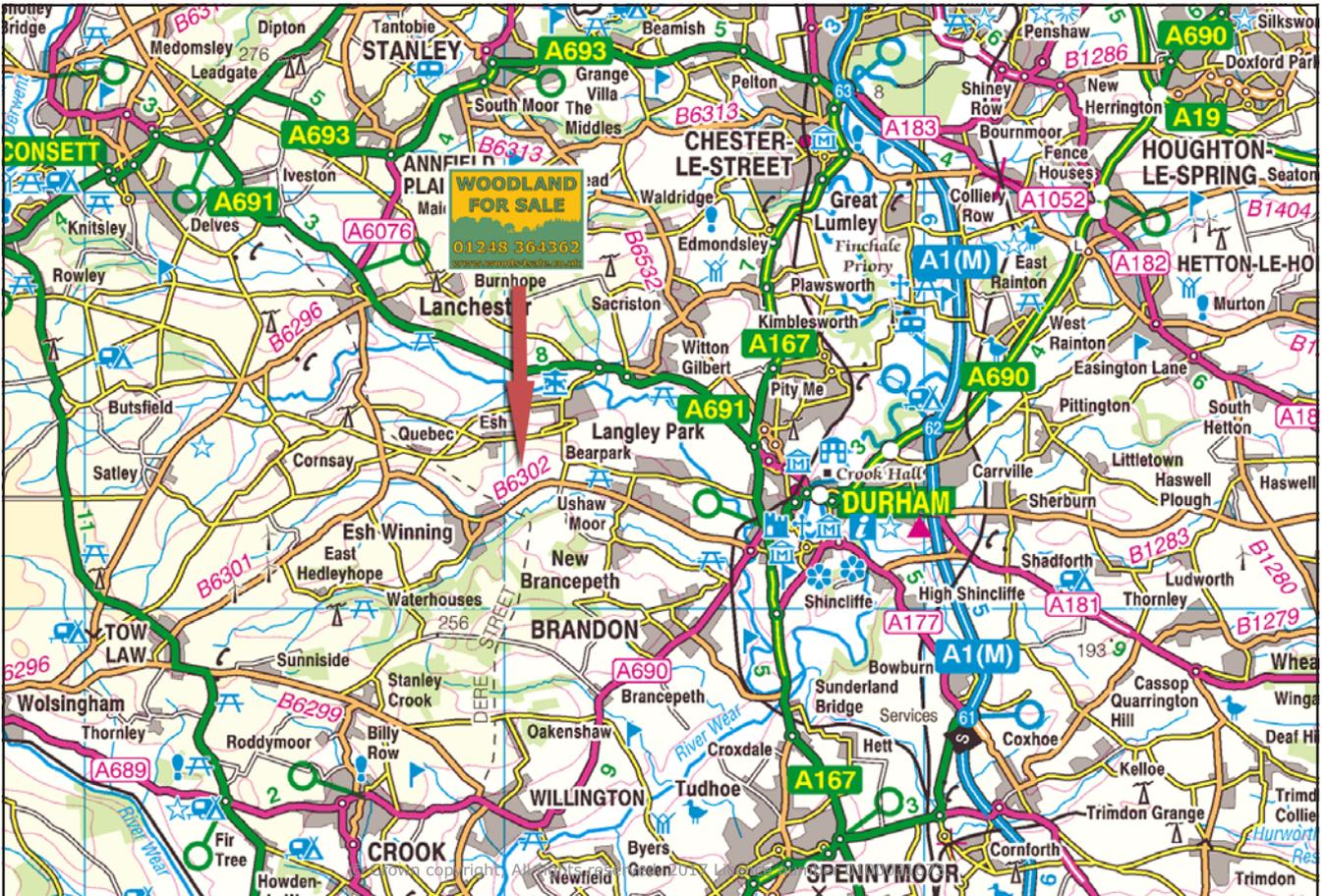
This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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