

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

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



Horse Close Wood

Horse Close Wood. Attractive mixed broadleaves in a rural landscape near Durham. 5.84 acres for £46,000 (freehold)

Easily accessed mature amenity woodland of mixed species on level ground with extensive road frontage.

Horse Close Wood, Durham, County Durham



Description

Horse Close Wood lies in a rural landscape about 1½ miles northeast of the village of Trimdon. The historic city of Durham and the Durham Heritage Coast are both about 20 minutes by car, and the A1(M) is just 15 minutes away giving easy access from north and south.

Horse Close occupies near-level ground amidst a mosaic of fields, woods and hedges with extensive frontage to a minor public road on its east side.

The wood carries no formal conservation designations but has many of the hallmarks of an ancient native-species woodland. Scattered open-canopy oak protect a diverse mixed-age understorey of emerging trees and shrubs including beech, ash, sycamore and elm along with the occasional yew. Hazel, holly and hawthorn complete the picture. Apart from a light presence of bramble the woodland floor is essentially clear of entangling vegetation making for easy walking over most of the site amidst scattered ferns and soft grasses.

Accessible and attractive, this amenity property offers a wide range of sylvan pleasures from timber production and woodland conservation to quiet enjoyment.

If It Were Mine

I'd re-establish the gated entrance at the southeast corner and then look at respacing some of the younger stems, gaining improved access across the wood in the process.

I'd also look at some bird and owl boxes to further enrich the bio-diversity.

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download

a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Residential Planning Permission

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

Locators

OS Landranger map: Sheet 93.

National Grid Ref:

- Access point: NZ 380 350.

- Centre of wood: NZ 379 351.

Nearest postcode: TS29 6LS.

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

Directions & Access

- From the crossroads in Trimdon head east on Front Street (opposite the '88 Takeaway').
- Continue for just under ½ mile, then fork left onto Horse Close Lane (shortly after the Red Lion public house).
- Continue for ¾ mile. The wood is located on your left about 100 metres after a sharp left-hand bend.
- A path at the southeast corner (point **A** on the plan) gives access to the wood.

Boundaries

- The south boundary (**AB**) is the old field-edge stock fence.
- The west boundary (**BC**) is believed to be the east side of the footpath.
- The north boundary (**CD**) is marked by red-topped posts.
- The east boundary (**AD**) is the verge of the public road.

Horse Close Wood, Durham, County Durham



Sporting Rights

The sporting rights are included in the sale. They are not let.

Mineral Rights

The mineral rights are included except as reserved by statute.

Rights Of Way

A public footpath runs along the western boundary.

Fencing Liabilities

There are no known fencing obligations.

Third Party Rights

An overage provision exists until 2037 whereby 50% of the increase of the value of the land attributable to securing planning permission for any change of use will be payable to a previous owner.

How To Buy

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.

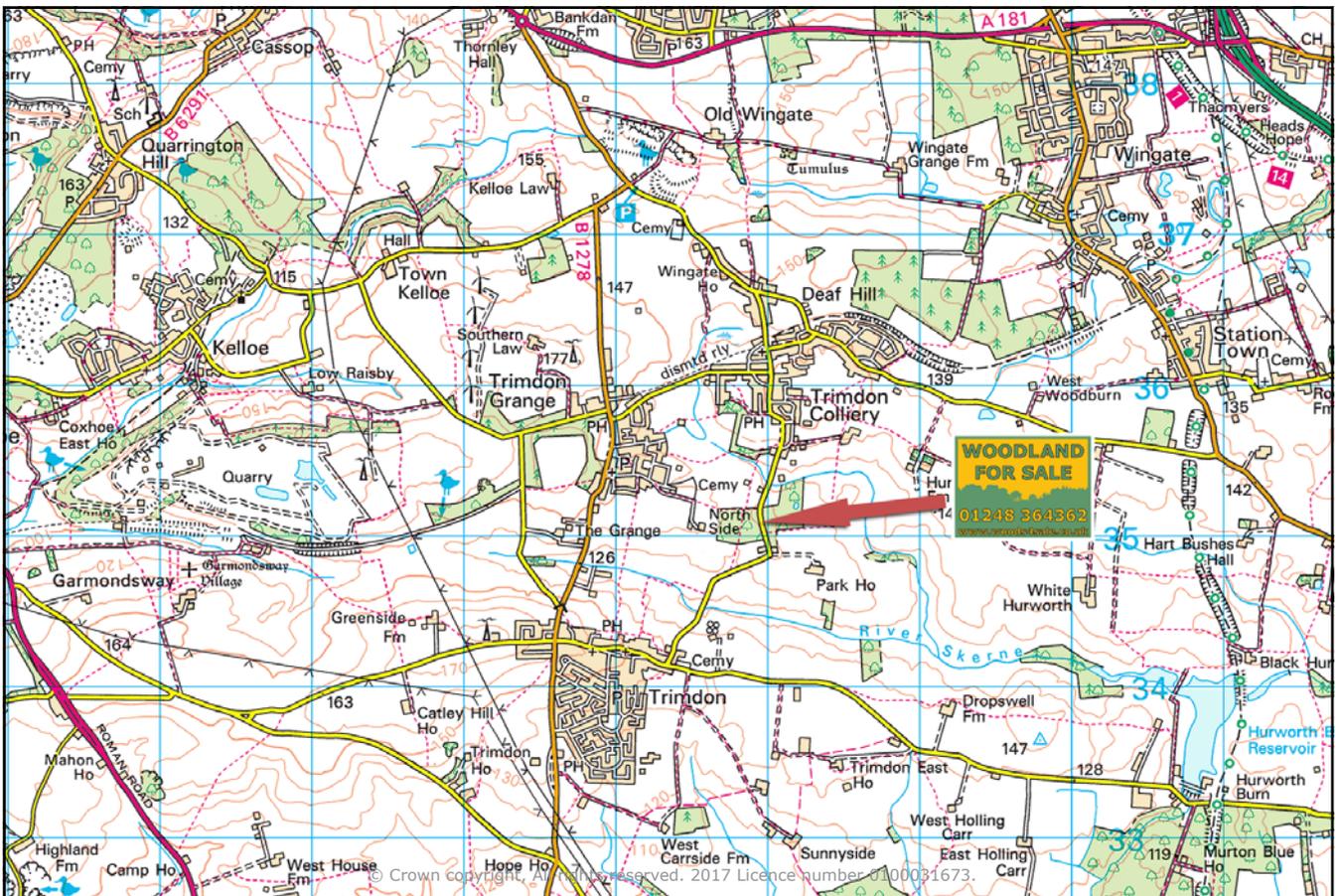
Woods4Sale Interest

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

Contact

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

Horse Close Wood, Durham, County Durham



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Legend					
	Motorway		Woodland For Sale		For Sale Sign
	A Road		Other Woodland		Gate
	B Road		Paddock/Meadow		Broadleaf
	Minor Road				Conifer
	Unclassified Road				
	Railway				
	Water Course				
	Hard Track				
	Unsurfaced Track				
	Bridleway				
	Public Foot Path				
	Public Byway				
	Path				
	Wall				

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