

# WOODS 4 SALE

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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.



## Stavelly Wood Esh, Co Durham. 1.97 acres of mixed maturing woodland for £22,500 (freehold)

Strong growing pine and mixed hardwoods on level ground with car access near the middle of a private gated woodland in the Deerness Valley.

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## Stavely Wood, Esh, Co Durham



### Description

Stavely 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.

The wood is dominated by strong-growing pine which has already produced some quality lumber in previous thinnings and which promises a fine mature stand in the future. Tree cover is diversified by a variety of canopy hardwood species including oak and sycamore. Beneath this is a variety of regenerating hardwoods, from young whips to pole-stage stems, including oak, birch, rowan and sycamore, plus some woody shrubs including elder, hazel and holly.

The woodland floor is a mix of bramble, grasses and fern along with patches of bluebell and wood sorrel.

Stavely Wood is served by a newly-upgraded track which extends along both its southeast and eastern sides giving excellent access. There is a small parking spur on the east side of the property.

The maturing pines promise some quality timber, but this is also a wood to enjoy thanks to the variety of other species present. When we visited we were also struck by the rich birdsong, the evidence of badgers, the call of owls in the evening and the rustling of roe deer passing through.

If you seek a private, manageable and productive woodland in the northeast, then this little property is well worth a look.

### If It Were Mine

The pine would benefit from a gentle but sustained light thinning programme, favouring emerging hardwoods where possible. I would also look to open up some space around the mature canopy hardwoods.

### 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 88.

National Grid Ref:

- Access point **(A)**: NZ 206 427.
  - Woodland gate **(C)**: NZ 202 434.
  - Centre of wood: NZ 199 433.
- Nearest postcode: DH7 9QD.

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

- 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 200 metres to the first main junction on your right.
- Stavely Wood is on your right after this junction.

**Please note we do not give out keys for viewing.**

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**Purchasers will be given keys for vehicular access on completion of purchase.**

### Boundaries

- The north boundary (**FG**) is marked by a line of red-topped posts
- The east boundary (**DG**) is the west side of the hard track.
- The southeast boundary (**DE**) is the northwest side of the main track.
- The west boundary (**EF**) is the centre-line of a ditch, indicated by offset 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** and **DG**.
- 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 overage 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.
  - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### 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.

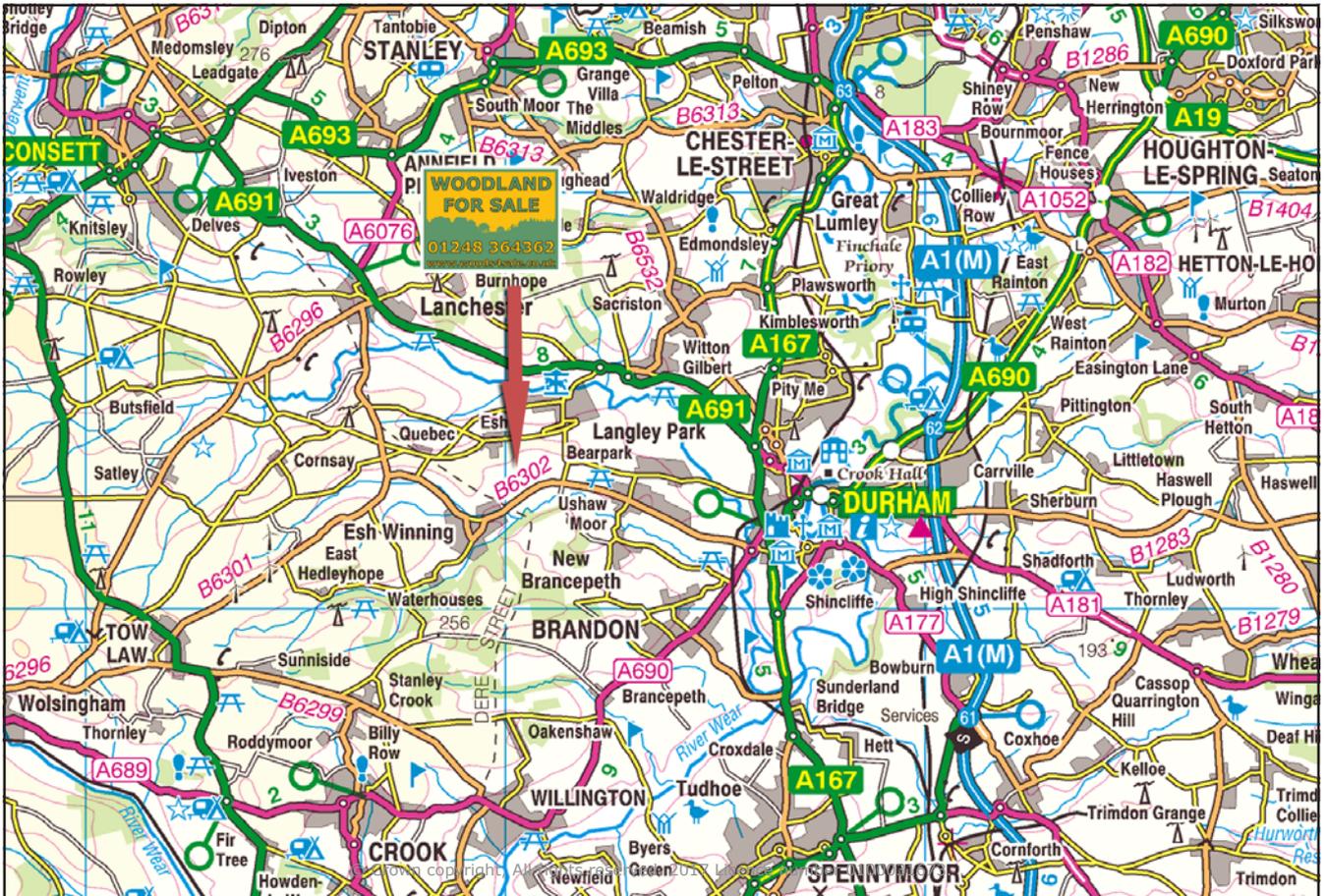
### Woods4Sale Interest

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](mailto:info@woods4sale.co.uk).

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