

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.



Aldin Wood

Esh, Co Durham. 3.90 acres of maturing
conifers for £32,000 (freehold)

Strong growing pine, spruce and scattered hardwoods on level ground with car access overlooking the Deerness Valley, just 4 miles west of Durham.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Aldin Wood, Esh, Co Durham



Description

Aldin Wood occupies largely level ground at the southeast corner 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 principally conifer, the larger part being Scots pine along with a stand of Norway spruce towards the southeast corner. There are a fair few broadleaves scattered among the conifers including oak, sycamore, cherry, rowan and birch all of which suggest the site could support a more diverse species composition in future. Beneath the tree canopy are scattered shrubs like hawthorn, elder and holly along with a number of regenerated saplings of varying ages and species.

The woodland floor is a mix of bramble, grasses, honeysuckle, foxglove and fern along with some areas of bluebell and wood sorrel towards the southern edge.

Aldin is served by a newly-upgraded track which links with a private parking spur on its north edge. Thanks to a well-managed thinning programme the wood also has a system of level rides to the benefit of future harvesting operations.

The maturing conifers promise some quality timber, but this is also a wood to enjoy thanks to the variety of fauna and flora present, and the light open aspect to the south.

If It Were Mine

I would continue to thin the pine and also consider clear-felling the spruce area at the southeast corner and restocking with native hardwoods (perhaps with a conifer fringe to screen the farm buildings).

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
 - Forest gate (point C): NZ 202 434
 - Centre of wood: NZ 202 433
- 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 and continue on the public footpath through two steel barriers (**B** and **C**) and then a further 200 metres to the woodland entrance (**D**) on your left (a third steel barrier).
- Aldin Wood is on your left immediately after the barrier.

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

Aldin Wood, Esh, Co Durham



Boundaries

- The north boundary (**DE**) is the north edge of the track.
- The northeast boundary (**CD**) is the line of an old fence to the southwest of the track.
- The south boundary (**CF**) is primarily a field edge fence.
- The west boundary (**EF**) is a woodland ride 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 **ABCD**.
- A right of access is reserved to others over the track **DE**.
- 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 liabilities.

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 for any change of use 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.

Aldin Wood, Esh, Co Durham

