

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



Bing Copse Esh, Co Durham. 3.1 acres of mixed maturing woodland for £28,500 (freehold)

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

Bing Copse, Esh, County Durham



Description

Bing Copse lies on the north edge of a larger gated woodland in 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 thanks to careful past management. Tree cover is diversified by a variety of hardwood species, particularly towards the northwest corner, including oak and sycamore plus a dusting of birch and rowan.

Beneath the trees are some scattered shrubs like elder, hazel and holly atop a variety of ground flora such as bramble, grasses, ferns and patches of bluebell. This attractive mix is home to a range of wildlife including roe deer, badgers and a variety of woodland birds from tawny owls to treecreepers.

The wood lies on very gently sloping ground with a southerly aspect. In the northeast corner there is a bing which bears testimony to historic mining in the area. There are no known mine adits or entrances inside the wood.

Bing Copse is served by a newly-upgraded car-accessible track which leads to a private parking spur in the southwest corner of the wood.

If It Were Mine

The pine would benefit from a gentle but sustained light thinning programme, favouring emerging hardwoods where possible. A few bird-boxes would benefit the avian residents. A BMX enthusiast has suggested the bing could form an attractive part of a cycle track for private recreation.

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 (point **C**): NZ 202 434.
- Centre of wood: NZ 200 434.

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 and then take the first track to your right.
- Continue about 70 metres to the end of the hard track and a line of blue-topped posts on your right. Bing Copse is on your right after this point.

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

Bing Copse, Esh, County Durham



Boundaries

- The north boundary (**FG**) is the field-edge fence.
- The east boundary (**GH**) is marked by a line of red-topped posts.
- The south boundary (**EH**) is marked by a line of blue-topped posts.
- The west boundary (**EF**) is the west side of the ride marked by white-topped posts.

Sporting Rights

The sporting rights are included. They are not let.

Mineral Rights

- The mineral rights are reserved to a previous owner.
- The wider vicinity was mined for coal until the 1960s. There is surface evidence of historic mining activity near the north end of Bing Copse. Please [click to view](#) the Coal Authority Mining Report.

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 over the short length of track at **E** to the adjacent property.
- 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.

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.

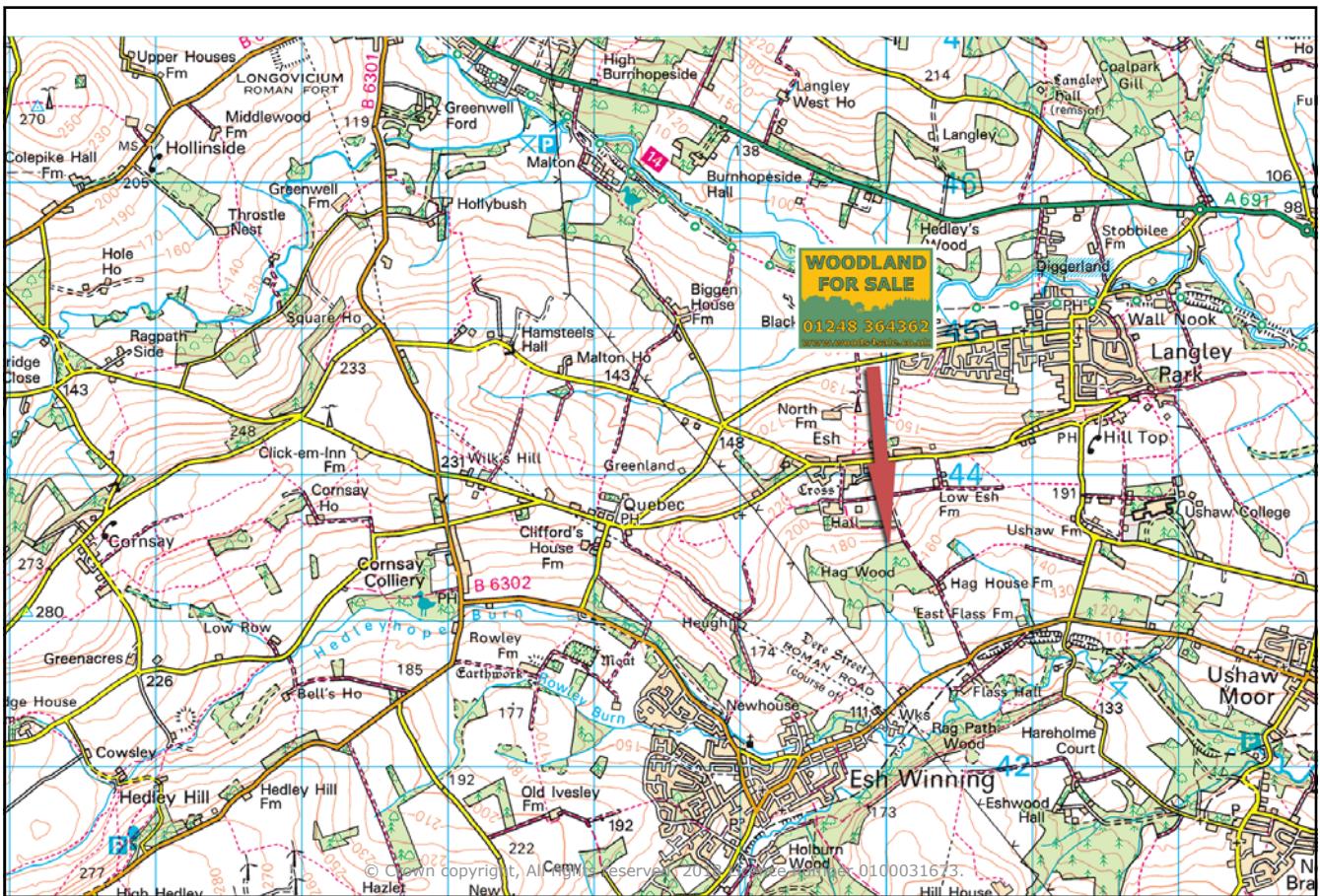
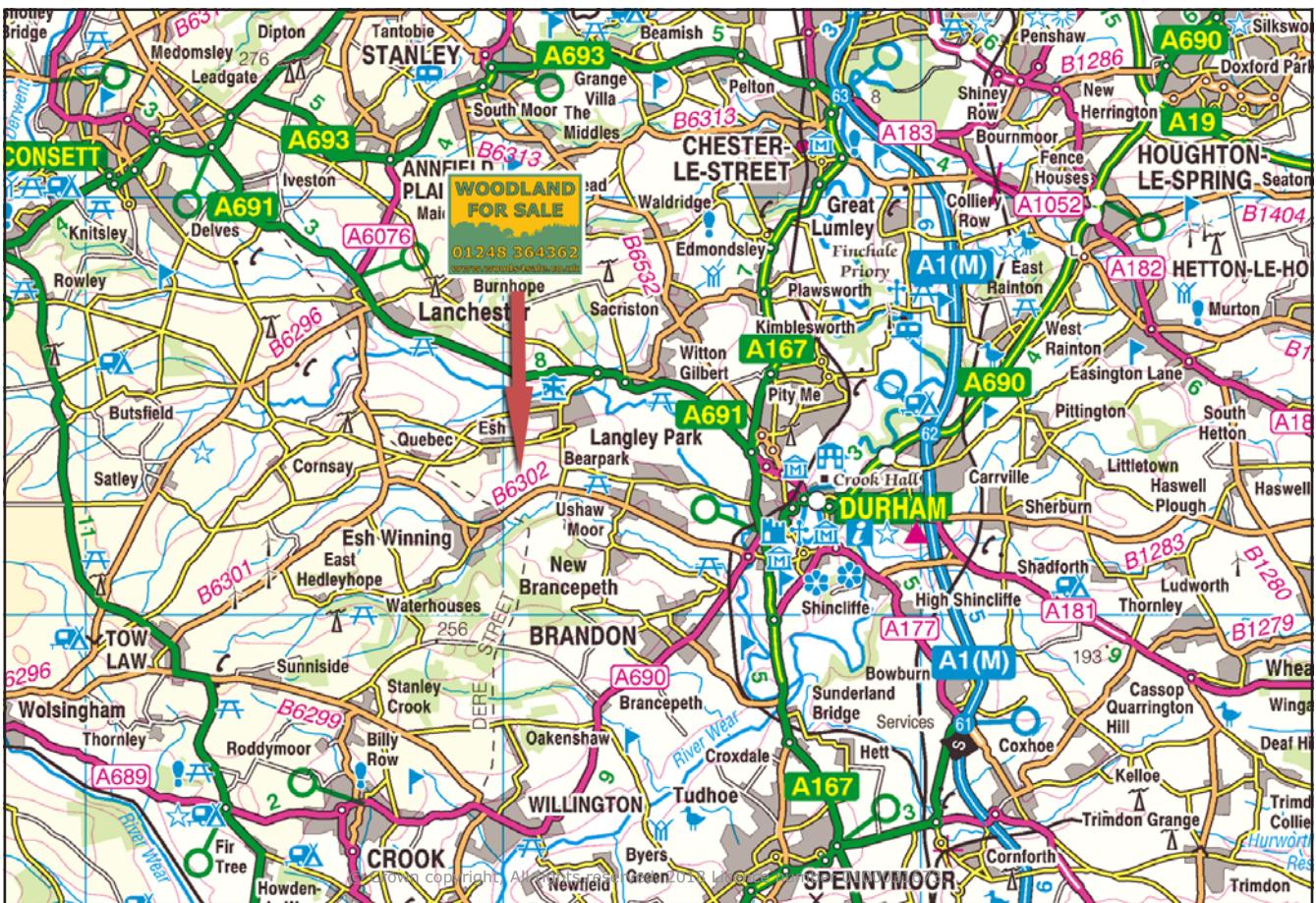
Woods4Sale Interest

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

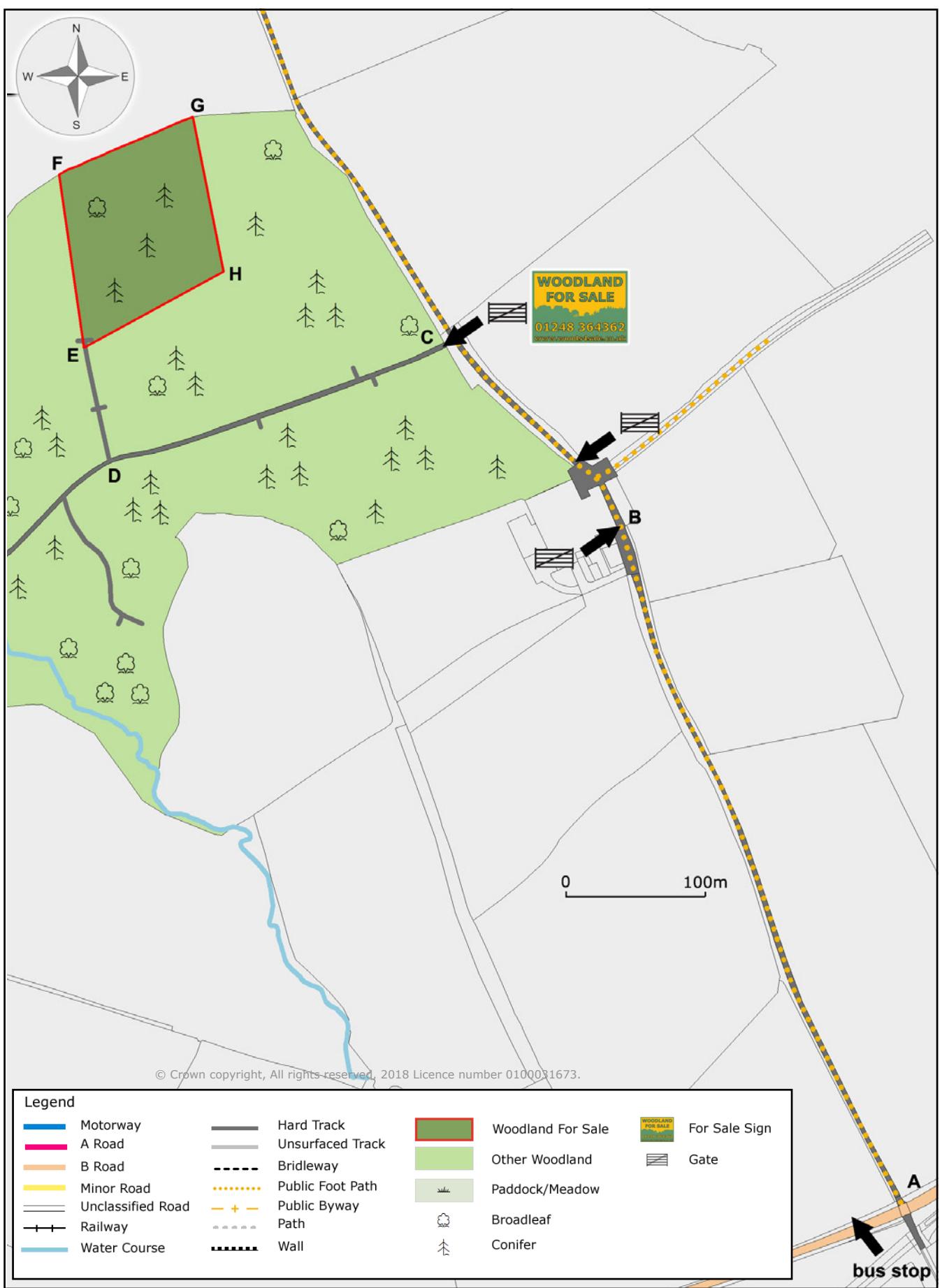
Contact

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

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