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.

Little Wood

Windlestone, nr. Bishop Auckland, Co Durham. Mature broadleaves with road frontage. 0.59 acres for £9,000 (freehold)

A stand-alone pocket wood in attractive countryside with a healthy variety of species.

SOLD

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Little Wood, Bishop Auckland, Co Durham

Description

Little Wood lies within Windlestone Estate, the childhood home of the former Prime Minister Anthony Eden. It occupies level and undulating ground amidst a mosaic of fields and other woods, fronting a minor lane and the A689. The A1(M) is 3 miles away giving easy access to Durham (20 minutes) and Newcastle (40 minutes). The historic market town of Bishop Auckland is 4 miles to the west.

This pocket-sized wood supports a surprising variety of species in its modest acreage including some substantial mature stems. Elm, lime, sycamore, oak, birch, poplar, ash, yew and cherry are all present, while the shrub layer below includes hawthorn, holly and elder. The woodland floor is largely clear of entangling vegetation giving access to most areas.

Access is taken directly off Windlestone Lane via a small unsurfaced track leading into the wood.

Little Wood is small, fun and affordable, offering an ideal entry into woodland ownership.

Note: The Windlestone Nursery sign at the southeast corner can be removed prior to completion of a sale.

If It Were Mine

I might single out some of the stems for a little firewood and perhaps clear a site for the occasional BBQ or night under the stars.

Please remember some management operations require approval and/or a licence.

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 Series Sheet No: 93
Ordnance Survey Grid References:
- Roadside access: NZ 265 290
- Centre of wood: NZ 265 290

Nearest postcode: DL17 0LY

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

- Leave the A1(M) at junction 60 (about 9 miles south of Durham) and head west on the A689.
- After 2 miles go straight over two consecutive roundabouts and continue west for another mile.
- Turn right into Windlestone Lane (identified by a sign for Windlestone Nurseries).
- Little Wood is immediately on your left. Please park where safe to do so.

Boundaries

- The west boundary (**AB**) is the field edge stock fence.
- The north boundary (**BC**) is the wooden garden fence on the south side of the drive.
- The east boundary (**CD**) is the verge of Windlestone Lane.
- The south boundary (**AD**) is an old post and rail fence.

Sporting Rights

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

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Mineral Rights

The mineral rights are reserved to a previous owner.

Rights Of Way

- Access is taken directly off Windlestone Lane.
- There are no public rights of way within the wood.

Fencing Liabilities

There are no known fencing liabilities.

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.

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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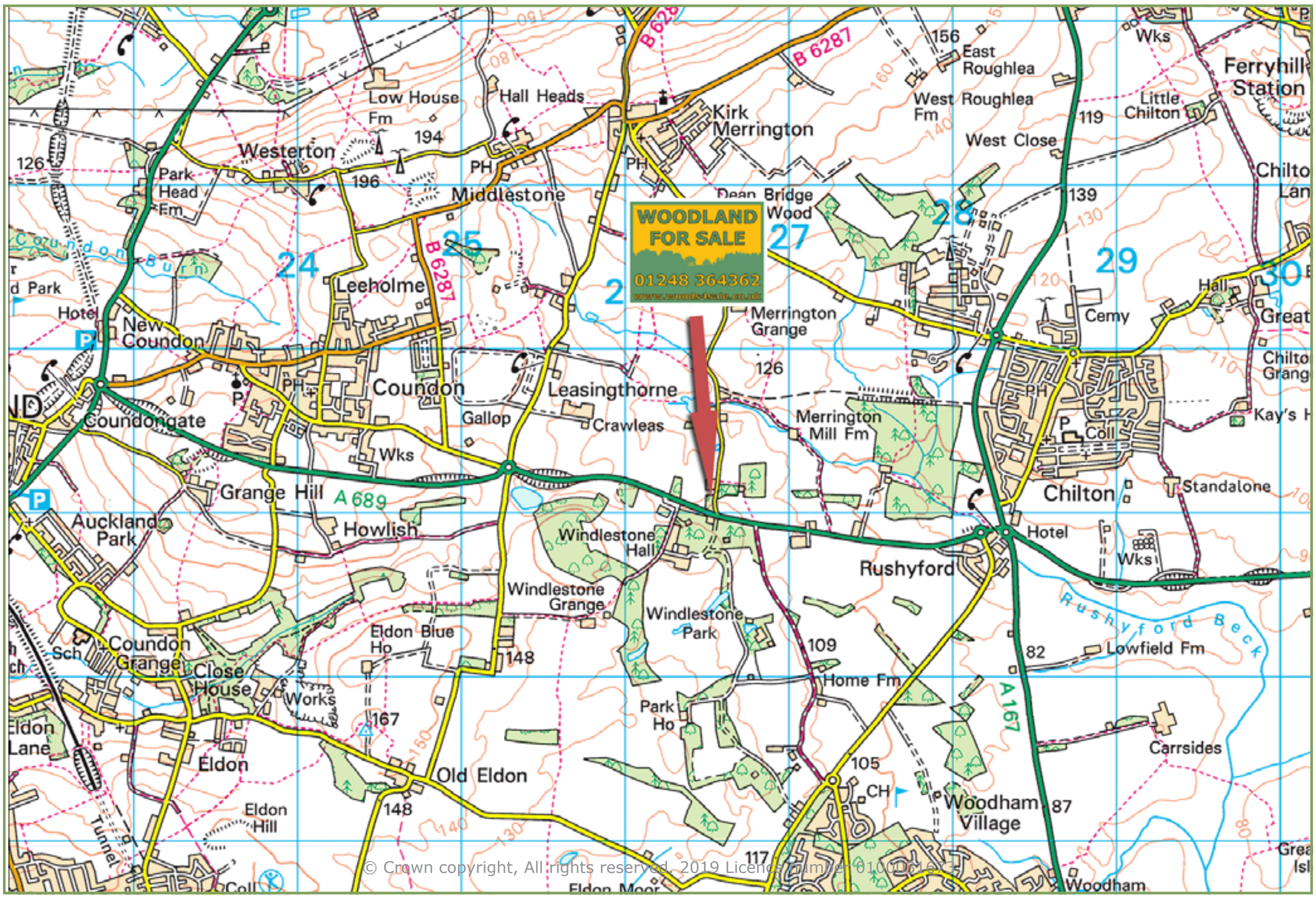

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