

WOODS 4 SALE

Phone: 01248 364 362
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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.



Witton Ponds Wood Esh, Co Durham. 3.86 acres of ponds and trees for £38,500 (freehold)

Conifers, hardwoods, water and seclusion with good access in the Deerness Valley, five miles west of Durham.

Witton Ponds Wood, Esh, Co Durham



Description

Witton Ponds Wood lies within a larger gated woodland in the attractive Deerness Valley. The historic city of Durham is five miles to the east and the A1 is about 15 minutes away giving easy access from north and south.

The larger part of the property occupies level ground which falls away to a broad shallow streamside gully below the ponds.

The ground between the ponds and the north track is largely open. The other side of the ponds is fronted by broadleaves including oak, ash and birch, beyond which is a belt of larch and pine. There is also an attractive stand of mature Norway spruce at the east end, downstream of the ponds. Other species on site include alder, rowan, hazel, willow, hawthorn and elder.

Witton Ponds supports a rich ground flora of ferns, wood sorrel, blackberry and foxglove, plus extensive swathes of bluebells which form a stunning seasonal backdrop to the ponds.

The wood is served by a recently upgraded car-accessible track which wraps round the larger part of the property giving good access to all areas. There is also a private parking spur at the west end of the property.

The water features and diversity of species coupled with considerable seclusion makes this an attractive location for wildlife. We noted roe deer, bats, owls and buzzards when we visited along with plenty of evidence of passing badgers. Springtime will no doubt reveal plenty of songsters too.

There is a lot to do and enjoy here from quiet contemplation of the habitat to active woodland management. A footpath to the south side of the ponds would enhance access to an ideal recreation area for camping and BBQs - a great place to retire to after a strenuous day with the chainsaw.

If It Were Mine

The current thinning licence allows management of the conifer stands and I would be tempted to manage the vegetation by the ponds to create dappleshaded glades for conservation and amenity. More adventurously, the top pond might benefit from some dredging in the future.

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

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 the farm track immediately before a bus stop (**A** on the plan). The farm track is also marked as a public footpath and should have a Woods4sale sign adjacent.

Walk 550 metres up to the farm (**B**) and continue on foot through two steel barriers for 200 metres to the woodland entrance (**C**) on your left (a third steel barrier).

Walk along the forest track for about 350 metres to the second junction on your left (**D** on the plan). Witton Ponds Wood is on your left after this point.

Please note that we do not give out keys for viewing and there is no parking for viewers at the farm buildings which are separately owned.

Locators

OS Landranger map: Sheet 88.

National Grid Ref:

- Access point **A**: NZ 206 427.

- Woodland gate **B**: NZ 202 434.

- Centre of wood: NZ 197 432.

Nearest postcode: DH7 9QD.

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Boundaries

The northeast and northwest boundaries (**DGF**) are to the north side of the hard track, crossing to the east side of the track at the stream (point **G**).

The east and south boundary (**DE**) is the east and south sides of the hard track.

The southwest boundary (**EF**) is marked by red-topped posts in a woodland ride.

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 tracks **ABCD** and **GF**.

A right of access is reserved to others over the routes **DG** and **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 obligations.

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.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

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.

Viewing

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Contact

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

How to Buy this Woodland

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

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