



8.48 ACRES OF MATURE AMENITY WOODLAND

New Wood, Newlands, Consett, DH8 9JF

An opportunity to purchase a very pleasant mature block of mixed species and mixed age woodland extending to approximately 8.48 acres (3.43 hectares).

Offers Over £69,000



Location

Located in a rural location to the west of Ebchester. The woodland is set back from Boundary Lane with access taken from a private track.

Directions

From Lanchester, take the A691 north towards Leadgate. Continue through Leadgate on B6309 until you come to a T junction, turn right onto A694. Turn immediately left onto Chare Bank, in approximately 0.7 miles, turn left onto Fine lane. In 0.7 miles turn right up a track and follow the access route as per the plan included in these particulars.

What3words location:///bumps. adding.storeroom

Description

The land extends to 8.48 acres of predominately mature woodland which has been managed under the English Woodland Grant Scheme in 2010 through to 2015. Selective thinning has taken place on the land favoring native broad-leaved species, coppicing and opening the upper canopy, especially over the area of Planted Ancient Semi-Natural Woodland, to encourage ground vegetation. The land benefits from a small stream running from north to south which then joins 'Small Burn' at the southern end of the woodland parcel.

Access

Access is from the adopted highway, Boundary Lane, which leads onto a private access track. There is a third party access through the woodland via the track to access agricultural land.

Please park on the access track marked in blue on the sale plan, next to the farm building. Please take care not to block any access way in relation to the adjacent farm.

Tenure

The land is for sale freehold, with vacant possession to be granted upon completion.

Sporting & Mineral Rights

The sporting rights and mineral rights are included in the sale.

Method of Sale

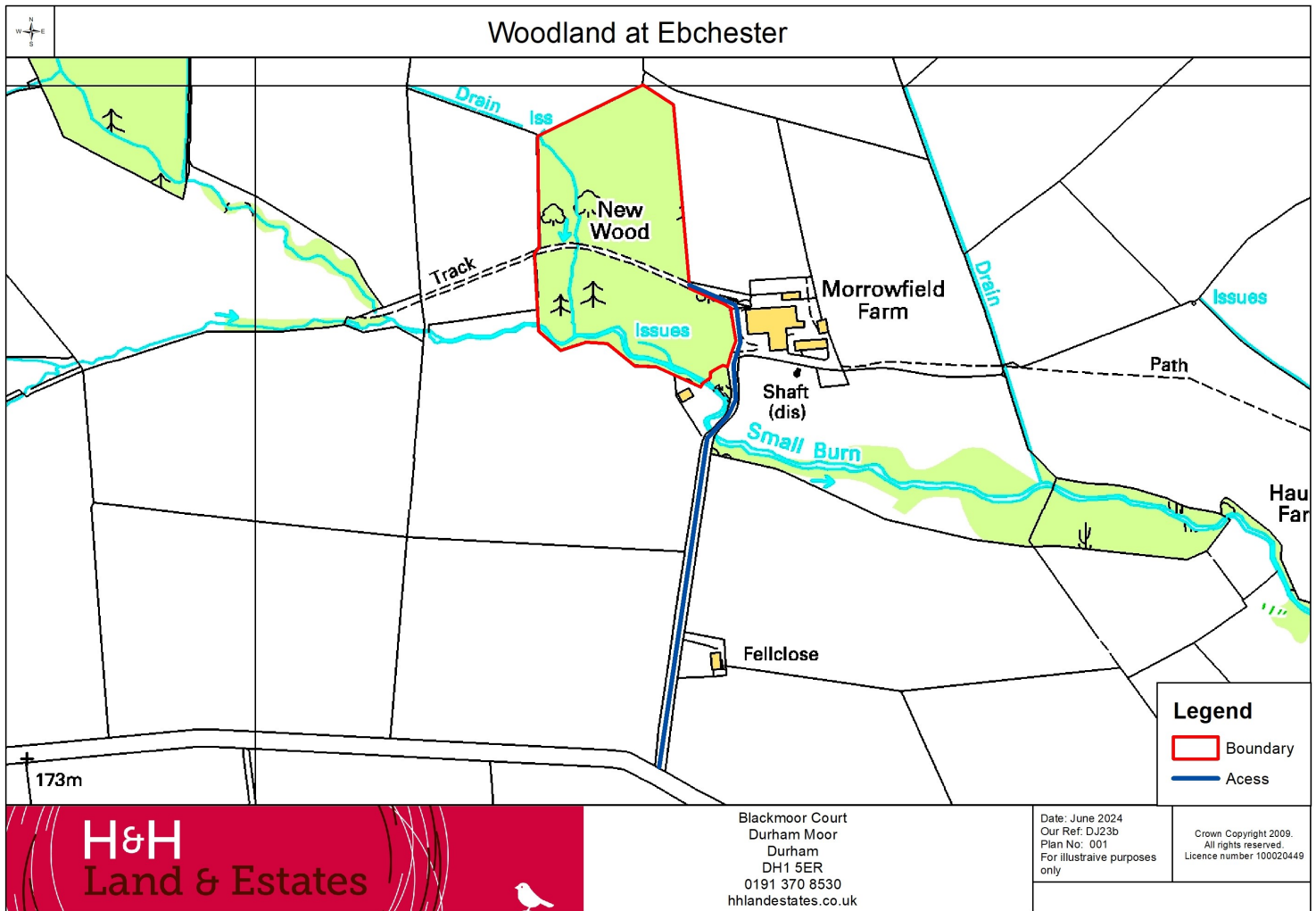
The property is offered for sale as a whole, by private treaty. The Seller reserves the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars. Please register your interest with H&H Land & Estates.

Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Buyers will be held to have satisfied themselves as to the nature of such burdens.

Viewing

The property can be viewed on foot and during daylight hours once in possession of these particulars having first registered your interest with H&H Land & Estates.



Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations. The extent of the required documentation will be confirmed to the Buyer after acceptance of an offer.

Exchange of Contracts and Completion

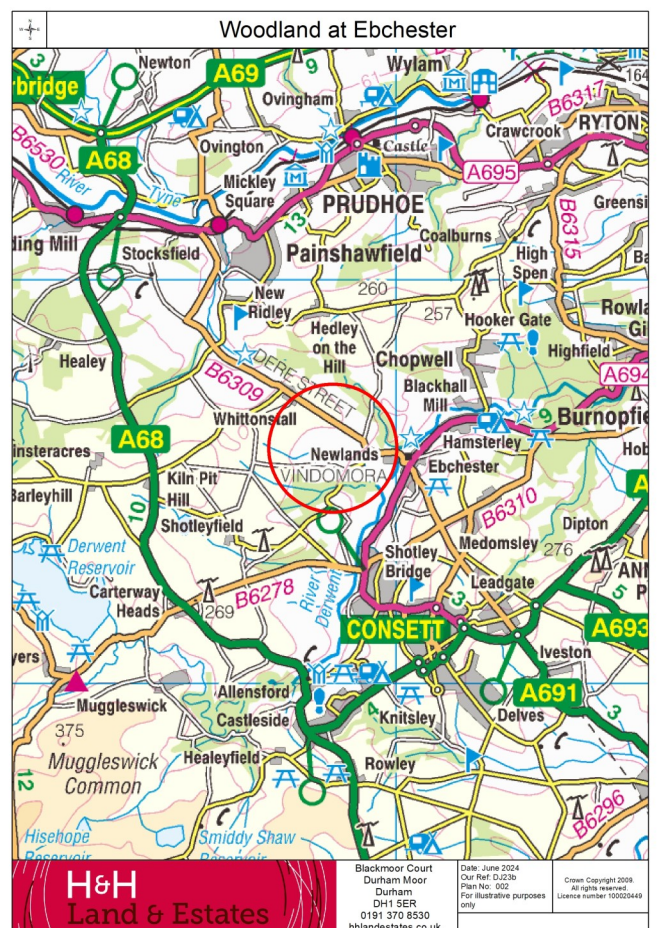
It is expected that Exchange of Contracts will take place within eight weeks of an offer being accepted. Completion will take place within four weeks of the Exchange of Contracts or earlier by arrangement.

Selling Agent

For further details please contact the selling agent: H&H Land & Estates, Blackmoor Court, Durham Moor, Durham, DH1 5ER.

T: 0191 370 8530

Helen Forbes E: helen.forbes@hhlandestates.co.uk





IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND & ESTATES Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **June 2024**