

Hamsterley Hall Woodlands

Hamsterley Mill | County Durham

84.87 Hectares / 209.71 Acres





NEWCASTLE UPON TYNE to Amsterdam

Hamsterley Hall Woodlands

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84.87 Hectares / 209.71 Acres

**A mixed commercial plantation with mature timber reserves
and sporting potential**

- Mature conifer crops
- Varied age classes
- Good internal infrastructure
- Flat site with good gley/mineral soils
- Close to timber markets
- Roe deer stalking

FREEHOLD FOR SALE AS A WHOLE

Offers Over £950,000

GOLDCREST Land & Forestry Group
England & Wales Office
PO Box 804, Northwich CW9 9WN
07570 246 022

www.goldcrestlfg.com

Oliver Thompson MICFor

Location

Hamsterley Hall Woodlands are located between the village of Hamsterley Mill and the town of Consett in County Durham, 12 miles to the south-west of Newcastle upon Tyne. The grid reference to the main entrance is NZ 133 557. The nearest postcode is NE39 1NF and the What3Words code is `/// cobble.enlighten.pronouns`



Directions and Access

From the A1(S) at Blaydon-on-Tyne, at J73 take the A694 signposted Consett/B6317. After 0.3 miles, at the roundabout take the second exit on to Derwenthaugh Road/A694. After 0.4 miles, at the roundabout take the second exit and continue on the A694. After 6 miles, turn left on to Longbank Close/B6310. As you pass into the wooded area on both sides of the road, continue for 0.3 miles to find the main property main entrance on the left and shown at A1 on the Sale Plan.



Description

Originally part of the Hamsterley Hall Estate gifted to the Swinburne family by Charles I in the 17th Century, the woodlands are now a commercial mix of conifers with a scattering of native broadleaves. Stands of 1960s mature Scots pine are intermixed with Japanese larch and an understorey of native broadleaves. Further significant restocking in the 1990s focused on restocking with mixed conifers, predominantly Sitka and Norway spruce and mixed broadleaves. The four most recently restocked areas are comprised of Sitka spruce Douglas fir and Scots pine. These areas are growing well, especially on the fertile gley soils. The western half of the property is predominantly classed as Ancient Replanted Woodland. The western half is mostly unclassified and well-suited to future rotations of commercial conifers. There is great sporting potential for roe stalking within the woodlands.

The two main access routes into the property are suitable for HGV traffic and have been tried and tested. These are shown at A1 and A2 on the Sale Plan. The internal forest roads are well-built and will require only minimal maintenance in future years. Other access points into the woodlands will require some upgrading but have been used in previous harvesting operations.

Nearby sawmills include Harelaw Sawmill, Consett (5 miles), James Jones, Gateshead (9 miles) Egger, Hexham (17 miles) and TaylorMade, Durham (21 miles).



Boundaries

There are no known boundary liabilities.

Wayleaves & Third-Party Rights

The Property is sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not. Overhead electricity wayleaves cross the western section of the Property.

Woodland Management

The property is managed by Tilhill Forestry. For more information please contact the Malton Office at admin.nce@tilhill.com or on 01653 696083.



Mineral Rights

The mineral rights are reserved to a third party.

Sporting Rights

Sporting rights are included, in so far as they are owned. The current lease will expire in November 2024. In the past 12 months a total of 26 roe were taken from the property.

Species	Planting Year									Area (Ha)
	1942	1950s	1960s	1980	1990s	2002	2005	2023	N/A	
Scots pine	1.68	6.80	17.24							25.72
Mixed conifers		1.80	1.07			2.18	2.81	13.41		21.27
Sitka spruce					2.60		8.16	0.71		11.47
Corsican pine					4.56					4.56
Japanese larch		2.77		1.52						4.29
Douglas fir					5.96					5.96
Mixed broadleaves		4.99	2.63	2.00				1.38		11.00
Open ground									0.60	0.60
Total	1.68	16.36	20.94	3.52	13.12	2.18	10.97	15.50	0.60	84.87



Forest Grants

There are no active grant schemes on the property; however, there is a restocking liability for the areas planted in 2023, Ref: 022/387/2022. For more information, please contact the Selling Agents.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

Sole Selling Agents

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Email: oliver@goldcrestlfg.com

Ref: Oliver Thompson MICFor

Seller's Solicitors

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Rosehill

Carlisle CA1 2ST

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Email: dkb@burnetts.co.uk

Ref: Diane Barnes

Area Measurements

Recent management measurements indicate that the forest extends to 84.87 hectares. The property will be sold as per the Titles.

Viewing

Viewing is possible at any time during daylight hours, so long as potential purchasers are in possession of a set of sale particulars and subject to contacting the Selling Agents in advance. For your own personal safety, please be aware of potential hazards within the forest when viewing.

Authorities

Forestry Commission

Ghyll Mount

Gillan Way

Penrith 40 Business Park

Penrith

Cumbria CA11 9BP

Tel: 0300 067 4029

Durham County Council

Aykley Heads House

Aykley Heads Business Park

Aykley Heads

Durham DH1 5TS

Tel: 03000 260 000

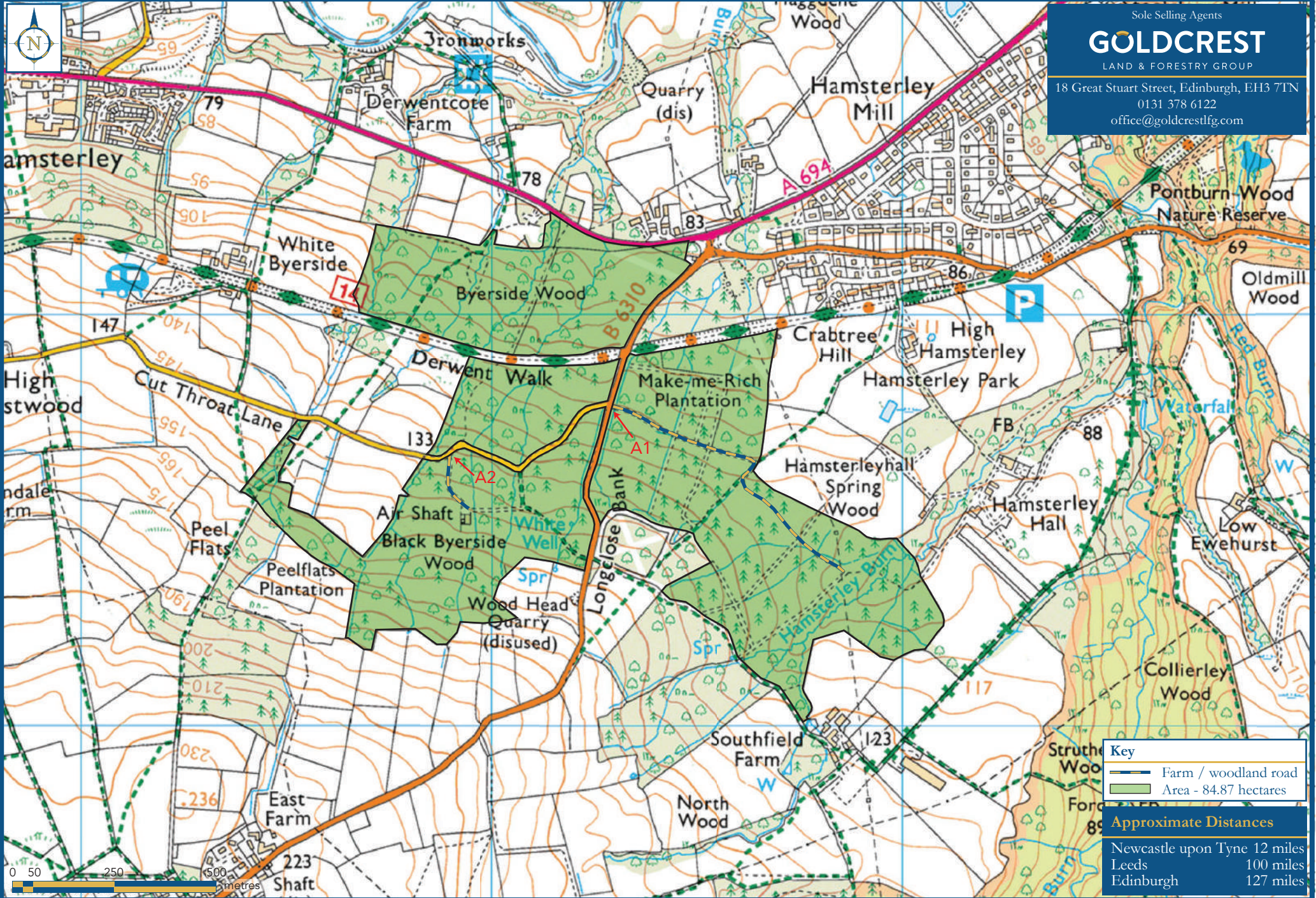
Taxation

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

Financial Guarantee/Anti-Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

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Sole Selling Agents

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