



## Dere Wood, Brancepeth, Durham

4.96 acres, £58,000 (freehold)

---



**Nearest postcode:** DL15 9AS **OS Map No:** 92 & 93 NZ 196 392 **what3words:** Woodland gate (A): ///intersect.costly.uplifting

## Dere Wood, Brancepeth, Durham. 4.96 acres, £58,000 (freehold)



### **Mixed conifers with excellent access and commanding views near the historic village of Brancepeth.**

Dere Wood lies 2 miles northwest of the highly attractive village of Brancepeth. Durham is 6 miles to the northeast and the A1M motorway is 5 miles beyond enabling ready access from north and south.

The wood is situated near the east side of a larger forested area. The majority is on level ground falling to a gentle slope towards its southern boundary. Thanks to its elevated position there are commanding views over Stockley Valley and the adjacent countryside.

The larger part of the wood is a mix of mature conifers dominated by hybrid larch, with a scattering of pine and mixed broadleaves within. There is a smaller stand of Sitka spruce towards the southwest and an area of birch to the southeast. The north and south boundaries are fringed with a variety of mature broadleaves including beech, oak, sycamore and willow and there is a

small planting of younger oak at the southwest corner of the wood. The conifer crop which is approaching economic maturity has grown well and is of good straight form. There is a recent patch of windblown larch on the east side of the wood.

The woodland floor is free of entangling vegetation making for easy pedestrian access across the wood. Vehicular access into the wood is excellent courtesy of the substantial hard track on the west boundary and the smooth level terrain within the wood promises easy management and harvesting. The northeast is well served with a number of sawmills and the proximity of good road links enables ready access to these markets.

Dere Wood is an ideal candidate for those attracted by the combination of high amenity and the prospect of timber income.

### **Our Forester's Thoughts**

#### **Alastair says...**

*"I would keep an eye on timber markets as the conifers are mature and ready to yield a useful tax-free income.*

*Fertile soils mean a wide range of restock options are available, from a second rotation of commercial conifers to a habitat project focussing on native species. Or a mix of both.*

*In the interim Dere Wood makes for a great family adventure playground with a small grassy glade near its centre (ideal for nights under the stars) and deadwood aplenty for the campfire."*

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

## Dere Wood, Brancepeth, Durham. 4.96 acres, £58,000 (freehold)

---

### Directions

- Brancepeth lies on the A690 about 4 miles southwest of Durham.
- Head northwest out from the middle of Brancepeth on a street called 'The Village' for 1.8 miles.
- Dere Wood is on your left, the entrance being a gate with a public footpath sign adjacent. (Please ignore the Forests.co.uk sign about 250 metres east of Dere Wood's entrance gate.)
- You can park in a layby on the north side of the road just west of the entrance gate (**A** on the plan).
- Climb or walk around the gate and the woodland is on the left of the track.

### Rights of Way

- *There is a right of access for all purposes at all times via the adjacent track (**AB** on the plan) with maintenance according to use.*
- *There are no public rights of way in the woodland, the public footpath follows **AB**.*

**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.**



### Boundaries

- The north boundary (**AD**) is the roadside wall.
- The east boundary (**CD**) is an old stock fence consolidated in places with heaped branches.
- The south boundary (**BC**) is the field edge stock fence.
- The west boundary (**AB**) is the east side of the adjacent track.

### **Sporting Rights**

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

### **Mineral Rights**

The mineral rights are reserved to a previous owner.

### **Fencing Liabilities**

There are no known fencing obligations.

### **Residential Planning Permission**

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

### **Restrictive Covenants**

1. For the benefit of the Retained Land and each and every part thereof that the Transferee and his successors in title covenants not to use or suffer or permit to be used the Property or any part thereof for any of the following purposes-

(a) Clay pigeon shooting or target practice of any kind but for the avoidance of doubt, it is hereby agreed and declared that the Transferee and his successors in title will be at liberty at all reasonable times for recreational purposes only to use an air rifle of small calibre.

(b) Rough shooting or pest control at such times or in such manner as to be or become a nuisance danger or annoyance to any person;

(c) Racing or speed trials with cycles or any motorised vehicle;

(d) A commercial camp site;

(e) Business purposes other than that of a forestry;

(f) Any use that causes or is likely to cause damage to access tracks other than fair wear and tear;

(g) Any use that would be or become a nuisance or annoyance to neighbouring owners or occupiers of land including the Transferor; or

(h) The installation or display of any signboard that is or may become visible from the public highway.

2. The Transferee for himself and his successors in title hereby covenants that the Property shall not be sold leased or otherwise disposed of except in whole as opposed to in part.

### **How To Buy**

*This woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):*

- *The name and price of the woodland*
- *Confirmation you have viewed the woodland*
- *Full name (including middle names), address, phone number and date of birth of all legal purchasers*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors.



**Dere Wood, Brancepeth, Durham. 4.96 acres, £58,000 (freehold)**

---

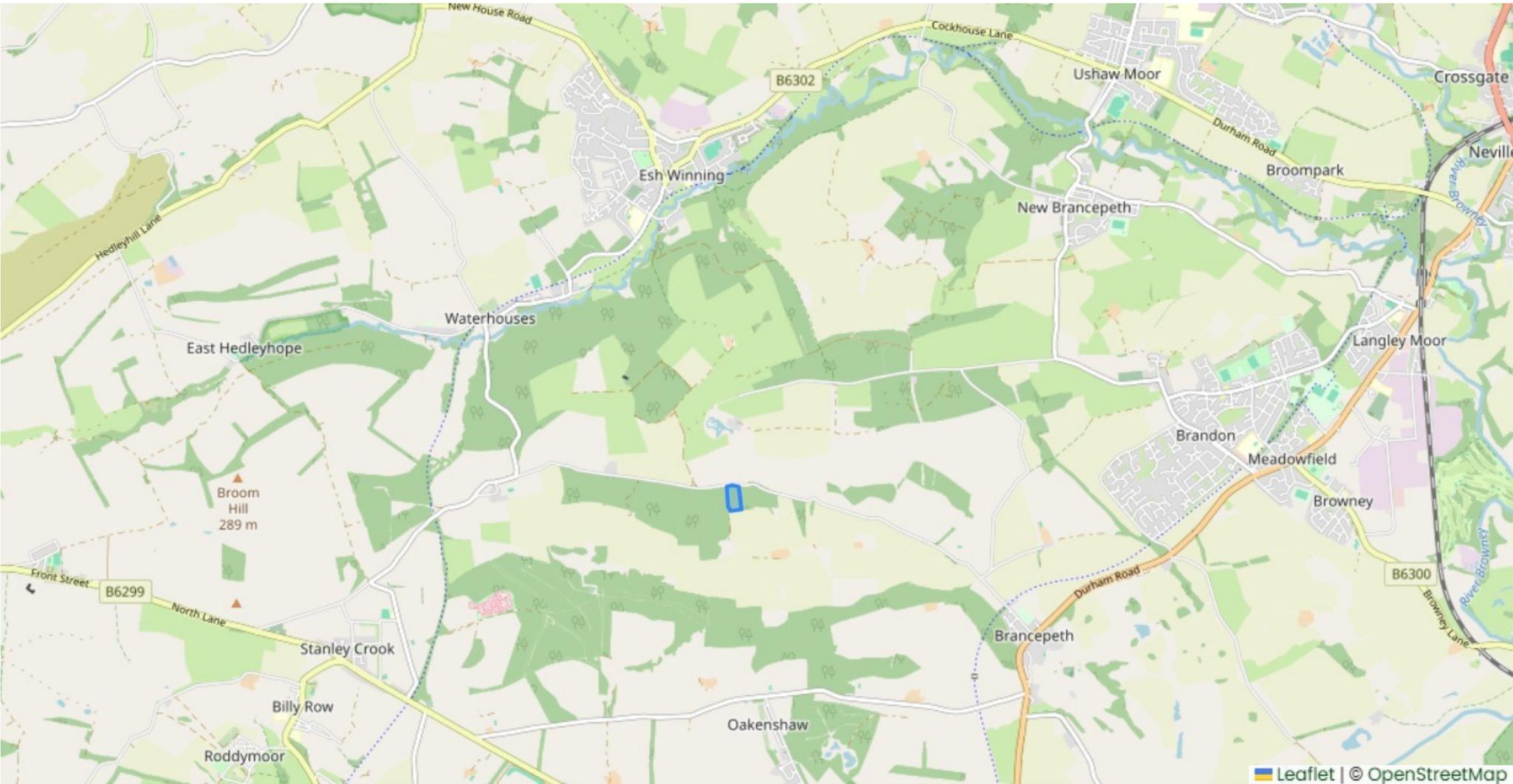


**Disclaimer**

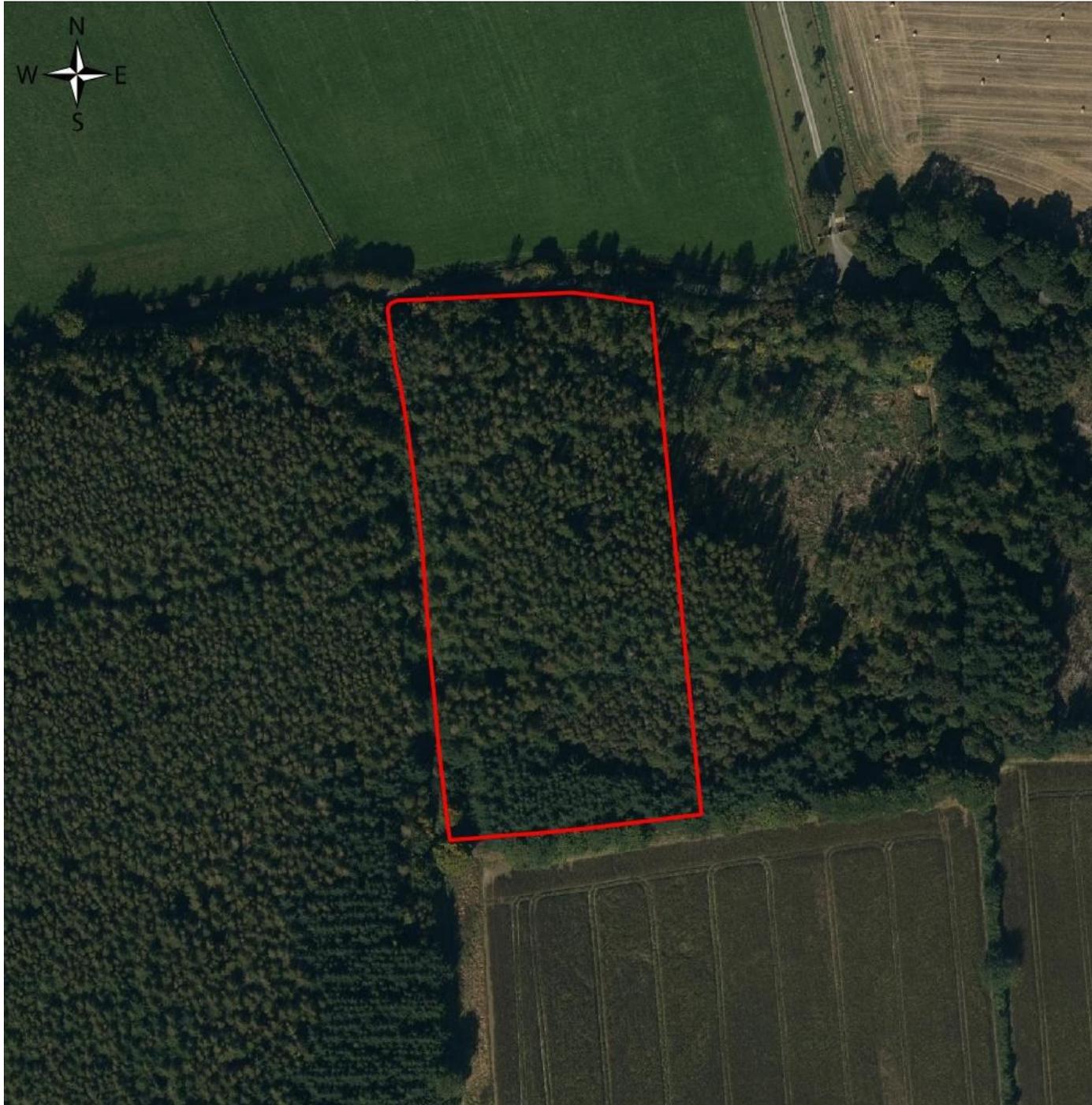
Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

---

Dere Wood, Brancepeth, Durham. 4.96 acres, £58,000 (freehold)



Dere Wood, Brancepeth, Durham. 4.96 acres, £58,000 (freehold)



Dere Wood, Brancepeth, Durham. 4.96 acres, £58,000 (freehold)



Dere Wood, Brancepeth, Durham. 4.96 acres, £58,000 (freehold)



**Woods4Sale**

Jubilee Chapel, Church Lane, Huxley, Chester, CH3 9BH

Tel: 01248 364362

Email: [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk)