



**Part of Wingate Woods**  
Near Wingate, County Durham

youngsRPS 



# Part of Wingate Woods near Wingate County Durham

**Guide Price £90,000**

An excellent opportunity to purchase an attractive block of mature coniferous and broadleaf woodland, which extends to 16.55 ha (40.89 acres) in total.

For sale as a whole by Private Treaty.

## LOCATION

The woodland is located between Wingate and Trimdon Station in East Durham and is approximately 4 miles to the west of the A19 and 6.5 miles to the east of the A1(M).

The location is shown by means of a red circle on the Location Plan.



**youngsRPS** 

Hexham 01434 609000

## DESCRIPTION

The woodland extends to approximately 16.55 ha (40.89 acres) and comprises mixed conifers with mixed broad leaves along the southern boundary. There is a large hard standing area at the entrance to the woodland. Please note, the general-purpose building is not included with the sale and will be removed prior to completion.

The woodland is shown in its entirety edged red on the Sale Plan.

We understand the woodland was planted in the 1950's, it is mature and attractive offering lifestyle and amenity value. There is also potential to benefit from an income stream through thinning out and ultimately felling the woodland. Any management of this sort would be subject to gaining any necessary consents.

## ACCESS

To access the woodland turn into Wingate Grange Industrial Estate from the B1280, follow the road around to the right and turn left onto a single track tarmac road. Turn left onto a private unadopted track, this access is shared with neighbouring landowners, and continue to the woodland entrance. This route is marked blue on the Sale Plan.

## AGRI ENVIRONMENT SCHEMES

10.69 ha (26.41 acres) of the woodland is subject to a 10 year English Woodland Grant Scheme which was approved on 15 March 2014 and therefore has 3 years remaining, the case reference is 35857, this area is hatched green on the sale plan. The whole area is subject to a Sel Fell/Thin (Unconditional) Felling Licence Agreement reference 022/50/13-14.

## PUBLIC RIGHTS OF WAY

There are no public rights of way across the land, however footpaths run adjacent to the northern and western boundaries, these are marked by a brown dashed line on the sale plan.

## MINERAL RIGHTS

Mines and minerals are reserved to a third party.

## SPORTING RIGHTS

The sporting rights are in hand and included with the freehold interest.

## EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

There is a gas pipeline which runs through the site and is identifiable due to there being no trees planted along the length of the pipeline.

## TENURE

The land is available freehold with vacant possession on completion.

## LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instructing solicitors, with completion 7 days thereafter.

## MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Money Laundering Regulations in the form of a copy of the Purchasers' passport, together with a copy of the Purchasers' driving licence or a recent utility bill as proof of residence.

## COSTS

Each party is to bear their own costs.

## ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data, interested parties should satisfy themselves in this regard.

## VIEWINGS

At any time from the public footpath, otherwise only by prior notification by contacting the selling agent on 01434 609000 and with these particulars as permit when viewing.

## LOCAL AUTHORITY

Durham County Council 03000 260000

## NOTES

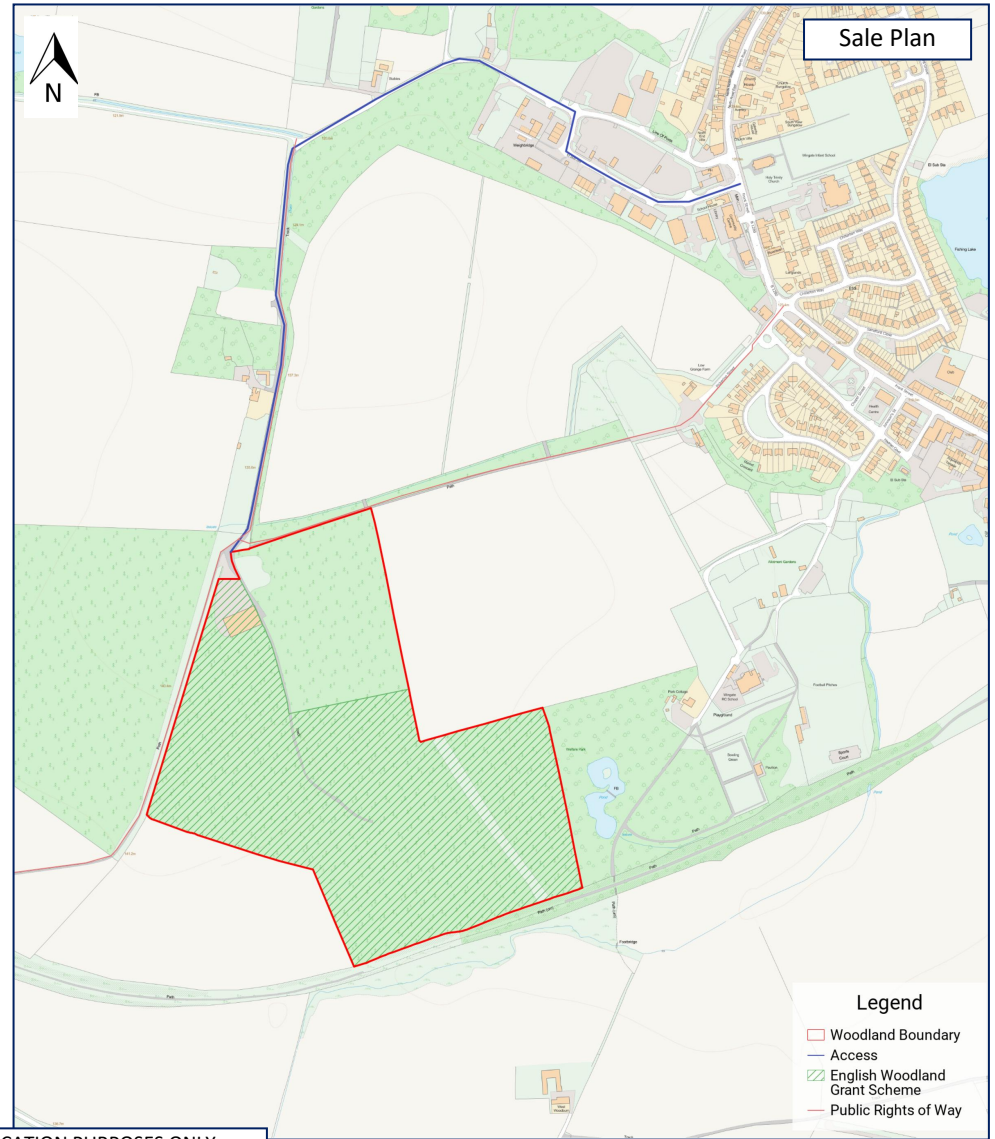
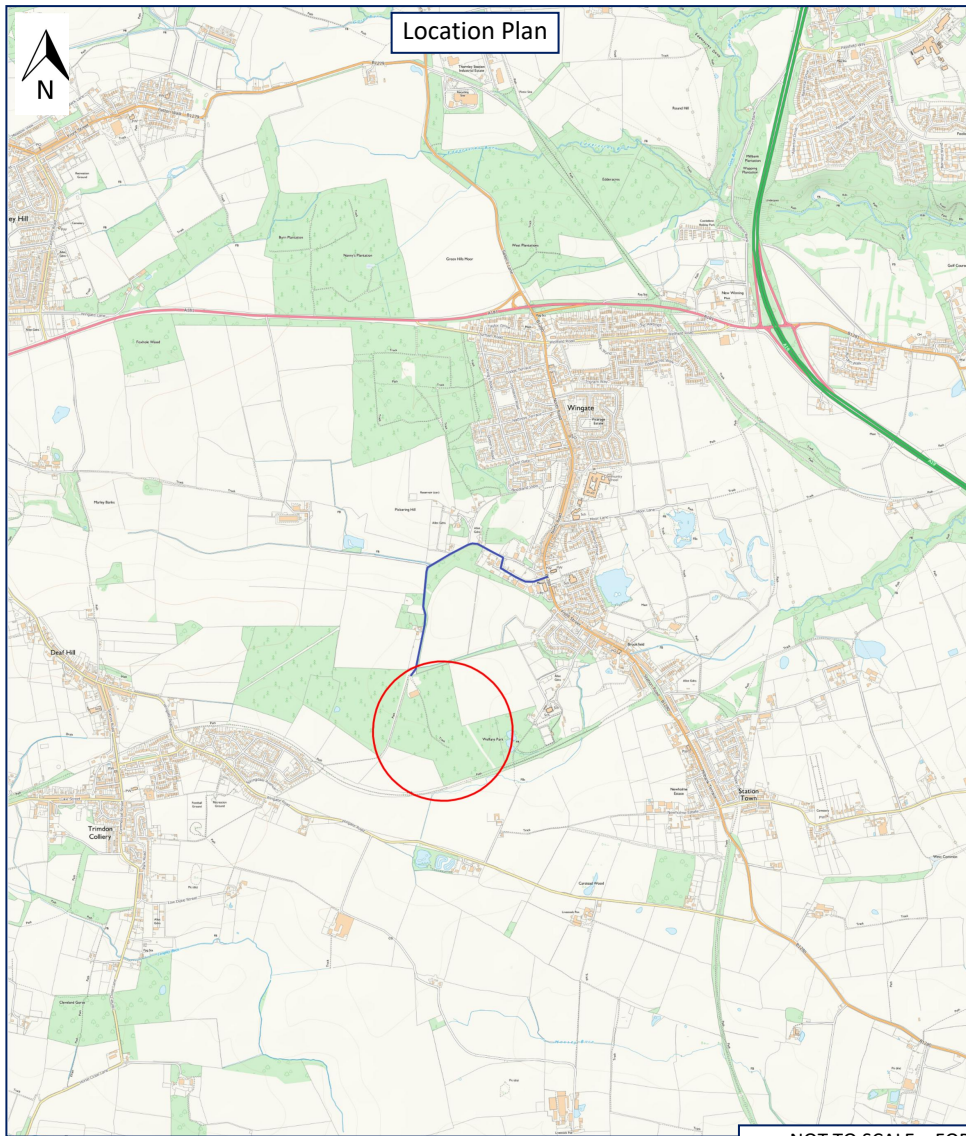
The land is being marketed by Youngs RPS on behalf of the LPA Receiver Andrew Dix of LB Insolvency Solutions Limited.

Particulars prepared: February 2021

Photographs taken: February 2021







NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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