



FREEHOLD FOR SALE BY PRIVATE TREATY

33.07 Acres (13.38 Hectares)

SCAIFES WOOD

Rowlands Gill, Tyne and Wear

Offers Around £158,000 are invited for this property

OS Grid Ref: NZ170576 Lat/Long: 54.913543,-1.734616 Nearest Post Code: NE16 6BH
what3words: eyelid.laying.proofread

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or Jack Clegg

Find more woodland properties for sale on our website



IMPORTANT NOTICE

Tustins Group 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 Tustins Group 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 Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared August 2024.

LOCATION

Scaifes Wood is located 1 mile to the south of Rowlands Gill, 9 miles south-west of Newcastle upon Tyne and 15 miles north-west of Durham. All distances are approximate.

DESCRIPTION

Situated in the valley of the River Derwent, this mixed woodland offers a prospective purchaser the opportunity to create a commercial woodland for the future.

Much of the eastern half of Scaifes Wood comprises planted and naturally regenerated western hemlock, larch and Corsican pine interspersed with silver birch, oak, goat willow, ash, hazel and sycamore natural regeneration. With a little cleaning of the surrounding broadleaves the conifers, which are nearly 10 years old, could prove to be quite productive.

The access route, shown AB on the sale plan, has previously been used for timber extraction.

The western half of the wood features an attractive stand of mature beech with the remainder comprising broadleaf natural regeneration, principally silver birch, rowan, ash and hazel.

Soils are described as slowly permeable seasonally wet acid loamy and clayey soils. They are ideal for growing trees once the ground has been suitably prepared for planting.

The land is dedicated under the 2000 Countryside and Rights of Way Act (CRoW) for public access on foot only.

SPORTING AND MINERAL RIGHTS

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

Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way at all times and for all purposes over the route shown AB on the sale plan.

The woodland is sold subject to a right of way in favour of the National Coal Board over the route shown XY on the sale plan.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

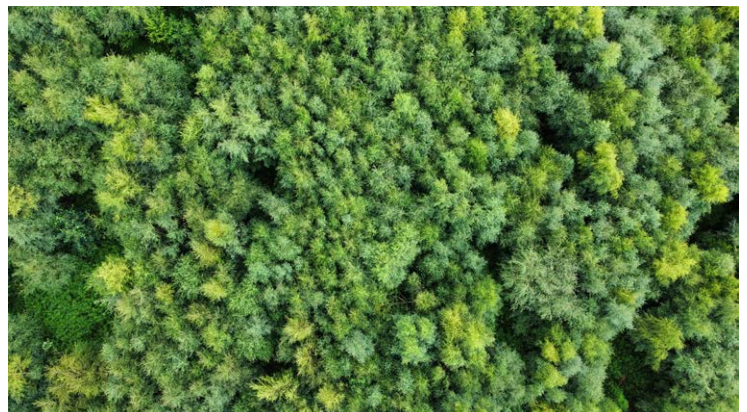
The entrance gate is locked. We would recommend parking at point A on the sale plan and walking into the wood.

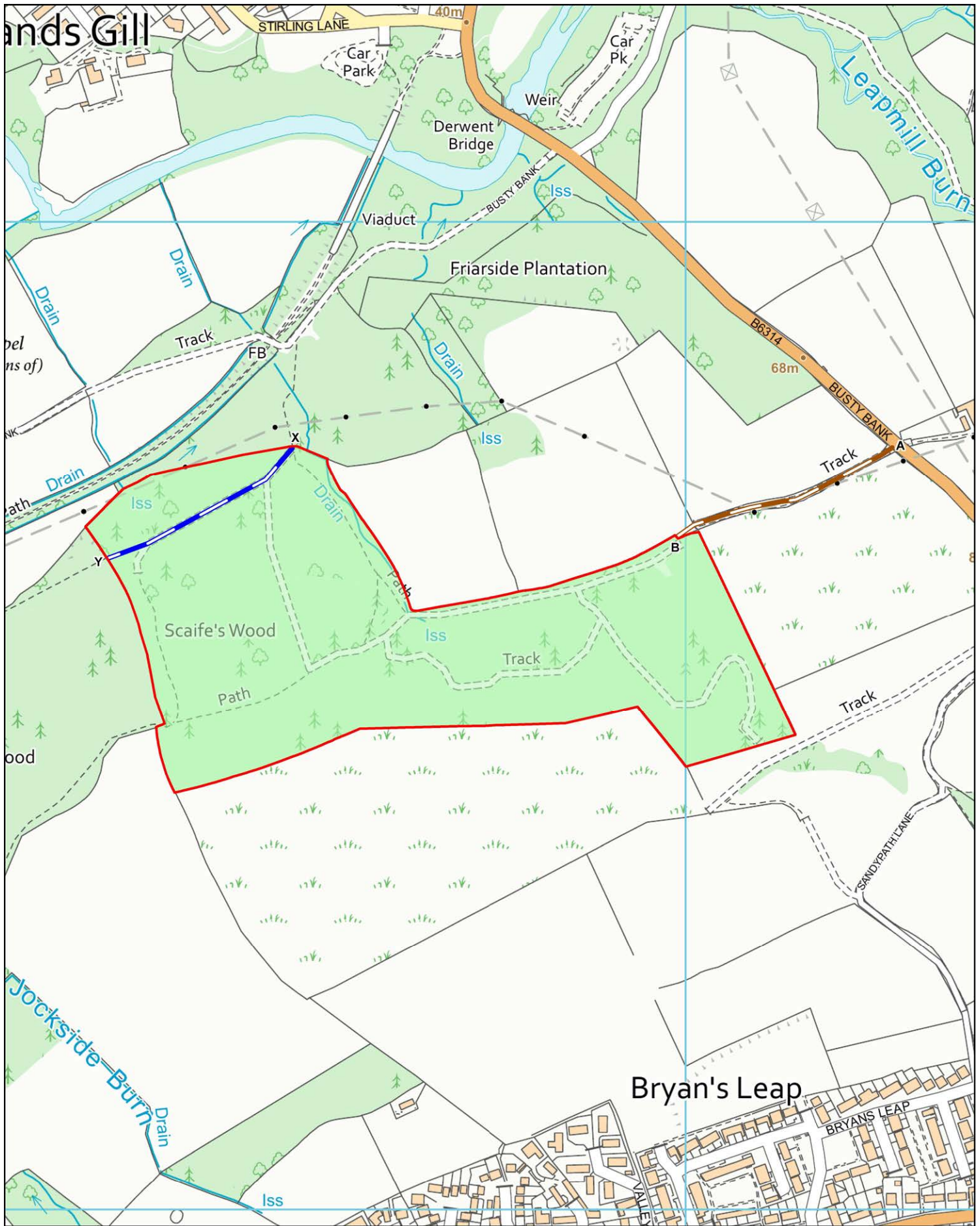
METHOD OF SALE

Scaifes Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk





Scaifes Wood

Location NZ 168 576
 Scale 1:5,000 @ A4
 Drawing No. Y23026-01
 Date 12.08.24



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

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Scaifes Wood

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Rowlands Gill, Tyne and Wear



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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