



FREEHOLD FOR SALE BY PRIVATE TREATY

250.93 Acres (101.54 Hectares)

Wintergill Plantation and West Arnecliffe Wood

Egton Bridge, North Yorkshire

Offers Around £1,440,000 and £160,000 respectively

OS Grid Ref: NZ758013 Lat/Long: 54.402076°,-0.832610°W Nearest Post Code YO21 2QA

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website



LOCATION

Both woodlands are accessed directly off a minor county road that connects Glaisdale to Rosehill Abbey. They are located within one mile of each other on the northern edge of picturesque Egton Moor, an open moorland and famous grouse shooting moor overlooking Whitby, Fylingdales and the North Sea. This area is classic North York Moors National Park with its rolling moorland interspersed with deep dales containing many historic villages.

LOT 1: Wintergill Plantation

225.72 acres / 91.34 ha

Guide Price £1,440,000

Wintergill Plantation - compartments 1-6, is the larger of the two woodlands accessed by way of a well-engineered forest road that runs through the woodland from the county road on the southern boundary. This track, which starts with a wide bellmouth at point C on the sale plan, serves the property well and has been well-used during the last and most recent harvesting operation.

Stocking is mainly with improved Sitka spruce with most of this aged between 5 and 15 years old. Stocking and quality of the majority of these crops is excellent.

In compartments 1a and 1b, an area of 15.99 hectares has been felled, with a small area (0.82ha) of larch left standing on the northern edge of the wood. Any timber stacked at roadside will remain the property of the woodland owner until such time as it is completely cleared. It is expected that a new owner will take on the replanting obligation. Full details of the felling licence and replanting can be obtained from the Selling Agents.

A small stream runs through the bottom of the valley with extensive broadleaved cover forming strong additional conservation and landscape value. This 6 hectares is classed as a "Natural Reserve".

As well as a large proportion of younger crops there is also 11.38 hectares of 1980s spruce that is well stocked and unthinned along with 1.79 hectares of larch. This is standing heavily and, with the spruce growing at YC 16/18, contains a large volume of mature timber with significant value.

Overall, this is a first-class well roaded woodland where the second rotation of conifers can soon be thinned. This well sheltered valley is less exposed to the weather and provides a stunning private dale in which most commercial tree species will thrive. As a result, it is expected that growth and production will see significant improvements over the first rotation. This can be appreciated when looking at the young crops that are all growing well at high YC.

LOT 2: West Arnecliffe Wood

25.21 acres / 10.20 ha

Guide Price £160,000

The southern edge of West Arnecliffe Wood, compartments 9-10, is also stocked with productive commercial conifers. This small section of a larger woodland is accessed via a track, also a public footpath, connecting the woodland entrance gate to the road and loading area situated just outside the fenced wood. This stoned loading area forms a sizable roadside layby adjacent to a cattle grid on the county road that leads up from Glaisdale.

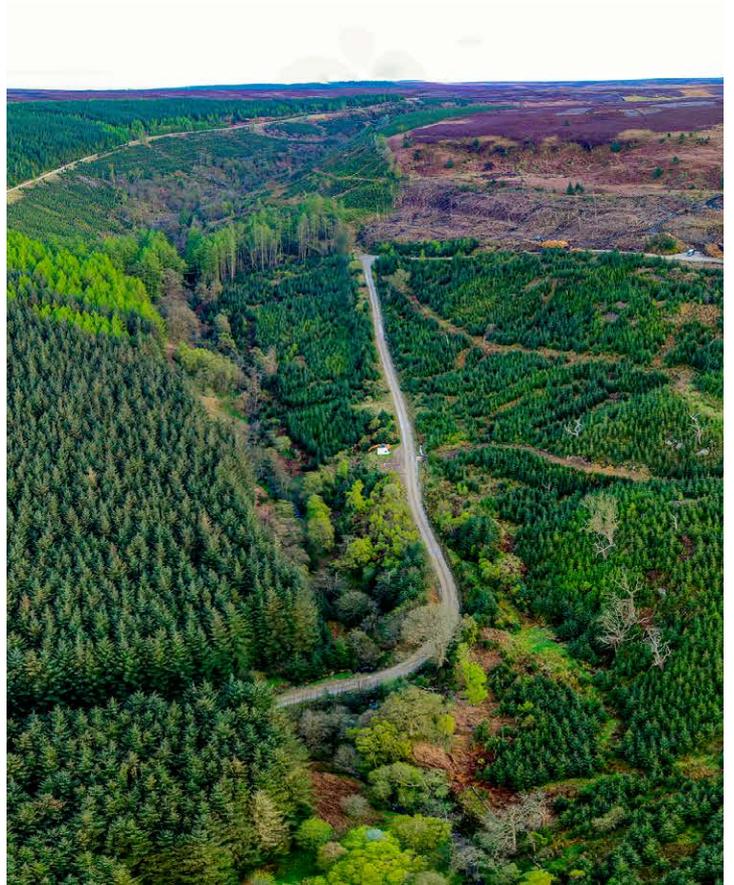
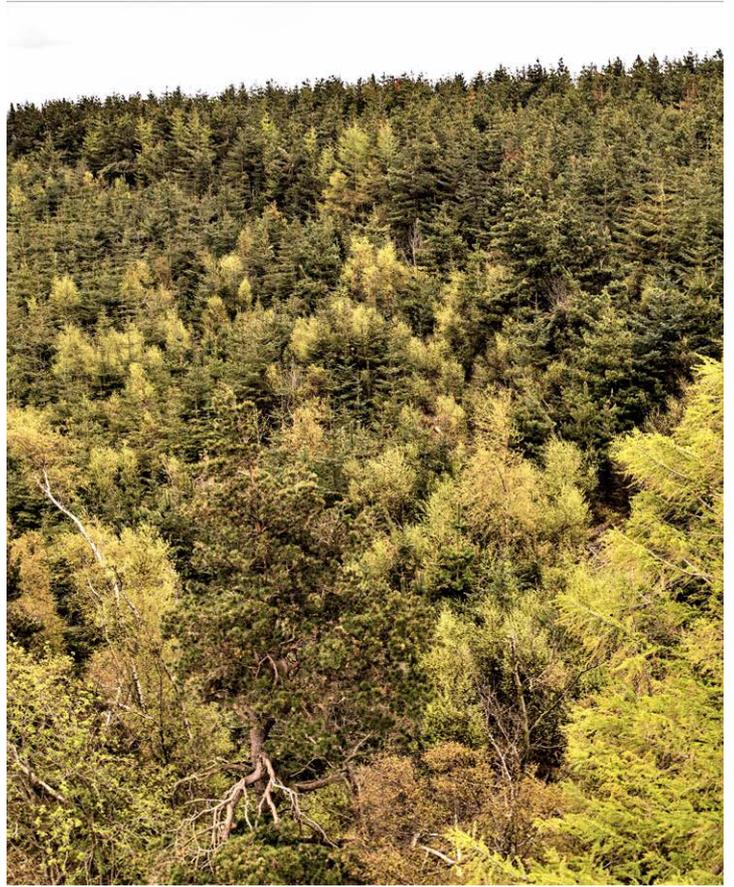
The wood has been cleared in two distinct stages and replanted in 2002 and 2011 with improved Sitka spruce, now growing well, together with some natural regeneration of birch and pine. With a small amount of further maintenance, which might include re-spacing and heather control, these compartments should be on track to produce large quantities of timber in a relatively short rotation.

There are 4 small ancient monuments recorded.

Soils within both woodlands are free draining and fertile. These, together with sufficiently moist climatic conditions, offer woodland owners an opportunity to own a highly productive commercial forestry investment.

SPORTING AND MINERAL RIGHTS

The majority of the sporting rights on both lots are owned and included in the sale. They are not let. The owner has successfully stalked Roe deer on the properties. The sporting rights on the northern half of Lot 1, compartments 1, 2, 3, & 7, are retained by a previous owner.



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 July 2021.



Glaisdale Woods

Location NZ 775 035
 Scale 1:90,000 @ A4
 Drawing No. U14380-03
 Date 26.01.21



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

Based on Ordnance Survey 1:25,000
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Mineral rights are reserved to a former owner by underground workings only. The woodland owner may use stone for the construction and maintenance of roads and tracks on the property. There is a good quarry in the northern corner for stone for on-site track repairs.

FENCING

Wintergill Plantation carries a fencing liability as shown on the sale plan with an inward facing T-mark.

MANAGEMENT

The woods are managed by Tilhill Forestry. Their Ian Austermuhle will be pleased to speak with prospective purchasers. Tilhill have produced a full management plan dated 2016 which is available on request from the sales agents. Ian can be contacted on 07771 941260 or by email to ian.austermuhle@tilhill.com

RIGHTS OF WAY

West Arnecliffe Wood is sold with the benefit of a right of way for all purposes over the route shown AB on the sale plan with maintenance according to user.

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. The purchaser will be expected to satisfy himself 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 subject to the sporting and mineral reservations.

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 woodlands when viewing.

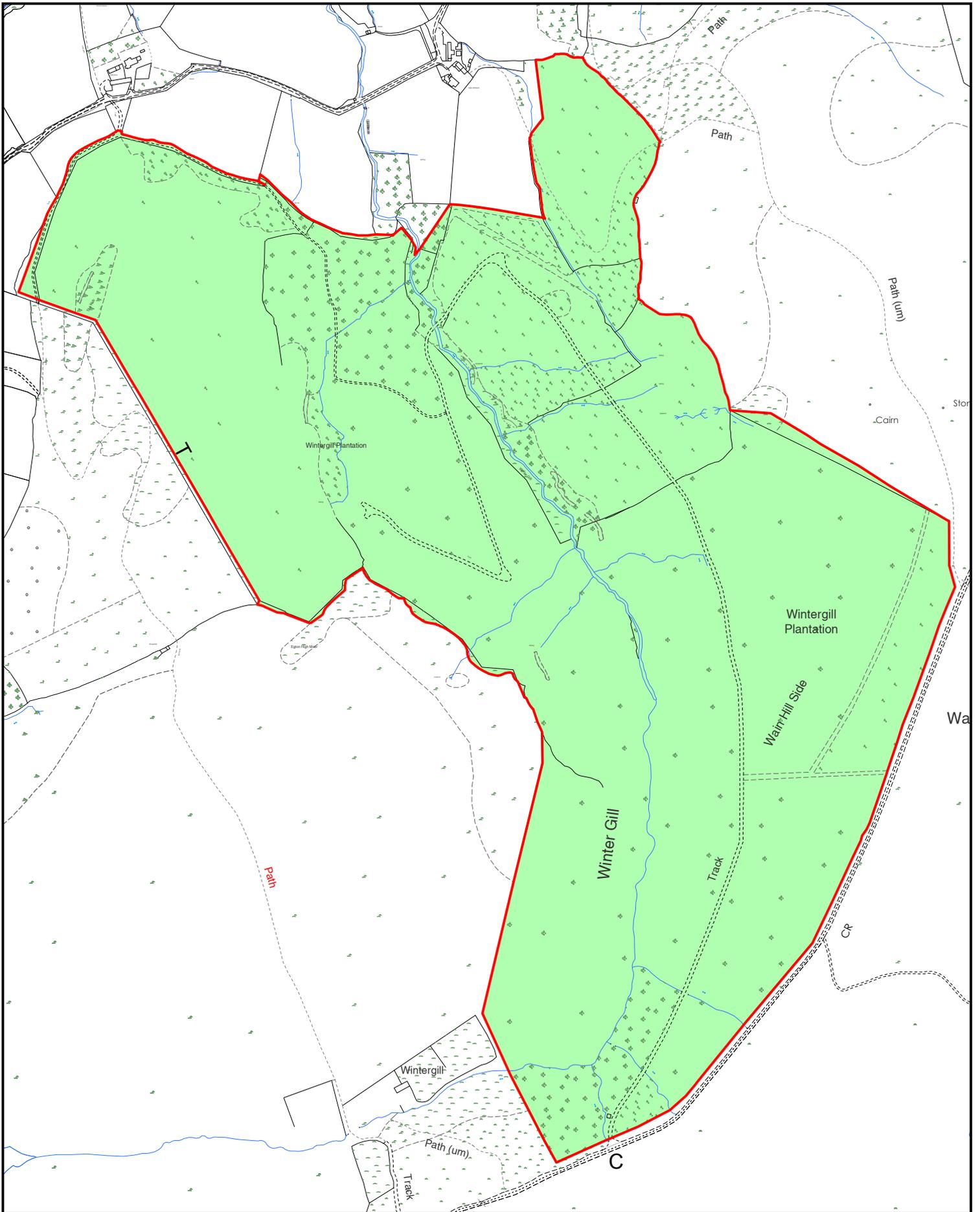
METHOD OF SALE

Wintergill Plantation and West Arnecliffe Wood are offered for sale as a whole or in two lots 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





Lot 1 - Wintergill Plantation

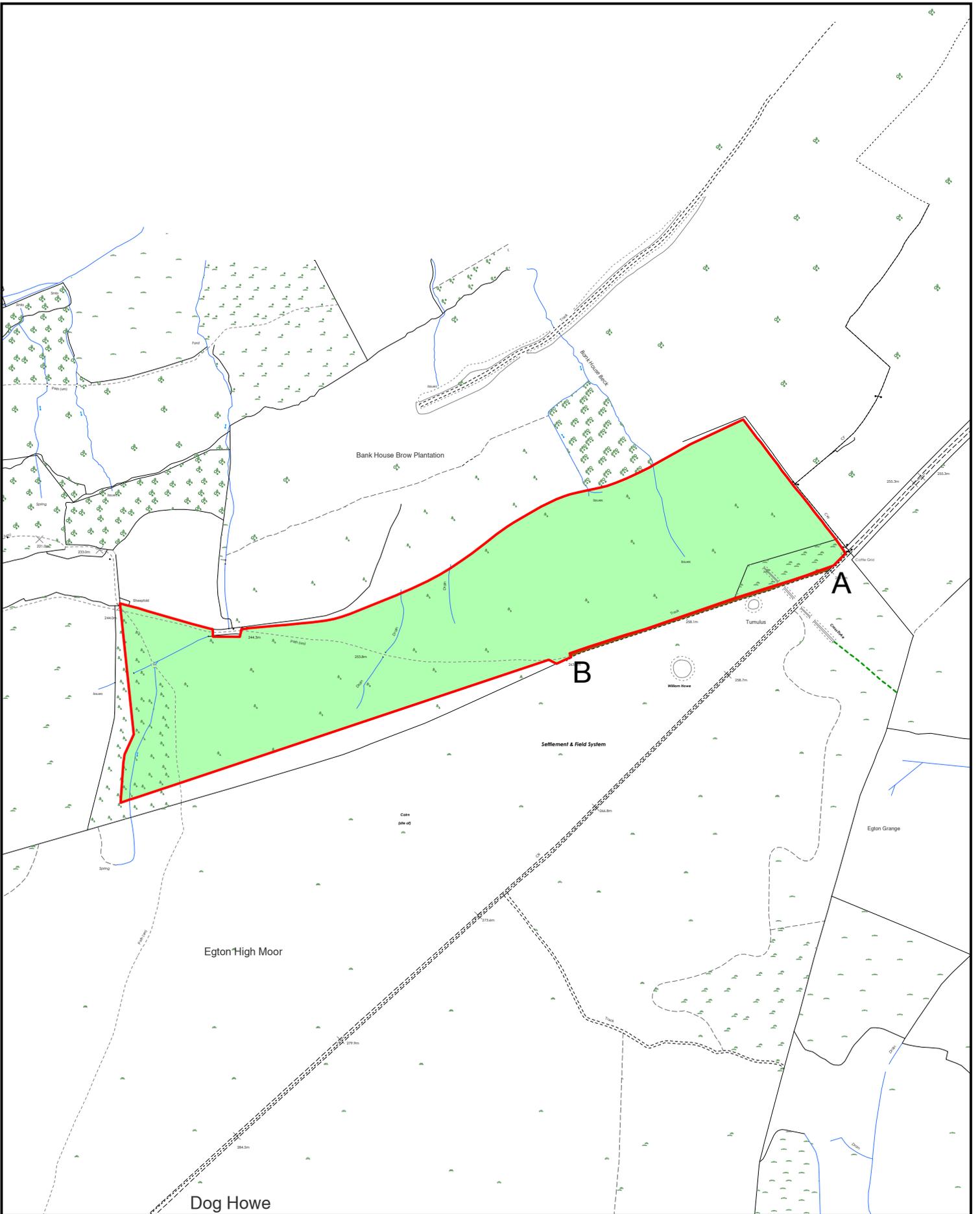
Location NZ 758 022
 Scale 1:5,000 @ A4
 Drawing No. U14380-01
 Date 08.02.21



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Lot 2 - West Arnecliffe Wood

Location NZ 775 035
 Scale 1:5,000 @ A4
 Drawing No. U14380-02
 Date 08.02.21



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Egton Bridge, North Yorkshire



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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