



**FREEHOLD FOR SALE BY PRIVATE TREATY**

**209.78 Acres (84.89 Hectares)**

## **COD BECK WOOD**

Osmotherly, North Yorkshire

**Offers Around £1,050,000 are invited for this property**

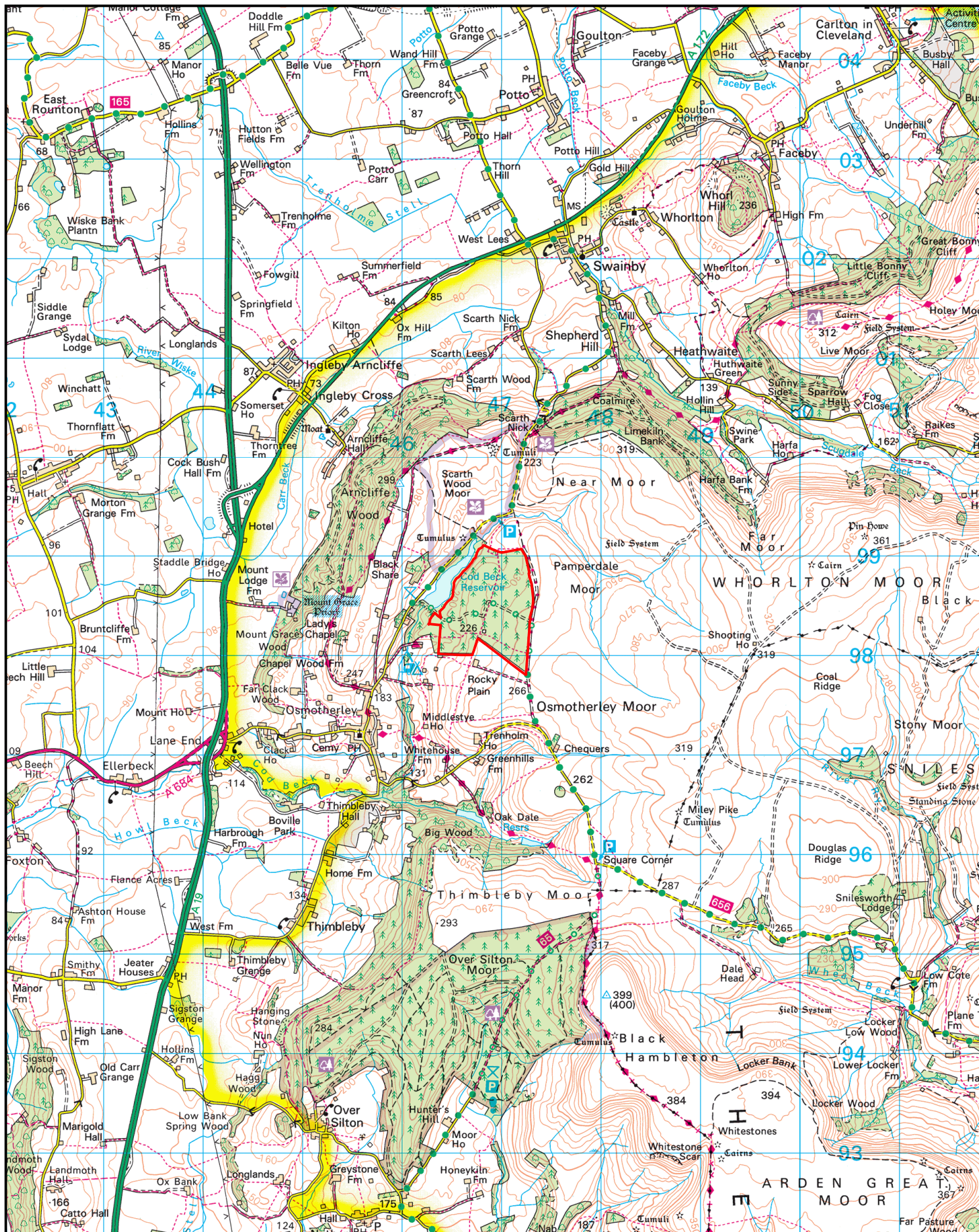
OS Grid Ref: SE473983 Lat/Long: 54.378415,-1.273155 Nearest Post Code: DL6 3AQ  
what3words: workers.prom.shepherds

### **Selling Agents**

Tustins, Unit 4 Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

**For further information contact Mike Tustin or Jack Clegg**

**Find more woodland properties for sale on our website**



## Cod Beck Wood

Location SE 468 984

Scale 1:50,000 @ A4

Drawing No. ZAA29342-02

Date 09.09.26



Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:50,000  
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## LOCATION

Located just a mile to the northeast of the village of Osmotherly and approximately 9 miles east of Northallerton. Cod Beck Wood lies adjacent to Cod Beck reservoir

All distances are approximate.

## DESCRIPTION

Cod Beck Wood is a substantial commercial forestry plantation thought to have been planted in the late 1940's or early 1950's.

Access to the property is taken from the A19 via the village of Osmotherly. Leave the village travelling south on South End and turn left onto Burnthouse Bank for approximately 1.2 miles. Take the left hand turn onto High Lane (gravel road) and the entrance can be found on the left after 0.75 miles, point X on the sale plan. A car can be parked at the forest gate and access throughout the wood is by an excellent hard stone track.

Immediately on entering the wood the potential for ongoing timber income and the developing crop can be seen, with a substantial mix of species and ages. The hard stone tracks throughout the wood make navigation easy providing excellent access to each distinct area.

The commercial stocking comprises a mix of spruce, pine, Douglas fir, Japanese larch and hemlock. A recent harvesting and restocking operation has been undertaken in the southeast compartments of the wood, this appears to be establishing well. Further harvesting income is available by felling of the remaining pine and spruce in the southern and western compartments.

Crops within the eastern half of the wood have been deer fenced to secure their establishment. Two significant areas of Sitka spruce crops have not been fenced but they appear well established and growing well. There are opportunities to baluster the commercial mix within the property and continue the commercial future of this woodland.

Other compartments comprise attractive stands of oak and birch with scattered areas of aspen, sycamore and willow. The oak has established well both in a mix with sycamore or pine dependent on the compartment.

Whilst offering a strong commercial opportunity the location of the wood offers interesting amenity potential too. The area offers excellent walking and the location close to the village of Osmotherly provides excellent local services.

The surrounding moorland allows for excellent views and the Cod Beck hosts many varieties of fish with evidence of otters noted too.

## SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let. No fishing rights are provided or available to the property.

Mineral rights are retained by a previous owner.

## FENCING

There is a fencing liability along the western boundary of the property as shown with inward facing T-marks on the sale plan.

## RIGHTS OF WAY

The woodland is sold subject to a right of way for all purposes in favour of a neighbouring landowner over the route coloured yellow on the sale plan.

## COVENANTS

The former owner, Yorkshire Water Services, covenants with future owners not to allow actions that may allow the pollution of water courses, reservoirs, ponds, springs, wells, boreholes or adit.

## V.A.T.

The sale of the woodland is not subject to VAT.



## TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

## 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.

## 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.

## METHOD OF SALE

Cod Beck 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, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)





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# COD BECK WOOD

Osmotherly, North Yorkshire



Tel: 01869 254 938 [info@tustins.co.uk](mailto:info@tustins.co.uk)

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