



FREEHOLD FOR SALE BY PRIVATE TREATY

175.82 Acres (71.15 Hectares)

EDDER ACRES WOODLANDS

Shotton Colliery, County Durham

Offers Around £1,250,000 are invited for this property

OS Grid Ref: NZ402397 Lat/Long: 54.751213,-1.375158 Nearest Post Code: DH6 2QB
what3words: question.loosed.blunders

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Jack Clegg or Mike Tustin

Find more woodland properties for sale on our website

LOCATION

Edder Acres Woodlands are situated just to the south of the village of Shotton Colliery, 10 miles east of Durham and 16 miles south of Sunderland. All distances are approximate.

DESCRIPTION

A rare opportunity to acquire a young, mixed plantation registered and validated under the Woodland Carbon Code.

Predominantly established in 2023, Edder Acres Woodlands include an attractive mix of conifer and broadleaved species with Scots pine (circa 27% of the property) the most common conifer, alongside Norway spruce (15%) and Western red cedar (10%), whilst the broadleaves include oak (16%) and silver birch (6%) among others.

Further stocking details can be provided by the Selling Agents on request.

The crops are generally showing good growth across the plantation, particularly the Norway spruce and Scots pine, which are showing strong leader growth. Of the broadleaves, the oak, lime and birch are growing well. A programme of weeding, grass maintenance and replacement of lost trees has been undertaken annually. A new owner will take over the benefit of the woodland maintenance grant, annual payments of £400/ha for the next 13 years, alongside responsibility for establishment of the crop. Whilst some ongoing maintenance will be required, the crops have broadly overcome the establishment phase and any significant risks have therefore now passed.

Also included is approximately 8 hectares of mature broadleaved woodland mostly confined to the eastern boundary.

A new owner may wish to develop a management plan setting out objectives for the plantation and helping to ensure the long-term success of the forest.

The crop has also been registered for carbon credits, known as Pending Issue Units (PIU), under the Woodland Carbon Code. It is expected that 19,318 tonnes of CO₂ will be sequestered over the life of the project (100 years). It is understood that once these units mature into Woodland Carbon Units (WCU), additional units may be available from the buffer allowance according to the success and growth rates of the trees.

Edder Acres Woodlands sit at between 105m and 140m above sea level. Soils are described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils.

The farm buildings at the centre of the property, shown shaded blue on the sale plan, are excluded from the sale. These buildings are the subject of a planning application for redevelopment into residential units.

COVENANT

A 1961 conveyance of the property states that no new building structure or works should at any time be erected, constructed or placed on or in the said land without the prior approval in writing of the Vendors.

SPORTING AND MINERAL RIGHTS

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

Mineral rights are retained by a previous owner.

FENCING

The woodland owner is responsible for the maintenance of all woodland boundaries. The existing boundary fencing is new.



RIGHTS OF WAY

The woodlands are sold with the benefit of a right of way for all purposes over the route shown AB on the sale plan.

MANAGEMENT

Edder Acres Woodlands are managed by Euroforest Silviculture, The Terminal, Aviation Way, Carlisle, CA6 4NZ who will be pleased to discuss future management with prospective purchasers. They can be contacted on 01228 217517.





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 September 2025.



V.A.T.

The property is registered for VAT. As such, VAT will be charged on the sale price and will be payable by the purchaser. Existing commercial woodland owners should be able to claim back the VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

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

The woodlands are 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 subject to the Mineral reservation.

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. Please contact the Selling Agents for the lock code.

METHOD OF SALE

Edder Acres Woodlands are offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted. Please take note of the VAT clause above.

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 purchase. Further information can be obtained from the HMRC website www.gov.uk





Edder Acres Woodlands

Location NZ 403 395

Scale 1:7,000 @ A4

Drawing No. Z26245-01

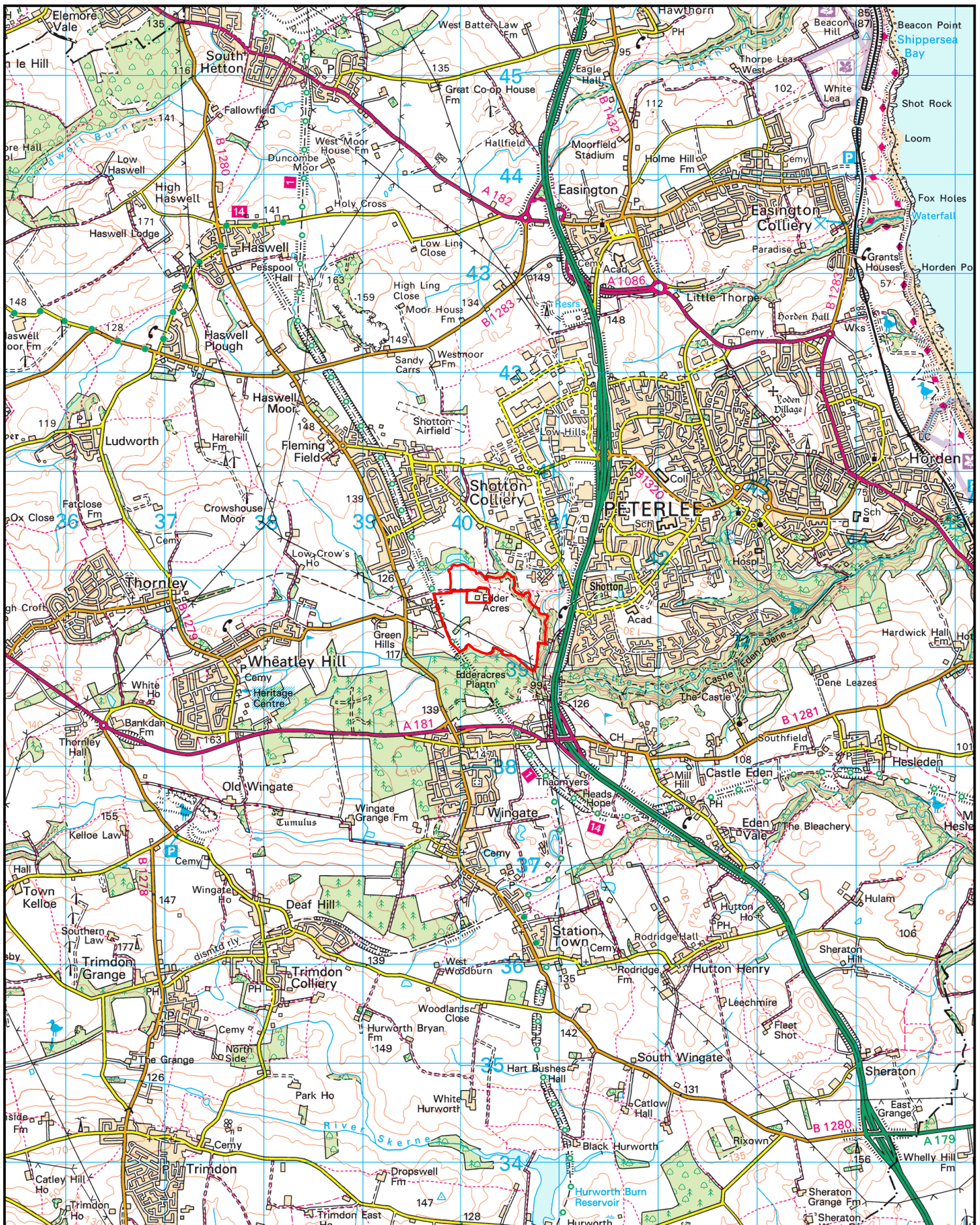
Date 03.09.25



Tustins

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Edder Acres Woodlands

Location NZ 403 395

Scale 1:50,000 @ A4

Drawing No. Z26245-02

Date 03.09.25



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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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