

GEORGE F. WHITE



**BULMER FOREST PARK**

STOTFOLD ▪ SEATON ▪ COUNTY DURHAM ▪ SR7 0NE



## BULMER FOREST PARK

STOTFOLD • SEATON • COUNTY DURHAM • SR7 0NE

Seaham 3.0 Miles • Sunderland 7.0 Miles • Durham 14.0 Miles

Substantial block of mature woodland previously under a Woodland Grant Scheme and Farm Woodland Premium Scheme extending to approximately 112 hectares (276.75 acres) • Stocking comprises a diverse mix of native broadleaved trees • Excellent location on the outskirts of the coastal town of Seaham • Multiple access points

Offers in Excess of £550,000

Alnwick 01665 603231  
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## Directions

Travelling south along the A19 leave at Junction signposted for Seaton. On reaching the T-Junction turn right onto the B1404, Seaton Lane. Travelling for approximately 400 metres turn left into Hillrise Crescent. Continue along this road for approximately 1.4km turning left heading towards Haverley House. Travel along this road for 1.2km passing by Haverley House Farm travelling over an old railway track and passing the farm continue on. Upon reaching a right hand turn after 1.25km the woodland is situated on either side of the road.

If travelling North along the A19 leave at the slip road for the A1018 to Seaham. On reaching the roundabout turn right onto the B1285. After 1.25km and on reaching the traffic lights turn onto the B1404, Seaton Lane. After 1km turn left into Hillrise Crescent, and follow the directions as above. Please refer to the enclosed sale plan which illustrates all the access points to the property.

## General Description

Bulmer Forest Park is situated within the County Parish of Seaton with Slingley to the west of the A19 and the coastal town of Seaham is approximately 3 miles away. As such the woodland contains multiple access points from the roadside, in addition to excellent internal tracks which are suitable for vehicles.

Prior to being converted into forestry in 2003/04 the land was cultivated and used for agricultural grazing and feed crops. The woodland extends to approximately 112 hectares (276.75 acres) and was previously enrolled in a Woodland Grant Scheme and Farm Woodland Premium Scheme which ended in 2018. The purchaser/s will be required to comply with additional conditions as set out in the scheme contact for a further 15 years maintenance of the woodland until 2033. A copy of the scheme contract is available for the selling agent.

The woodland stocking comprises a mixture of native broadleaved trees. The most prevalent trees being Oak and Ash however small elements of Birch, Rowan, Hazel, Alder, Willow, Hawthorn and Blackthorn are all dotted about within the crop.

As this stocking grows, the mixed aged crop will provide a range of different height trees creating protection, breaking up the rather open landscape while also providing birds, mammals and invertebrates with a diverse natural habitat.

## Rights and Easements

The property is sold subject to and with the benefit of all rights of way, water, drainage, water courses and other easements, quasi or reputed easements and rights of adjoining owners, if any, affecting the same and all existing proposed wayleaves and other matters registered by any competent authority, subject to statute. The property is sold to and with the benefit of any rights/covenants/easements as noted on the registered titles.

## Rights of Way

Public footpaths, telecom and electricity apparatus cross the woodland which are indicated on the sale plan. In addition, National Grid Wireless Limited have a right of way to and from the Mast highlighted on the sale plan.

## Sporting Rights

The sporting rights are owned and included in the sale.

## Mineral Rights

Mines and minerals are excepted and reserved to a third party.

## Method of Sale

Bulmer Forest Park is offered for sale freehold with vacant possession upon completion in whole by Private Treaty. Prospective purchaser(s) should register their interest with the Selling Agents to whom offers are to be submitted. Please contact our Alnwick office on 01665 603231

## Viewings

Viewing can be conducted with particulars in hand subject to registration with the vendor's agent. Prospective purchasers may view the property during any reasonable daylight hours. If you have any concerns please contact the Alnwick Office on 01665 603231.

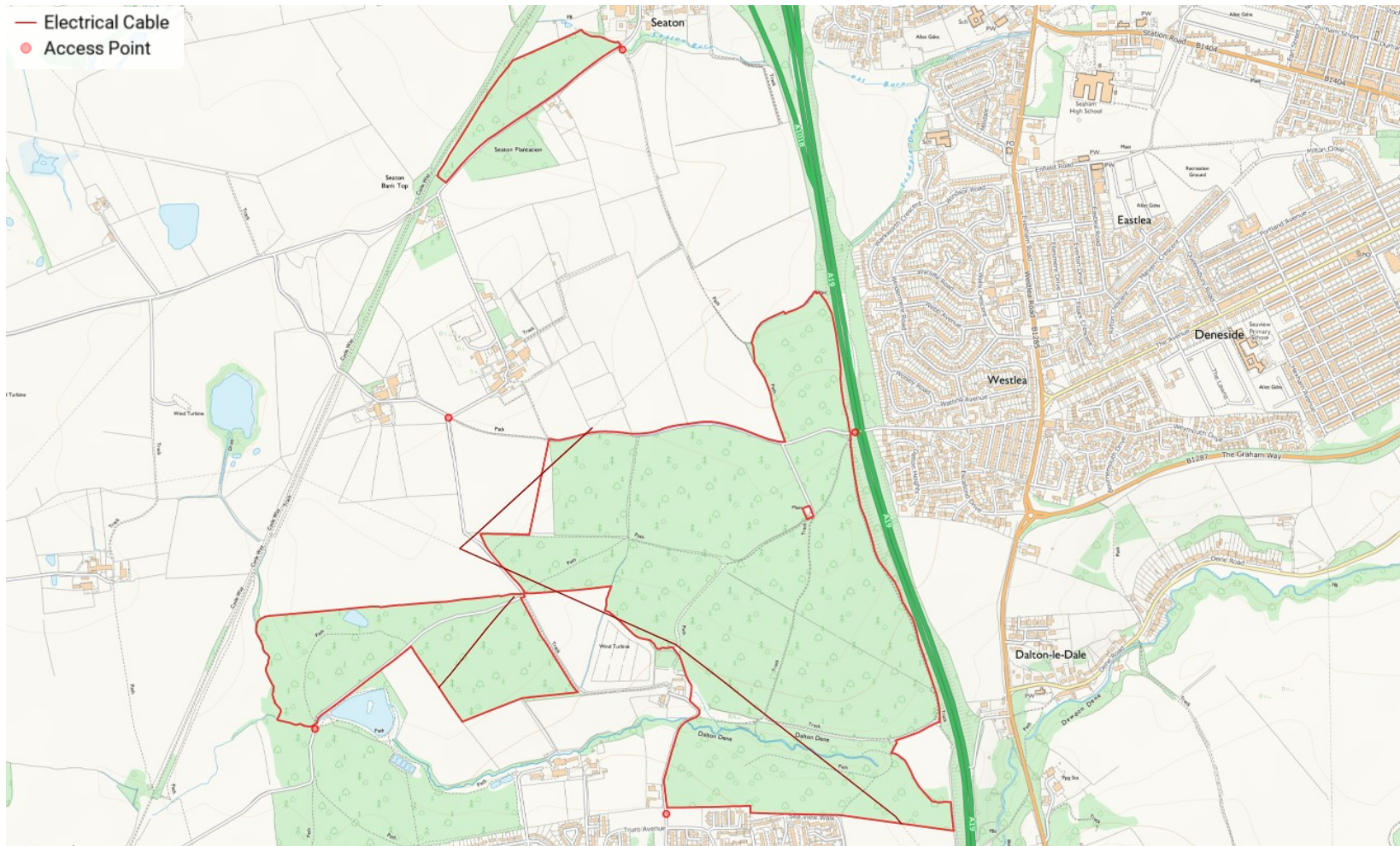
## Money Laundering

Please note purchaser(s) will be required to comply with Money Laundering Regulations.

## IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract. Photos taken April 2020.





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