





Hallgarth Wood

Durham

A beautiful mixed mature woodland with plenty of bluebells.

Details

Price: £69,000 Freehold
Location: Monk Hesleden, Near Hartlepool, Durham
Size: Over 4 ¾ acres for sale
OS Landranger: OS No 93
Grid ref: NZ 461 367
Nearest post code: TS27 4SB

Local manager

Liz Watson
07985 548481
liz@woodlands.co.uk



Description

A beautiful mixed woodland with beech, Scots pine, wych elm ash, and sycamore. Set on a ridge of high ground between the two wooded valleys of Hesleden Dene and Nesbitt Dene, the ground beneath the tall trees is free-draining and relatively clear, scattered with large patches of bluebells and dotted through with native ferns.

Along the western boundary, an old hawthorn hedge line borders farm fields and the landform rises up a small hill. A public footpath runs along part of this boundary, just within the wood, and exits into the field where someone has installed a seat to catch the afternoon sun and view across farmland towards Nesbitt Hall.

At the southern boundary, where the ride-stop entrance is located, with space to park a vehicle, the ground is quite level at a natural plateau. The land falls away towards a small burn, just outside of the wood boundary, at the northern end of the wood, and some natural terraces are surrounded by some quite old and characterful sycamore trees. A rustic bench is situated in one of these spots with elevated views over the wider woodland as the land drops away into the fold of Nesbitt Dene.

Trees

Beech, Scots pine, sycamore, hawthorn, ash and wych elm.

Wildlife

In the spring, the dawn and evening choruses are a crescendo of birdsong and the wood is home to a great deal of wildlife. Some time spent quietly with binoculars would reveal quite a number of bird species from chiffchaffs to song thrushes, many types of tit, greater spotted woodpeckers and wrens.

Many of the trees have hollows suitable for bird nests and bat roosts. There are great for feeding on insects too.

Roe deer live in and pass through the dene and their beds can be spotted where they scrape a hollow in the ground to rest up for the night.

Features

- Mature woodland
- Large swathes of bluebells
- Good access
- A rustic bench with a view

Access, tracks and footpaths

A solid stone track runs to the wood, to the ride-stop entrance, along the southern boundary, as well as along the length of eastern boundary of the wood. Within the wood, the open character means that it is easy to get about on foot. An infrequently used public footpath runs for about 100m just inside the western boundary of the wood.

Rights and covenants

A public footpath runs along part of the western edge of the wood.

The sporting rights are included in the sale.

Our standard covenant will apply.

Activities

Hallgarth Wood would be great for conservation-minded owners who enjoy wildlife watching and could provide a useful source of home firewood logs.

Local area and history

The landscape around Hartlepool is part of the Durham Magnesian Limestone plateau, generally a lower-lying area than the western coal measures. The "denes" of Hartlepool and Durham are steep-sided, tree-covered valleys, or ravines, carved by streams flowing to the North Sea. These natural areas act as vital wildlife corridors, forming a series of characterful woodlands along the Durham Heritage Coast.

The nearby village of Sheraton is situated by Bellows Burn, and now bisected by the A19 road. In medieval times there was a more sizable settlement here, first recorded in 1050 AD under the name 'Scurafaton'. In the 19th century Sheraton was part of the Parish of Monkhesleton. The open field system and archaeological remains are a scheduled ancient monument.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Just 8 miles from Hartlepool and 13 miles from Durham.

- Turn right onto Bellows Burn Lane, signed to Hulam and Nesbitt, 1 mile north of the A179 Hartlepool exit.
- After 1-mile bare left and continue on Bellows Burn Lane.
- After 1/3 of a mile arrive at farm track on the right. Do not continue straight on to Nesbitt Hall.
- Follow the farm track with hedge to the left down hill to the shared wood gate where there is a Woodlands for sale sign. There is space to park here without blocking the gate, then access is on foot following the track.

For vehicle access through the first gate contact Liz Watson on 07985 548481 for gate combination. Please keep the gate locked at all times.

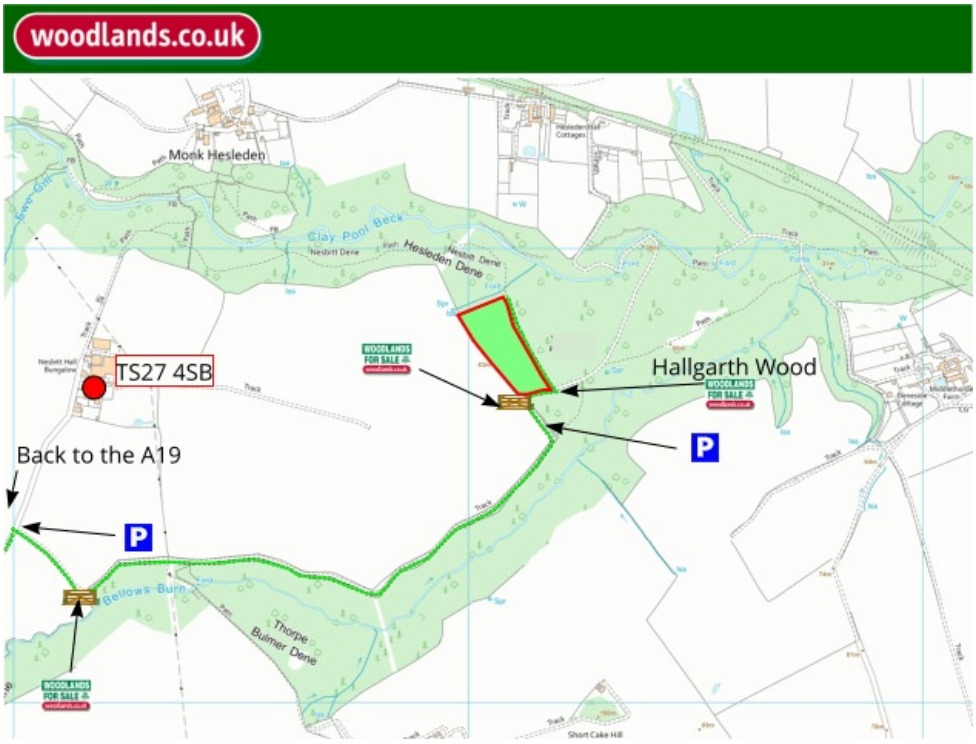
- Follow the track for a little over half a mile until it bends sharp left and then park to the right or left of the track in the spaces provided.
- Climb the gate into the wood.
- Hallgarth Wood is on the left after you have entered the wood, with the ride-stop entrance approximately 40m from the gate.

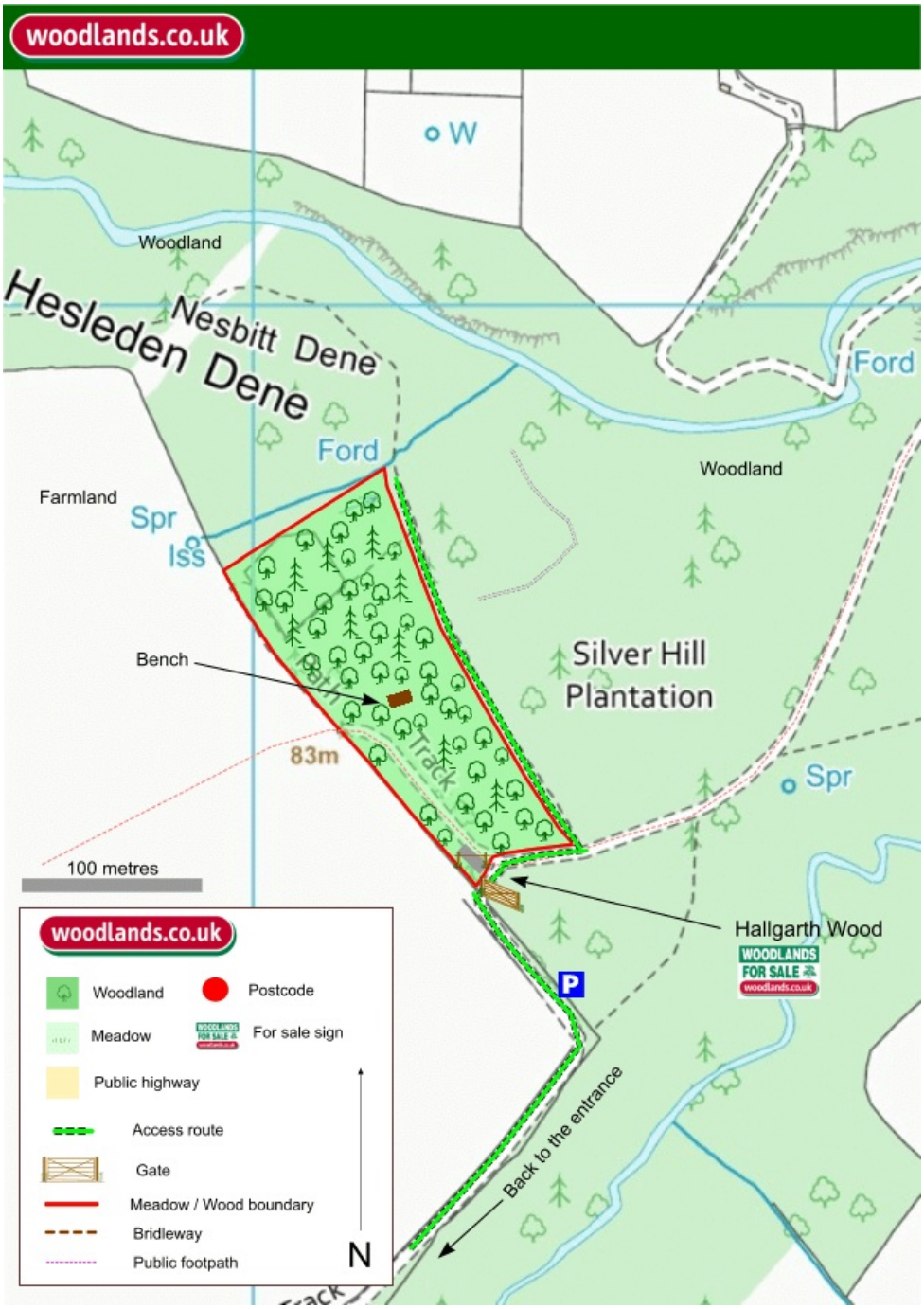
Boundaries:

The boundaries of Hallgarth Wood are marked with red paint. These marks are on posts on the northern boundary. Stone tracks form the boundaries on the southern and eastern edges and the old hedgerow forms the boundary along the western edge of the wood, here the markings are on trees.









Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received,

please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the Small Woodland Owners Group and the Royal Forestry Society, as well as £300 towards paying for a course (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.