



Haventhorpe Wood

County Durham

A mature and varied woodland, with bluebells, ferns and wild garlic.

Details

Price: £55,000 Freehold

Location: Monk Hesleden, Near Hartlepool, County Durham

Size: Over 3 ½ acres for sale

OS Landranger: OS No 93

Grid ref: NZ 462 367

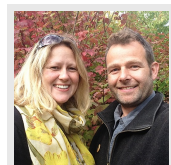
Nearest post code: TS27 4SB

Local manager

Liz Watson

07985 548481

liz@woodlands.co.uk



Description

Rich in wildlife with a range of different woodland habitat types, Haventhorpe Wood is ideal for wildlife enthusiasts.

Set upon a small magnesian limestone ridge, the ride-stop entrance is located at the southern boundary. From here, there is a south facing bank, filled with mature [beech](#), [oak](#), [sycamore](#) and [Scots pine](#) trees. With patches of dog's mercury, wild currant, ferns and blackberry.

Upon reaching the plateau, a more open route runs along the ridge of the bank and there are patches of bluebell, wild raspberry and bracken. A number of coppiced understorey trees such as hazel, elder, wych elm, hawthorn and rowan give a sense of enclosure, when in leaf and several tall birch trees. On this ridgeline, a rustic bench is situated for views both down the steep bank to Hesleden Dene as well as across the wider wood.

In the north-eastern corner, the land drops away to a hollow, with springs in wetter seasons. There are quite a few spruce trees as well as Scots pine and broadleaved trees on this bank. Here lots of deadwood habitat and the terrain make a really secluded spot for wildlife with primroses ferns and wild garlic on the more shaded banks. This area is best accessed from the lowest point of the ridge, in the north-eastern corner of the wood.

Trees

Beech, oak, sycamore, Scots pine, spruce, hazel, hawthorn, rowan, wych elm, elder and birch.

Wildlife

Set in sheltered Nesbitt Dene, a long wildlife corridor, Fairthorpe Wood is a haven for birdlife, with plenty of feeding opportunities, and nest sites, many species can be observed from [buzzards](#) overhead, sparrowhawks using the undulating landscape to hunt, [tawny owls](#), [woodcock](#) and other game birds to small birds such as tits, [robins](#) and [wrens](#).

Deer are frequent visitors too with roe deer using game trails through the wood. [Brown hares](#) are also present.

Features

- A level plateau with south and north facing banks
- A rustic bench
- Mature mixed trees
- Bluebells and ferns
- Lots of wildlife

Access, tracks and footpaths

The wood is accessed along a good stone farm track, running from Bellows Burn Lane. After the first gate, drive on for about 1km to the second wood gate. A stone track leads all the way to the ride-stop entrance to the wood. Within the wood, the ground is reasonably clear allowing access on foot. The north facing bank is steeper ground.

Rights and covenants

There are no public rights of way within the wood.

The sporting rights are included in the sale.

Our standard [covenant](#) will apply.

Activities

The wood is ideal for conservation loving families and occasional camping and could offer a valuable 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.

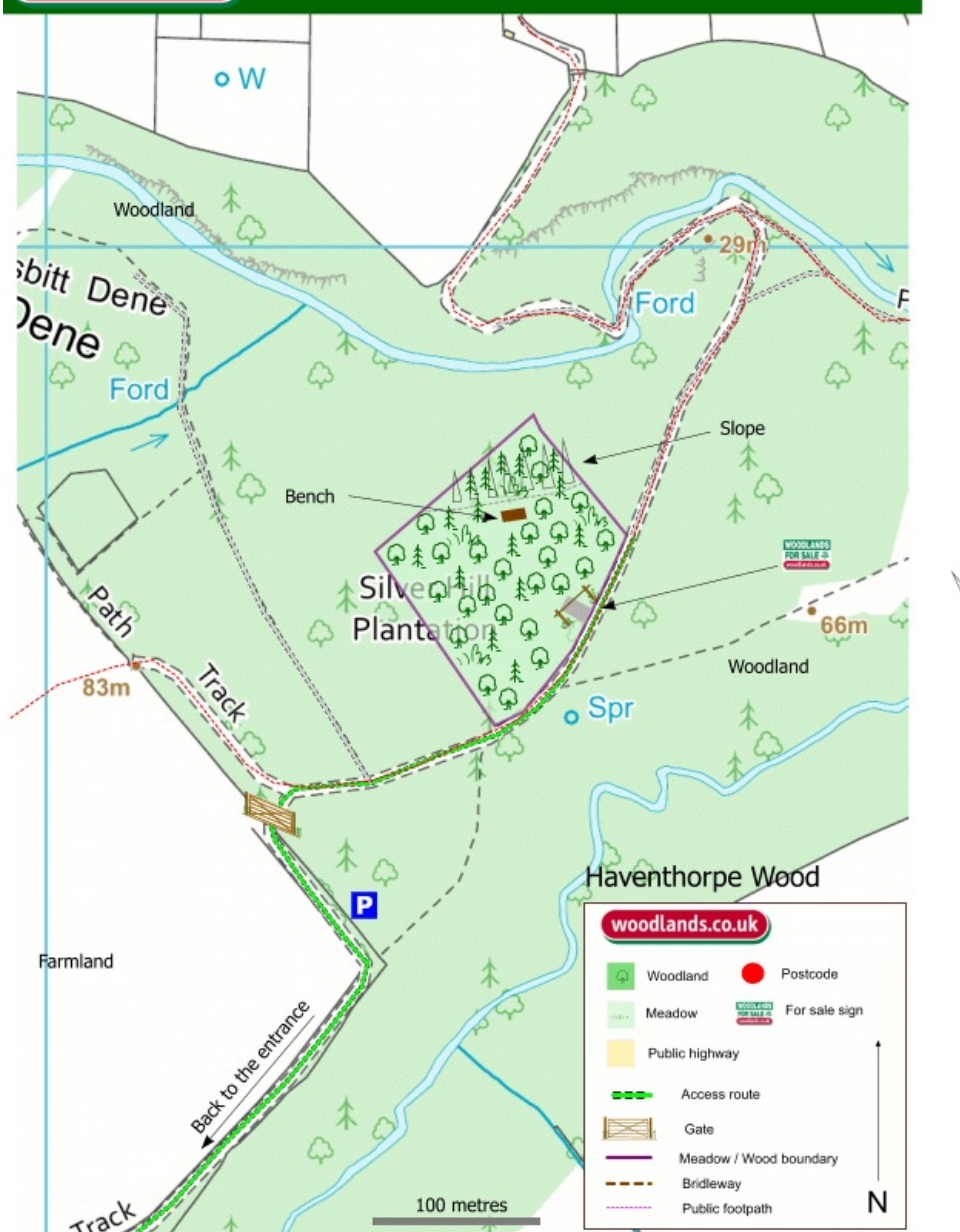
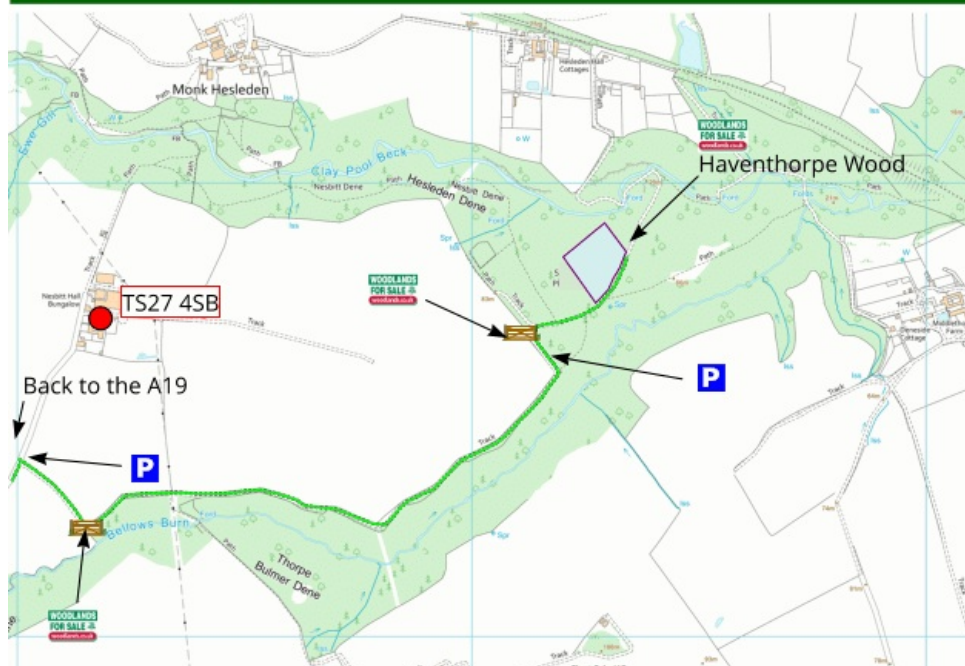
For vehicle access through the first gate contact Liz Watson on 07985 548481 for gate combination. Please keep the gate locked at all times.

- 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.
- Continue straight on past the stone track on your left.
- The entrance to Haventhorpe Wood is on the left approximately 220m from the gate.

Boundaries:

The boundaries of Haventhorpe Wood are marked with mauve / purple paint. These markings are on post tops on all boundaries apart from the south eastern boundary which is formed by the stone access track. Here the markings are on trees and at the ride-stop entrance.





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.