



# WIDDRINGTON PLANTATIONS

Morpeth, Northumberland



# WIDDRINGTON PLANTATIONS

MORPETH, NORTHUMBERLAND

Widdrington 1 mile, Morpeth 10 miles, Alnwick 16 miles  
(All distances approximate)

THREE BLOCKS OF RECENTLY PLANTED NATIVE BROADLEAF  
WOODLAND OFFERING SIGNIFICANT TIMBER, CARBON, AMENITY  
AND SPORTING POTENTIAL

- Mixed species broadleaf woodland, planted in 2021/22
- Revenue stream available through an existing England Woodland Creation Offer
  - Significant carbon and natural capital value

About 103.96 acres (42.07 hectares)  
FOR SALE FREEHOLD AS WHOLE OR IN THREE LOTS



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Offices also at:

Alnwick  
Tel: 01665 568310

Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

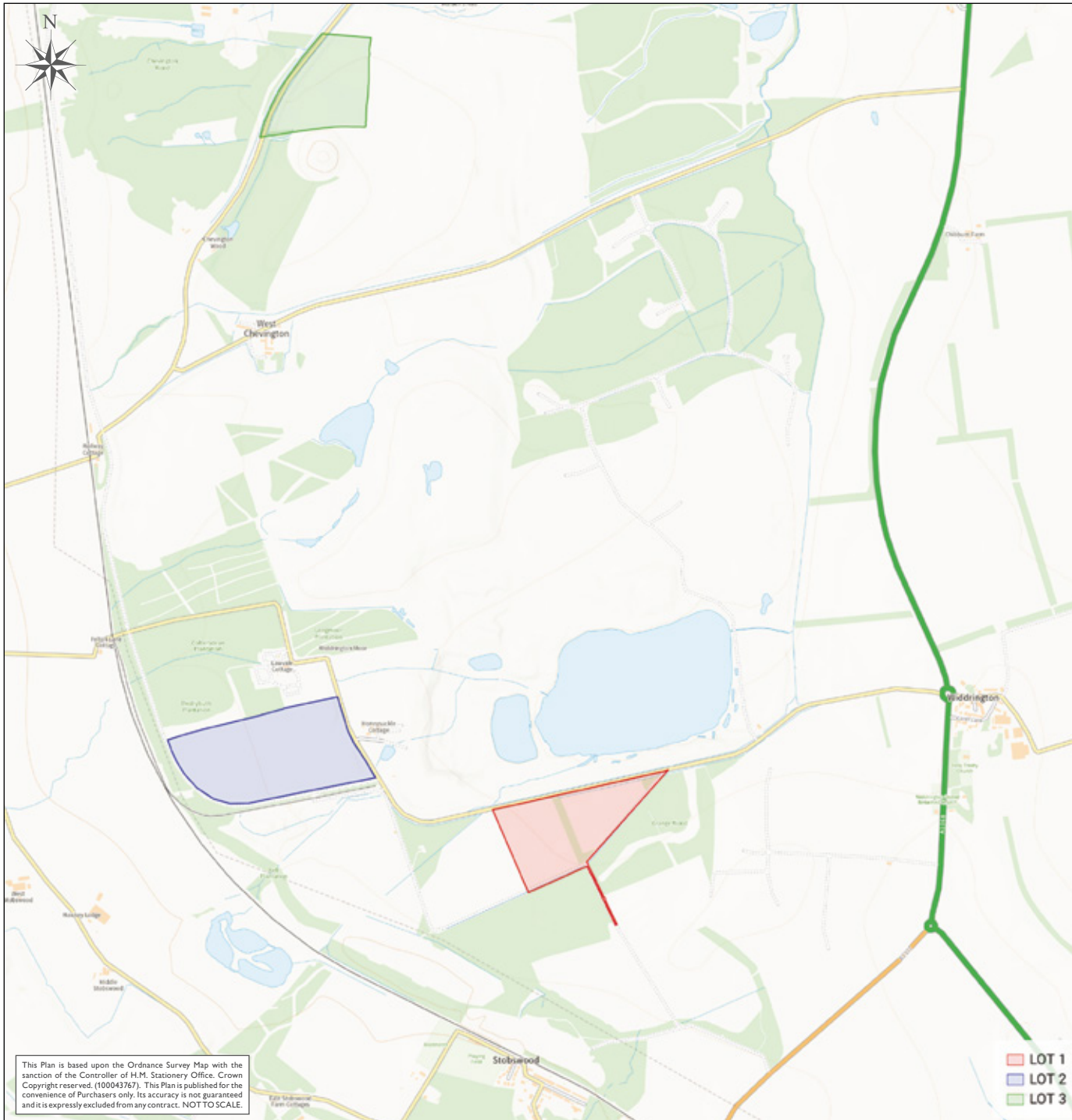
Kirkby Lonsdale  
Tel: 01524 880320



Lot 1



Lot 3



### Situation

The woodland plantations are located between Morpeth and Alnwick in an attractive area of Northumberland adjacent to the stunning Northumberland coast, about 1 mile from the village of Widdrington

The neighbouring towns of Morpeth and Ashington are easily accessible and provide a full range of shops, services, supermarkets, and leisure facilities. The surrounding area is renowned for productive farmland, picturesque countryside, and its white sand beaches along a stunning coastline.

Road access is excellent with easy access onto the A1068 and A1. Morpeth Train Station also provides regular services to Edinburgh, Newcastle and London via the East Coast Main Line.

### Description

Three blocks of woodland extending in total to 103.96 acres (42.07 hectares), comprising predominantly mixed-species native broadleaf saplings, planted under an England Woodland Creation Offer (EWCO) agreement between 2021 and 2022. Each plantation has a diverse species mix comprising: 30% birch, 20% alder, 20% sycamore, 15% willow, 5% decorative species (rowan, field maple and whitebeam) and 10% open ground.

The main objective of these extensive woodland operations was to develop a diverse and adaptable native woodland, focused on delivering a more resilient species composition that has the ability to combat pests, disease, and climate change. Alongside, providing a substantial carbon sequestration resource. Which in turn, has also had the added benefit of increasing local populations of flora and fauna.

Each site is generally level with gentle undulations lying between about 25m and 50m above sea level. The land is classified as Grade 3 with productive, slightly acidic clay loam soils.

### England Woodland Creation Offer (EWCO) Agreement

The existing EWCO agreements provided initial capital grants to support the establishment of the new woodland plantations. All the tree planting works are complete, and the wood is currently in its maintenance phase. All historic capital grants will be retained by the Seller.

The EWCO agreement also provides annual maintenance payments of £400/ha over a 15-year period; designed to support the establishment and on-going maintenance of young trees. The purchaser(s) will be entitled to any future maintenance payments under the existing scheme.

#### Lot 1 – Helen’s Wood

The site extends in total to approximately 13.22 hectares, comprising 11.87 hectares of mixed-species native broadleaf samplings (planted in 2021) 1.22 hectares of mixed conifers (planted in 1980) which is ready to be commercially thinned and 0.13 hectares of hardcore tracks, all in a ring fence.

The woodland is bound by mature hedgerows and stock-proof fencing. It has excellent road frontage access with a hardcore track running adjacent the site’s Southern boundary which will facilitate future woodland maintenance and timber extraction operations.

The carbon rights are not included in the sale, Woodland Carbon Units have been previously sold through the Woodland Carbon Code (WCC). The liability for this carbon however will remain with the seller and no liabilities under this agreement will be passed on to the purchaser.

#### Lot 2 - Sarah’s Wood

The site comprises a 19.30-hectare ring fenced block of mixed species native broadleaf samplings, planted in 2021. The land has bound by mature hedgerows and stock-proof fencing with direct access onto the public highway.

The carbon rights are not included in the sale, Woodland Carbon Units have been previously sold through the WCC.





The liability for this carbon however will remain with the seller and no liabilities under this agreement will be passed on to the purchaser.

### Lot 3 - Poppy's Wood

The site comprises a 9.55-hectare ring fenced block of mixed species native broadleaf saplings, planted in 2022. The land is bound by mature hedgerows and stock-proof fencing with access along a track to the public highway.

Woodland Carbon Code (WCC) has recently undertaken an appraisal of the site and have awarded 6,491 verified Woodland Carbon Units (1 WCU = 1 tonne of CO2 sequestered), which are included in the sale.

### Guide Price Schedule

Lot Number	Guide Price
1	£175,000
2	£285,000
3	£295,000
<b>Whole</b>	<b>£755,000</b>

### GENERAL INFORMATION

#### Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

#### Services

We are not aware of any mains services connected to the land.

#### Local Authority

Northumberland County Council, County Hall, Morpeth, NE61 2EF.

Tel: 0345 600 6400

## Purchaser Obligations

The purchaser will be obligated to enter into an agreement, whereby the new plantations remain woodland.

The purchaser(s) of Lots 1 and 2 will be obligated to allow a WCC inspector to visit the site on foot every 10 years in order to undertake non-intrusive tree surveys to determine growth rates.

## Method of Sale

The property is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

## Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale. Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T-marks on the transfer plan.

## Sporting Rights

The sporting rights are included so far as they are owned.

## Mineral Rights

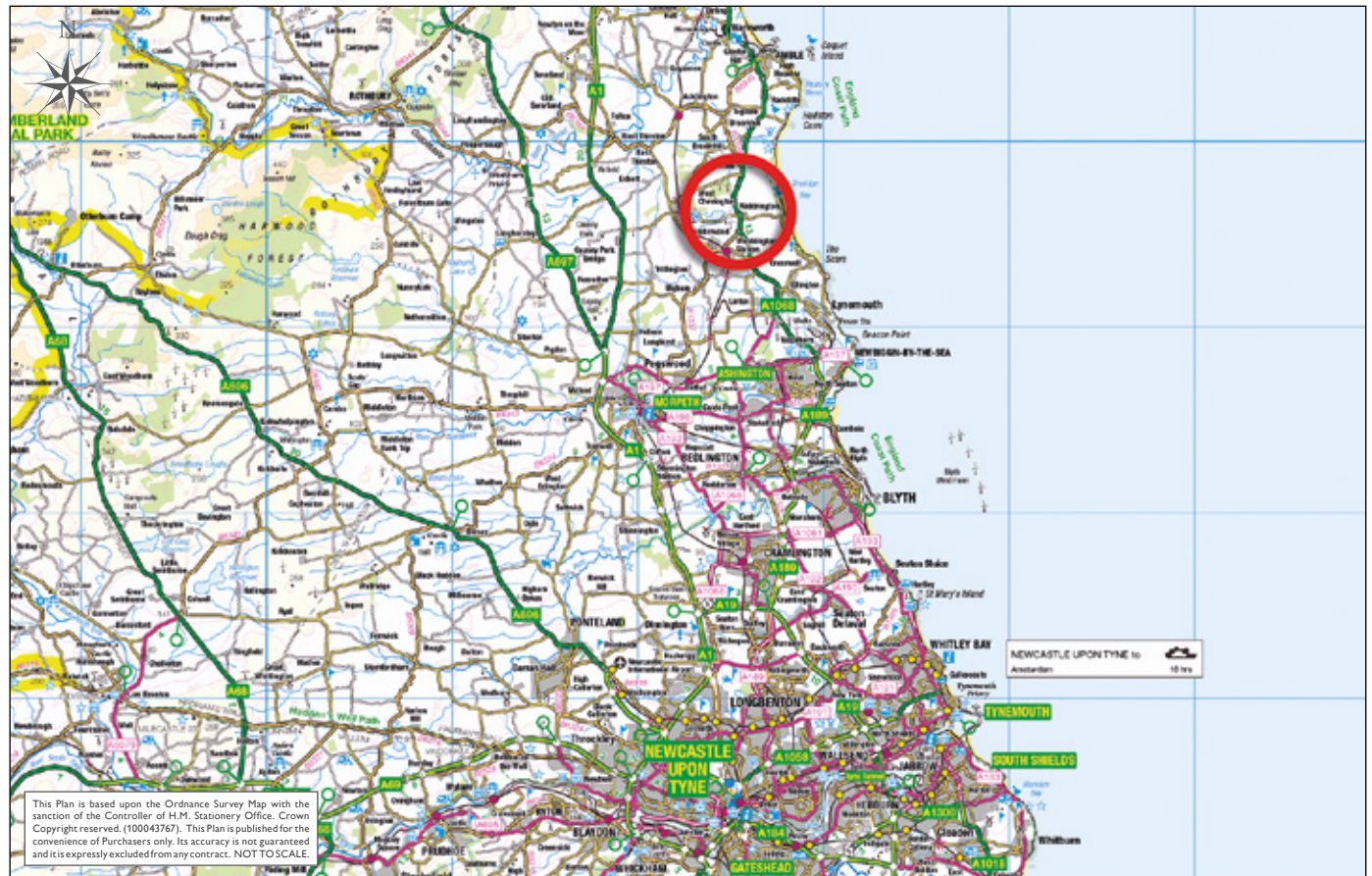
The mineral rights are included in so far as they are owned.

## Timber

All standing and fallen timber will be included within the sale.

## VAT

We understand that VAT may be chargeable on Lot 3. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.



## Directions

The three woodland plantations are located approximately 1 – 3 miles West of Widdrington village and the A1068. The entrance to each lot is signposted with a GSC Grays sale board.

Lot Number	Post Code	What3words
1	NE61 5DR	///factor.equivocal.tangible
2	NE61 5DR	///custodial.plankton.trample
3	NE61 5BA	///flood.instance.outwards

## Viewing

Viewing is by appointment only through the Selling Agents on 01748 829217.

## Woodland Management Plan

A woodland management plan has never been undertaken. The woodland is currently managed and administered by the Seller who has a detailed knowledge of each site. Please contact the Selling Agents if you have any management queries.

## CONDITIONS OF SALE

### Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.



### Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

### Overseas purchasers

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

### Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

#### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: Autumn 2023

Photographs taken: Autumn 2023





Lot 1