



# SAWMILL WOOD

Knitsley Lane, Lanchester, County Durham





# SAWMILL WOOD

KNITSLEY LANE, LANCHESTER, COUNTY DURHAM, DH8 9HA

Lanchester 4 miles • Consett 3.3 miles • Annfield Plain  
6 miles(all distances are approximate)

WELL-MANAGED COMMERCIAL WOODLAND OF MIXED SPECIES AND AGE  
WITH EXCELLENT ACCESS AND STRONG FUTURE GROWTH POTENTIAL

- Established and actively managed commercial woodland
  - Predominantly productive conifer forest
- Diverse age structure providing medium and long term timber income potential
  - UK Woodland Assurance Standard (UKWAS) certified
- Good quality access suitable for HGV timber haulage, with an established timber stacking area and compartment tracks
  - Sporting rights included

ABOUT 171.45 acres (69.38 hectares)

FOR SALE AS A WHOLE



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Summary Description

Sawmill Wood is a well-managed, productive commercial forest offering medium-term timber income, strong infrastructure and sustainable management credentials, set within an attractive and accessible County Durham location. Certified under the UK Woodland Assurance Standard (UKWAS), confirming compliance with recognised sustainable forest management principles.

## Location

The site is situated within an attractive part of the County Durham countryside, within close proximity to established roundwood markets and well known sawmills including James Jones & Sons in Hexham and Wards in Weardale.

## Access

The access is well defined, suitable for timber wagons, with a well-developed internal network of forest roads, rides and extraction routes throughout the compartments, together with a well-positioned timber stacking area. The public road from the plantation to the A68 / B6301 is identified as being a consultation route for timber transport, requiring notification and condition survey procedures where applicable. The access points are established for both standard and HGV use, with a principal access and secondary access identified.

## Description

The woodland is predominantly stocked with productive conifer species, primarily Sitka spruce and Japanese larch forming the majority of the commercial crop. There are also areas of Scots pine and mixed conifers, alongside a range of native broadleaves including Silver birch, rowan, Common alder, beech, poplar and willow.

The woodland has a diverse age structure, ranging from recently stocked areas (2023) and young crops (2015-2029) through to mature areas dating from the 1960s. It has been managed in accordance with the best silvicultural practices, which has included thinning, restocking and regular maintenance operations.

Sub-compartment species breakdown is available from the Selling Agent.



### **Sporting Rights**

The sporting rights are owned by the seller and will be included within this sale. They are currently let under annual agreements.

### **Mineral Rights**

The mineral rights are under separate ownership and are excluded from this sale.

### **Wayleaves, Easements and Rights of Way**

The land is sold subject to and with the benefit of all rights of way, easements, wayleaves, covenants and restrictions, whether public or private, light, support, drainage, water and electricity supplies and other rights, whether or not expressly referred to in these particulars. There are no known third-party rights of access across the property.

Purchasers should rely on their own inspection of the title plan and legal pack as to the position of boundaries and the extent of the property.

### **Environmental Designations**

There are no statutory nature conservation designations on site. The remains of a Roman aqueduct are designated as a Scheduled Monument. Further details are available from the Selling Agent.

### **Grants & Subsidies**

An updated Woodland Management Plan and approved felling licence are in preparation with the Forestry Commission, supporting structured harvesting and restocking across the plan period. Due to the sale, it is not intended to sign up to the plan which may require to be altered by the purchaser(s) but a copy of the proposal is available from the Selling Agents.

### **Services**

A private water supply is present within Compartment 1 of the woodland, serving neighbouring land via an informal arrangement. The site is naturally fed by springs.

### **Boundaries**

The title is understood to be silent in respect of boundary maintenance obligations. Boundary repairs have historically been undertaken by neighbouring landowners at their own expense, with the current owner maintaining roadside boundaries as appropriate

### **Overage**

Approaches have been made by Wind Farm developers who consider the wood and adjacent property as having potential for development. The property therefore will be sold with the provision of an overage to allow the Sellers to benefit from development or change of use of the land in future. The clawback will be based on the Sellers receiving a 35% share of either uplift in value created by planning approval or resulting income for a period of 35 years from the date of completion of the sale.

### **Tenure**

The land is registered with HM Land Registry under Freehold Title Number DU233166.

### **Directions**

From Lanchester, take the B6296 west, turn onto Broadwood Lane. The land is on the north side and is accessed from Knitsley Lane running north from Broadwood Lane.

### **Method of Sale**

The land is offered for sale by private treaty as a whole. The seller reserves the right to conclude the sale by an alternative method if considered appropriate. All potential purchasers are advised to register their interest with the Selling Agents so that they can be advised as to how the sale will be concluded.

### **Viewing and Health & Safety**

The land may be viewed during daylight hours on foot, subject to holding a set of the sales particulars at the time of inspection and having first registered and made a specific appointment with GSC Grays on telephone number: 01748 829203. Given the potential hazards of viewing the woodland, we ask that all parties wishing to view are as vigilant as possible particularly around fallen wood and hanging branches.

### **Conditions of Sale Purchase Price**

A non-returnable deposit of 10% of the purchase price shall be paid on exchange of contracts. 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 themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### **Overseas Purchasers**

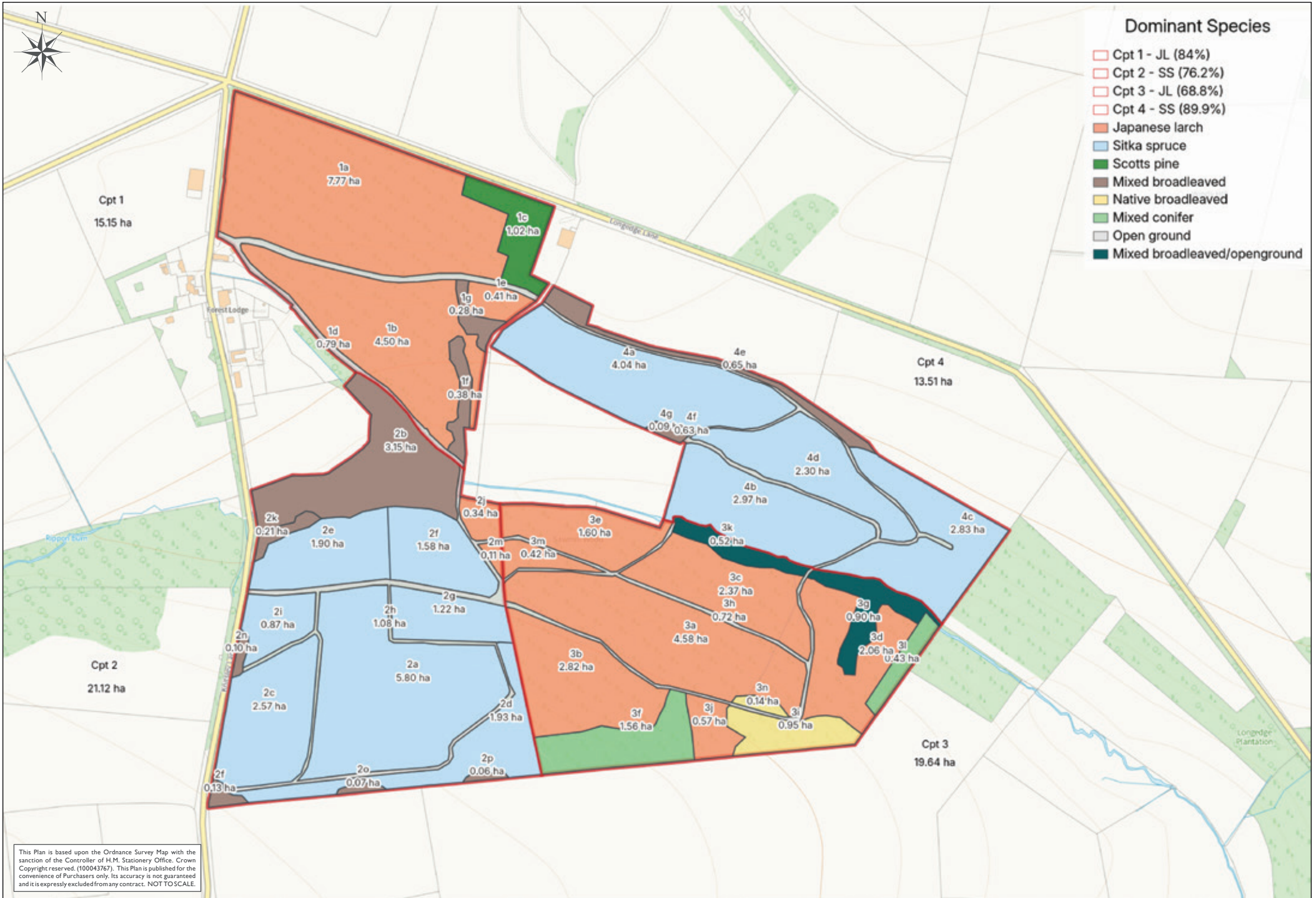
Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

### **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.

### **Anti-Money Laundering**

In accordance with current anti-money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction. Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti money laundering legislation. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.





**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: July 2026. Photographs taken: XX XX.

