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John Clegg & Co
CHARTERED SURVEYORS & FORESTRY AGENTS



LOFTUS WOOD

Grinkle Park Estate, Nr Saltburn by Sea, Redcar & Cleveland, North Yorkshire

24.42 Hectares/60.33 Acres

An attractive broadleaf woodland with upgraded access.
Sustainable firewood production possibilities in the medium long term. Sporting rights are included

FOR SALE BY PRIVATE TREATY

Offers Over £160,000

www.johnclegg.co.uk

LOFTUS WOOD



Middlesbrough
(22 miles)



York
(55 miles)

Scarborough
(34 miles)

(Distances are approximate)

DIRECTIONS

The woodland is situated about 1/4 mile south of the coastal town of Loftus, North Yorkshire. The town of Middlesbrough is located 22 miles to the North West.

To reach Loftus Wood leave the A174 in the town of Loftus and turn into Dam Street. After passing under the railway bridge, this becomes Water Lane. Follow the left hand fork in the road and turn into South town Lane. Follow this uphill along the narrow road for approx. 1/2 mile until you reach the crest of the hill. The entrance is a large double metal gate on the right hand side just passed the wooden bench on the left. This is marked as point A on the sale map. The gate is padlocked. Please contact the selling agent for the gate code.

OS 1:50,000 Map No 94 Map Ref: (NZ722168)
Nearest Postcode: TS13 4JU

VIEWING

Viewing is possible without appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of these sale particulars. For your own personal safety please be aware of hazards within the woodland when viewing.

DESCRIPTION

Loftus Wood is a picturesque broadleaved woodland comprising of oak, ash, beech, sycamore & hazel. It is surrounded by fertile agricultural land and is only 3 miles from the coast.

The whole woodland is designated a Plantation on Ancient Woodland Site (PAWS). The conifers have been largely removed in the last 12 months leaving only the native and planted broadleaves. In the spring the woodland floor is awash with ancient woodland ground flora including wild garlic, bluebells and dog's mercury.

The woodland occupies both sides of the Middle Gill and recently created access tracks means all parts of the woodland are accessible for both timber harvesting and amenity purposes. The current felling licence carries an obligation for some replanting with native broadleaves with other areas to be established through natural regeneration.

Access to the property has also been upgraded to allow efficient extraction of timber to South Town Lane. Once Loftus Wood is given time to settle and the remaining trees opportunity to grow now, there is opportunity for sustainable mixed broadleaved firewood to be harvested in regular intervals whilst tending to the young plantings and growing these on for generations to come.

TAXATION

After two years' ownership, commercially managed woods qualify for 100% relief from Inheritance Tax. Timber sales are free of all Income Tax and do not attract Capital Gains Tax. In certain circumstances it is possible to roll-over Capital Gains into the proportion of the purchase price attributable to the value of the land.

SPORTING RIGHTS

The sporting rights are owned and included in the sale.

FENCING LIABILITY

There are no fencing liabilities.

MINERAL RIGHTS

The mineral rights are excluded from sale having been retained by a previous owner

LOFTUS WOOD

RIGHTS AND EASEMENTS

The woodland will be sold subject to and with the benefit of all rights, including rights of way, whether public or private; light, support, drainage, water, gas, electricity and any other easements.

RIGHTS OF WAY

The woodland is sold with the benefit of a principal right of way for timber extraction purposes over the route shown A-B on the sale plan with maintenance and repair after use. Additional access points are from V, W, X, Z on the sale plan to South Town Lane. These routes are undefined in the Title. The property Title Report expands upon further access routes and a copy is available on request from the Selling Agent

PLANS AND AREAS

These are based on the Ordnance Survey and are for reference purposes only. The purchasers shall be deemed to have satisfied themselves as to their accuracy and any error or mis-statement shall not annul the sale, nor entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion

METHOD OF SALE

Loftus Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted. Please contact our Cirencester office on 01844 291384.

Anti Money Laundering Compliance (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This requires us to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchase, before the transaction can proceed. Further information can be obtained from the following link:

<https://www.gov.uk/guidance/money-laundering-regulations-your-responsibilities>

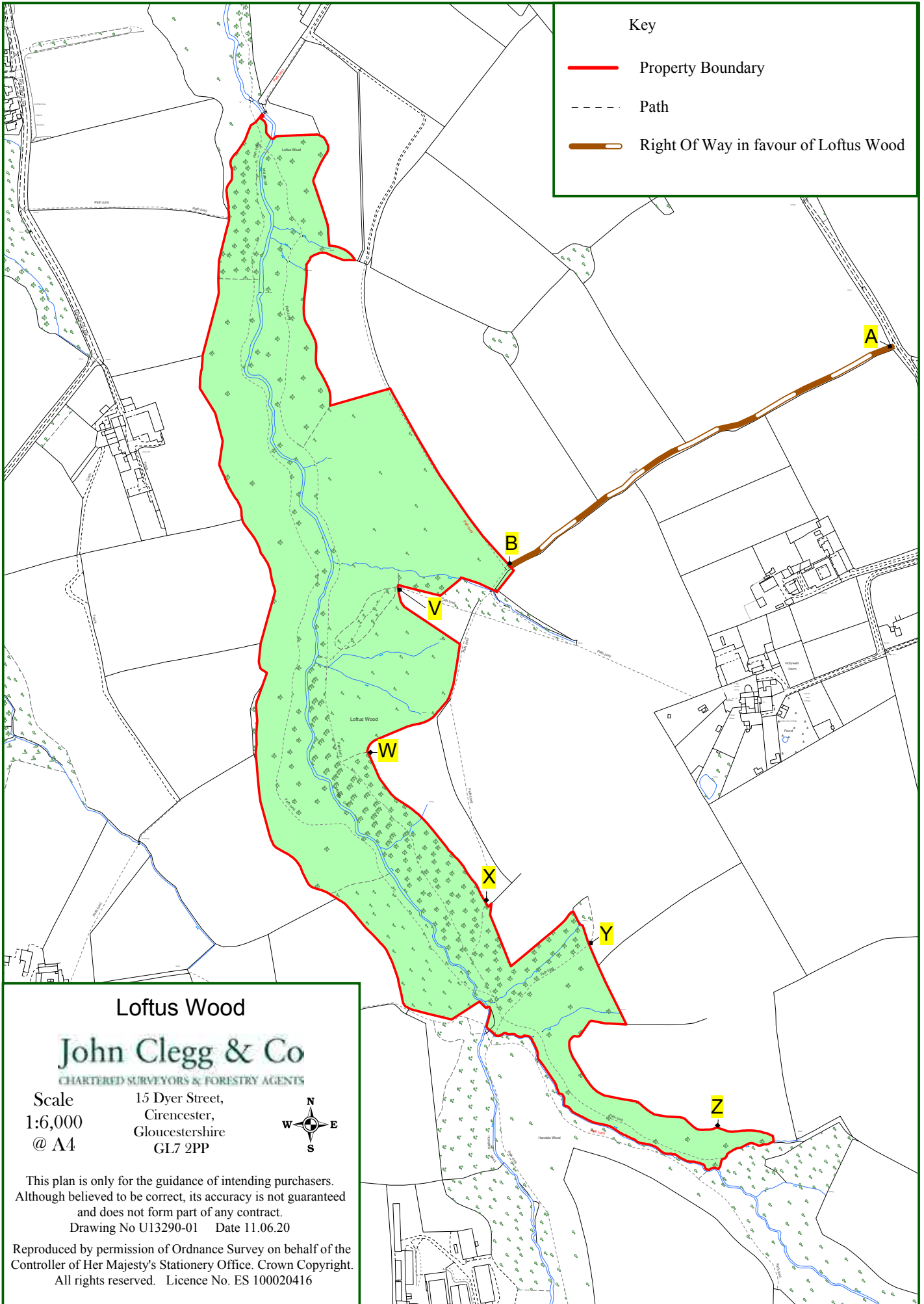
OFFERS OVER £160,000 ARE INVITED



IMPORTANT NOTICE

John Clegg & Co for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of John Clegg & Co or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither John Clegg & Co nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared 27.2.20

LOFTUS WOOD



Loftus Wood
John Clegg & Co
CHARTERED SURVEYORS & FORESTRY AGENTS

Scale 1:6,000 @ A4
15 Dyer Street,
Cirencester,
Gloucestershire
GL7 2PP

This plan is only for the guidance of intending purchasers. Although believed to be correct, its accuracy is not guaranteed and does not form part of any contract.
Drawing No U13290-01 Date 11.06.20

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LOFTUS WOOD



Loftus Wood

John Clegg & Co

CHARTERED SURVEYORS & FORESTRY AGENTS

Scale 1:70,000 @ A4
 15 Dyer Street,
 Cirencester,
 Gloucestershire
 GL7 2PP



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Scale 1:250,000 @ A4

LOFTUS WOOD



John Clegg & Co

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Scotland: 0131 229 8800

Wales: 01600 730735

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