

## AMERSIDELAW FOREST

Chillingham, Nr Wooler, Northumberland

Offers Around £2,600,000 are invited for this property

391.06 Acres (158.25 Hectares)

[www.tustins.co.uk](http://www.tustins.co.uk)

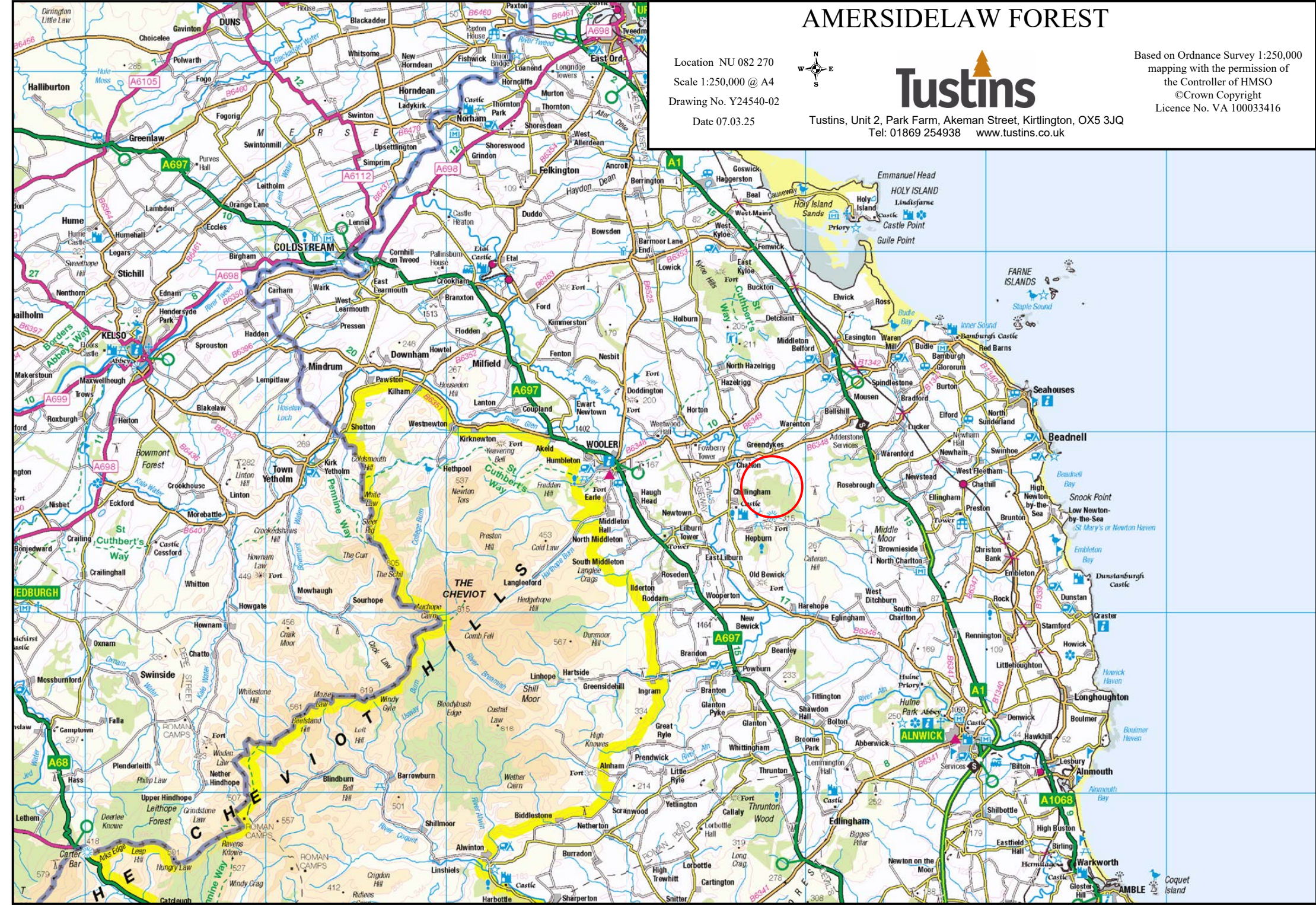
# AMERSIDELAW FOREST

Location NU 082 270  
Scale 1:250,000 @ A4  
Drawing No. Y24540-02  
Date 07.03.25



Based on Ordnance Survey 1:250,000  
mapping with the permission of  
the Controller of HMSO  
© Crown Copyright  
Licence No. VA 100033416

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 www.tustins.co.uk





# AMERSIDELAW FOREST

391.06 Acres (158.25 Hectares)

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: NU081266 Lat/Long: 55.533899, -1.872957 Nearest Post Code: NE66 5RE  
what3words: doll.incomes.originals

**Offers Around £2,600,000 are invited for this property**

A large, well-managed commercial forest entering a new rotation in good condition. This forest, with its stunning location and all of its productive ingredients, is an extremely attractive investment and the inclusion of a sturdy forest lodge completes the package.

## **Selling Agents**

Tustins Chartered Forestry Surveyors

**For further information contact Mike Tustin or Jack Clegg**

**Find more woodland properties for sale on our website**



#### **IMPORTANT NOTICE**

Tustins Group Ltd 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 Tustins Group Ltd 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 Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared February/March 2025.

## LOCATION

Amersidelaw Forest is located 9 miles south west of Bamburgh Castle. The property is easy to reach from the A697 Newcastle to Coldstream road just to the west and the main A1 running to the east. Visitors to the forest should be cautious using the listed postcode in their sat nav devices as these may encourage a final approach over roads that are either not open to the public or are impassable. Use postcode NE66 5NP which brings you into the village of Chillingham. The forest access track then begins by driving through the Chillingham Wild Cattle car park. A photo montage directions sheet is available from the selling agents to ensure visitors are able to easily see which tracks to use in the approach to the wood. All distances are approximate.

## DESCRIPTION

A rare offering to the market, Amersidelaw Forest occupies an impressive elevated position overlooking the Cheviot Hills as well as the Northumberland coastline including the Farne islands. Bamburgh castle is also visible on a clear day. The forest is situated in a highly desirable location for commercial forestry operations. Local roads are almost all suitable for timber haulage and the forest is well located for the constantly evolving local and national timber/chipwood markets.

The access track ABC is shared with a farmer and neighbouring forest owner. Maintenance of the road is shared and the amount payable for repairs by each user is based on usage.

The current owners have helped to upgrade the approaches to the forest as well as internal roads allowing harvesting traffic to use a circular track within the property.

Included with the property is a very well built forest lodge constructed in 2010 principally with timber and with full planning permission. This is shown at point X on the saleplan. Approx 50% of the building's ground floor footprint is workshop/ garaging/storage. On the first floor are two large bedrooms, with flush toilet and main living room on the ground floor. The property is not connected to any services but has running water courtesy of a roof water tank, a wood oven/cooker, partial solar lighting, double glazing and high performance insulation.



The forest is an excellent example of an early 1980s commercial plantation now a good way through its initial restructuring phase with some felling and replanting completed and recent areas of felling still to be replanted by an incoming owner. In all around 24.1 hectares is still to be replanted and 12.03 hectares has already been mounded ready for replanting to take place immediately. Previous felling and replanting has been managed carefully with respacing carried out in a number of locations. See stocking summary. Overall, the last two decades of management have seen some large changes to the wildlife conservation value and an increase to its productive potential. Indeed, it is understood red squirrels are a common sight in the woodland.

Species	P Year						Totals
	1983	2009	2010	2012	2016	2023	
SS	65.55	2.91		0.61	10.32	0.21	79.60
JL/HL	2.29						2.29
MC	12.45		1.48				13.93
SP						8.00	8.00
MB							7.30
Br Mounded							12.03
Br Plantable							12.07
Open Ground Field and Lake							13.71
							9.50
<b>Total</b>	<b>80.29</b>	<b>2.91</b>	<b>1.48</b>	<b>0.61</b>	<b>10.32</b>	<b>8.21</b>	<b>158.43</b>

Full stocking details and plans are available from the Selling Agents upon request.

Amersidelaw Forest is to be sold with a Countryside Stewardship scheme in place which runs to 31.12.2027. This scheme helps to finance the management of the wood and the woodland owners currently receive a grant of £33,303 each year. Details of the full scheme and associated documents are available from the Selling Agents upon request. Currently this scheme is providing funding towards the control of deer, decreasing grey squirrel numbers and improving bio-diversity in the forest. The scheme also provided funding for erecting new fences on most of the woodland boundaries as well as two deer enclosures. The purchaser will be expected to take on the responsibilities of the scheme during conveyancing.

A new owner will still be able to fell the remaining 65.55 hectares of mature spruce and replant the woodland using modern ground preparation techniques. Improved planting stock can also be used to create a more diverse and interesting property that out-performs the previous rotation by a substantial margin and is likely to be more windfirm. The property also contains a 9.5 hectare section of open upland grazing with a beautifully clear swimming/fishing pond. A new owner could potentially plant this area with trees if additional tree planting suited their financial objectives. The English Woodland Creation offer is available for this purpose from the Forestry Commission.

Those with a sporting interest will be delighted to see a healthy local population of Roe and Fallow deer that should provide many stalking opportunities. The forest also has a good number of pheasant and woodcock residing offering good rough shooting opportunities.

Those with an historical interest will be pleased to see the Cup and Ring marked rocks within the property that have all been protected in the current management plan.

### **SPORTING AND MINERAL RIGHTS**

Sporting rights are owned and included in the sale. They are not let. Mineral rights are owned and included in the sale.

### **FENCING**

There are fencing liabilities on the boundaries shown with inward facing T-marks on the sale plan.

### **RIGHTS OF WAY**

The woodland is sold with the benefit of a right of way for all purposes over the route shown with a broken brown line and marked ABC on the sale plan. It is understood there are no public footpaths through or along the edge of the forest.

### **MANAGEMENT**

Amersidelaw Forest is managed by Border Consultants Ltd, Woodland Place, Belford, Northumberland, NE70 7QA. Their Ms Netty Horne will be pleased to discuss future management with prospective purchasers. Netty can be contacted on 07917 007198 or email [netty@borderconsultants.co.uk](mailto:netty@borderconsultants.co.uk)

### **V.A.T.**

The property is not registered for VAT.

### **WAYLEAVES, RIGHTS AND EASEMENTS**

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

### **PLANS AND AREAS**

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

### **TENURE AND POSSESSION**

Freehold. Vacant possession will be given on completion.

### **VIEWING**

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

The entrance gate is locked. Please contact the Selling Agents for the lock code.

### **METHOD OF SALE**

Amersidelaw Forest is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

### **Anti Money Laundering Compliance**

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)









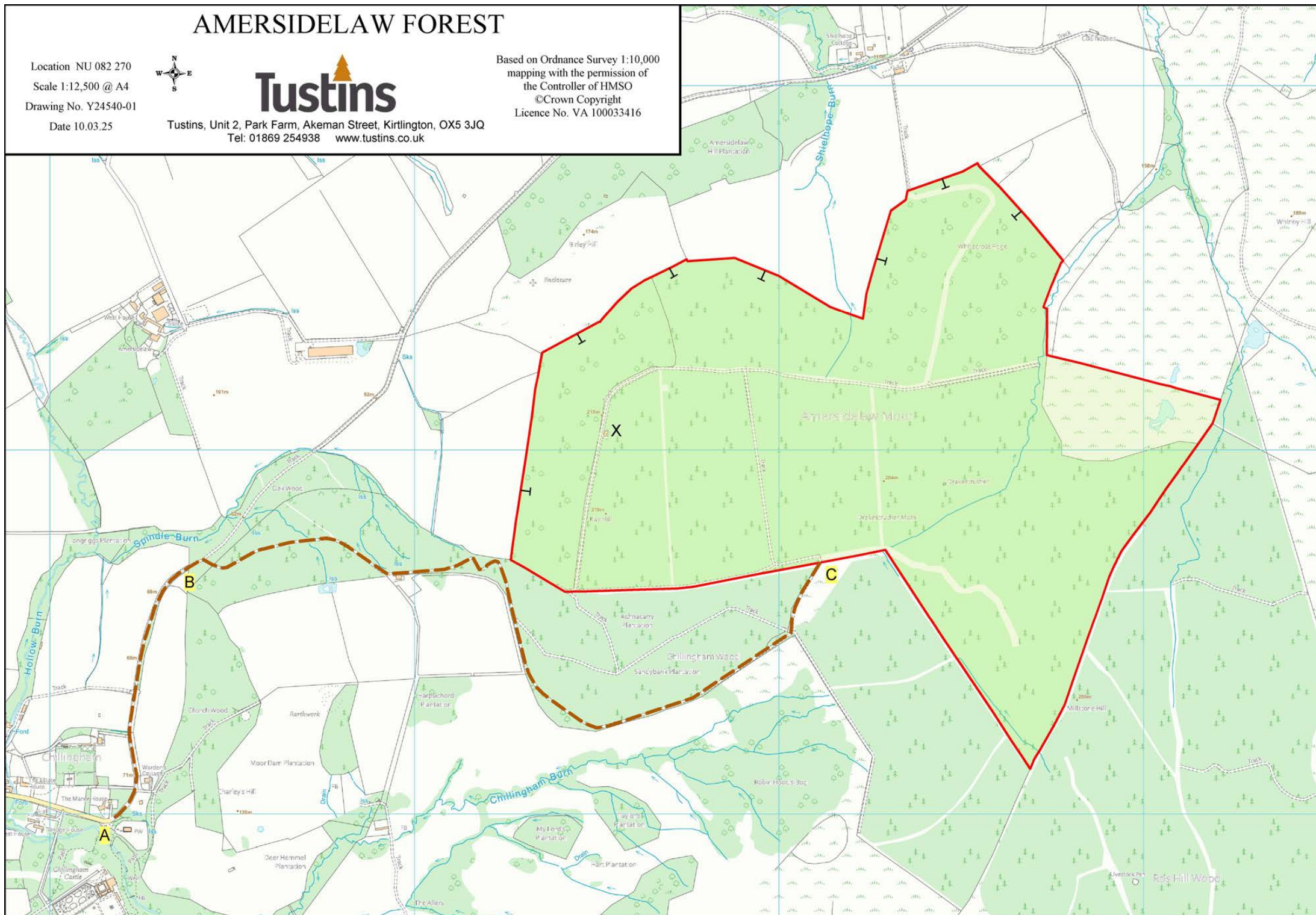
# AMERSIDELAW FOREST

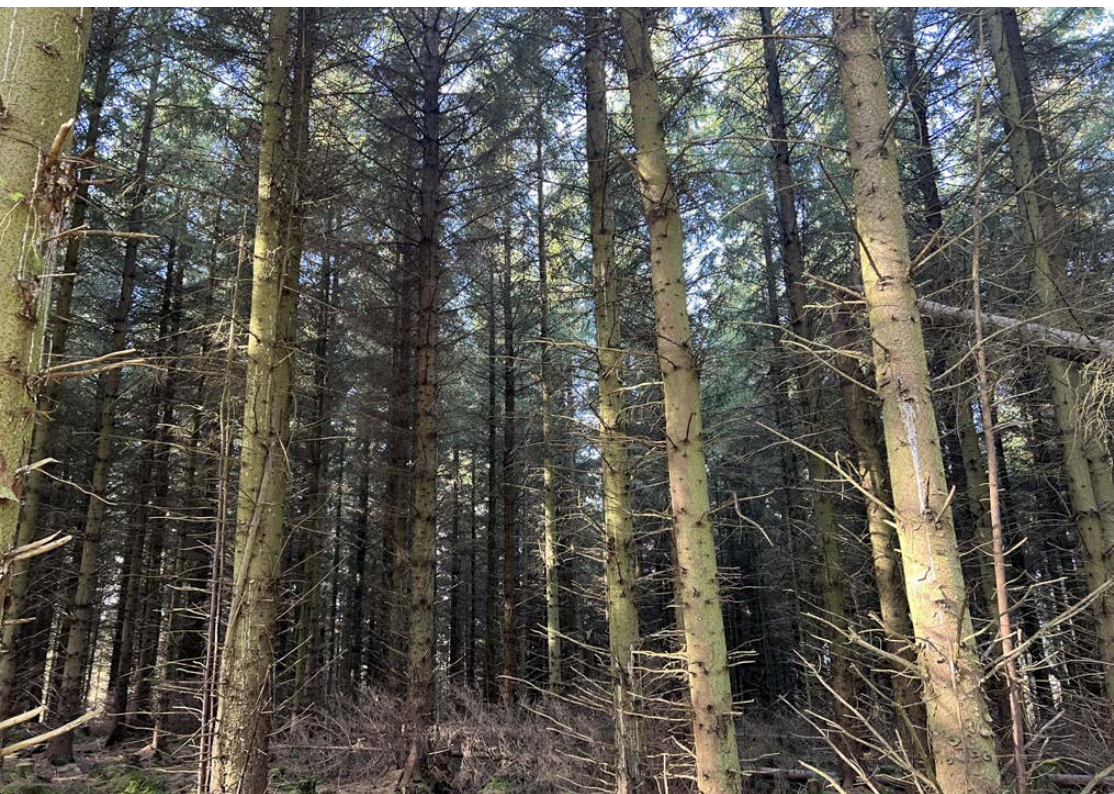
Location NU 082 270  
Scale 1:12,500 @ A4  
Drawing No. Y24540-01  
Date 10.03.25



Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
Tel: 01869 254938 www.tustins.co.uk

Based on Ordnance Survey 1:10,000  
mapping with the permission of  
the Controller of HMSO  
©Crown Copyright  
Licence No. VA 100033416





# AMERSIDELAW FOREST

Chillingham, Nr Wooler, Northumberland



**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 [info@tustins.co.uk](mailto:info@tustins.co.uk)

Unit 2, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

[www.tustins.co.uk](http://www.tustins.co.uk)