



## Benridge Bank Wood County Durham

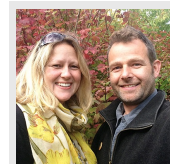
In a peaceful location with lots of bluebells and other beautiful wildflowers, and a varied topography: perfect for an adventure and a rope swing!

### Details

**Price:** £59,000 Freehold  
**Location:** Hart, near Hartlepool, County Durham  
**Size:** Almost 4  $\frac{3}{4}$  acres for sale  
**OS Landranger:** OS No 93  
**Grid ref:** NZ 464 370  
**Nearest post code:** TS27 4SB

### Local manager

**Dan Watson**  
07970 116 515  
[dan@woodlands.co.uk](mailto:dan@woodlands.co.uk)



## Description

Benridge Bank Wood is set on a south facing slope where Hesleden Dene, Nesbitt Dene and Crimdon Dene meet ( a Dene being a wooded valley), and this very pretty woodland has a lot of features of interest. With many level areas as well as rolling undulations, the wood is a haven for wildlife.

From the ride-stop, where there is space to park a car, a good-weather, vehicle accessible trail leads into the wood between hillocks and hollows, following the course of a stream known as Bellows Burn. The undulations are carpeted with a good covering of dog's mercury along with [primroses](#), [bluebells](#) and other beautiful spring wildflowers. They are likely the result of small-scale quarrying in the past.

The wood has a very natural character, mostly broadleaves such as ash, [oak](#), [birch](#), [sycamore](#), wych elm and [hazel](#) but [Scots pine](#) is also present. The same mix of trees extends up the slope with more grasses, [native ferns](#) and other varieties of flora scattered through. Wild raspberry, bramble and alpine strawberries offer fruits for the forager as well as wild garlic. Violets, [honeysuckle](#), harts tongue fern, lady fern and ivy all contribute to making the place feel quite timeless.

The bank is steep in places and is crossed with wildlife trails, made by roe deer and other mammals that live in the dene.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Trees

Sycamore, ash, hazel, wych elm, birch, Scots pine, hawthorn and blackthorn.

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### Wildlife

In the spring, the dawn and evening choruses are a crescendo of birdsong and the wood is home to a great deal of wildlife. Some time spent quietly with binoculars would reveal quite a number of bird species from [chiffchaffs](#) to [song thrushes](#), many types of tit, [greater spotted woodpeckers](#) and [wrens](#).

Many of the trees have hollows suitable for bird nests and bat roosts and these are great for harbouring insects too.

Roe deer live in and pass through the dene and the burn provides a great source of water for most of the year. Stickleback fish inhabit some of the deeper pools.

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### Features

- Pretty and peaceful woodland.
- A burn, flowing for most of the year.
- Level areas, hillocks and hollows.
- Lots of wildflowers and ferns.
- A bench overlooking the burn.
- Vehicle access.

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### Access, tracks and footpaths

Via a track, close to Nesbitt Hall, a vehicle can drive into the wood along a shared track to the ride-stop entrance, crossing a ford.

From the ride-stop, additional vehicle access is possible with a 4WD on a grassy track. The wood can be accessed on foot throughout though some parts of the slope are steeper. There are no public footpaths within the wood.

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### 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.

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### Activities

- Great for wildlife watching.
- Perfect for family adventures.

- Suitable sites for a rope swing.
- Pools in the burn, for the more hardy, to paddle in.

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### Local area and history

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Although Hartlepool is a port with a rich industrial past, the surrounding landscape features pretty villages in rolling magnesian limestone hills, countryside that has seen little development. This area lay outside the Durham coalfield to the north.

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](#).

The dene is essentially a limestone gorge carpeted with layers of glacial clay, sand and gravel. It was carved by the water from melting ice at the end of the last period of glacial activity and reaches the coastline at the sands of Crimdon Dene Beach. Crimdon has been a popular place for holiday makers for many years. From the 1920's miners came to Crimdon for their annual summer holidays. Crimdon beach is a very important breeding ground for the Little Tern, one of Britain's rarest sea birds. These birds arrive every year in May from West Africa and the site is monitored by volunteer wardens who erect temporary fencing to protect the eggs and chicks from predators.

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### How to find this woodland

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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.

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### Directions

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**Just 8 miles from Harlepool 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.

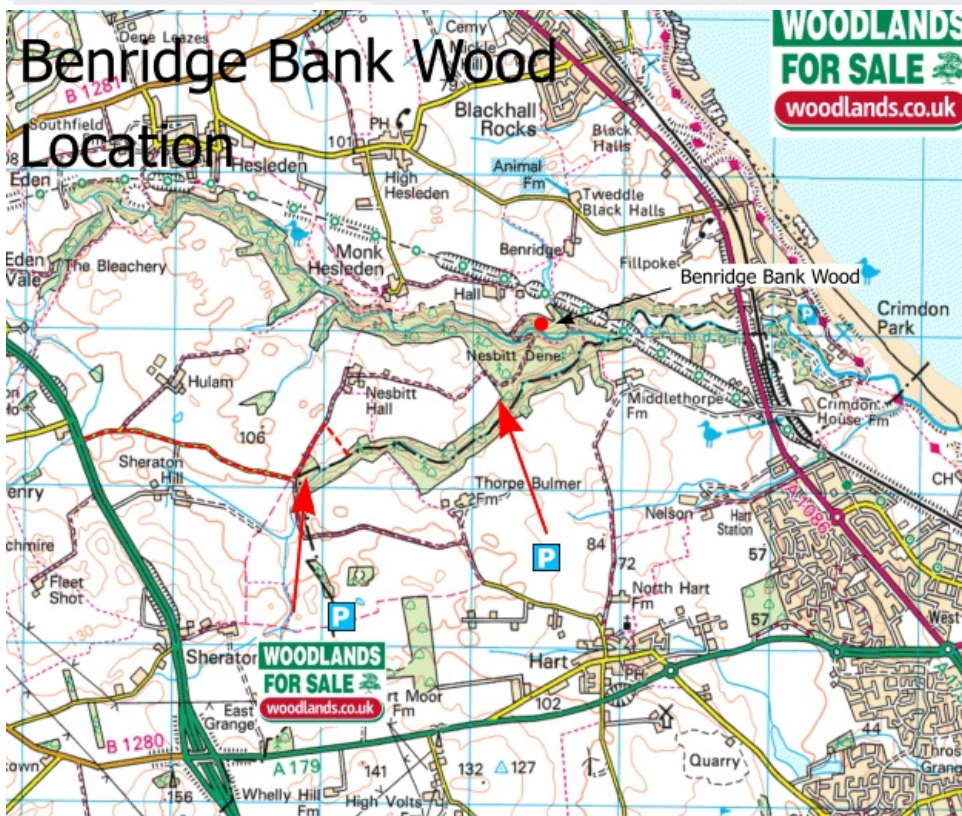
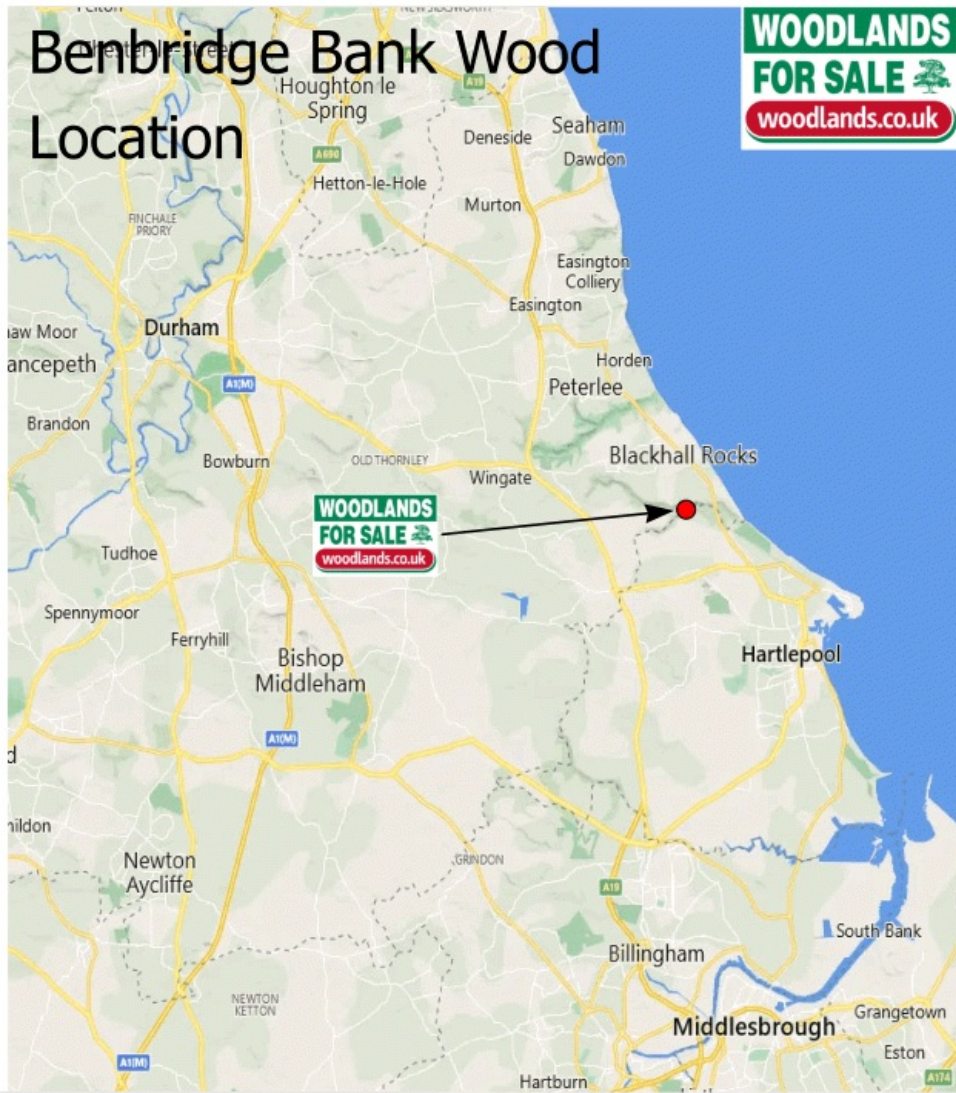
For vehicle access through the first gate contact Dan Watson on 07970 116515 for gate combination. Please keep the gate locked at all times.

- 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.
- On foot, continue to follow the track, climb gate and walk into the wood.
- Continue straight on and down hill through the wood for about 500 metres following the track down hill and to the right before reaching a ford.
- Cross the ford and follow the track to the right. The ride stop for Benridge Bank Wood is further 40 metres and to the left.



**Boundaries:**

Indicated by pink markings, these are on posts along the western edge, all other boundary markings are on trees.

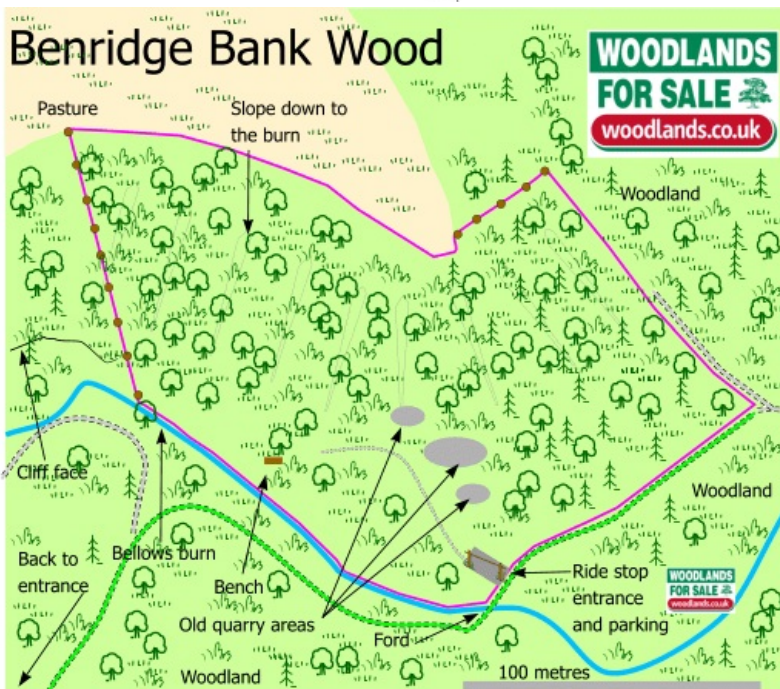
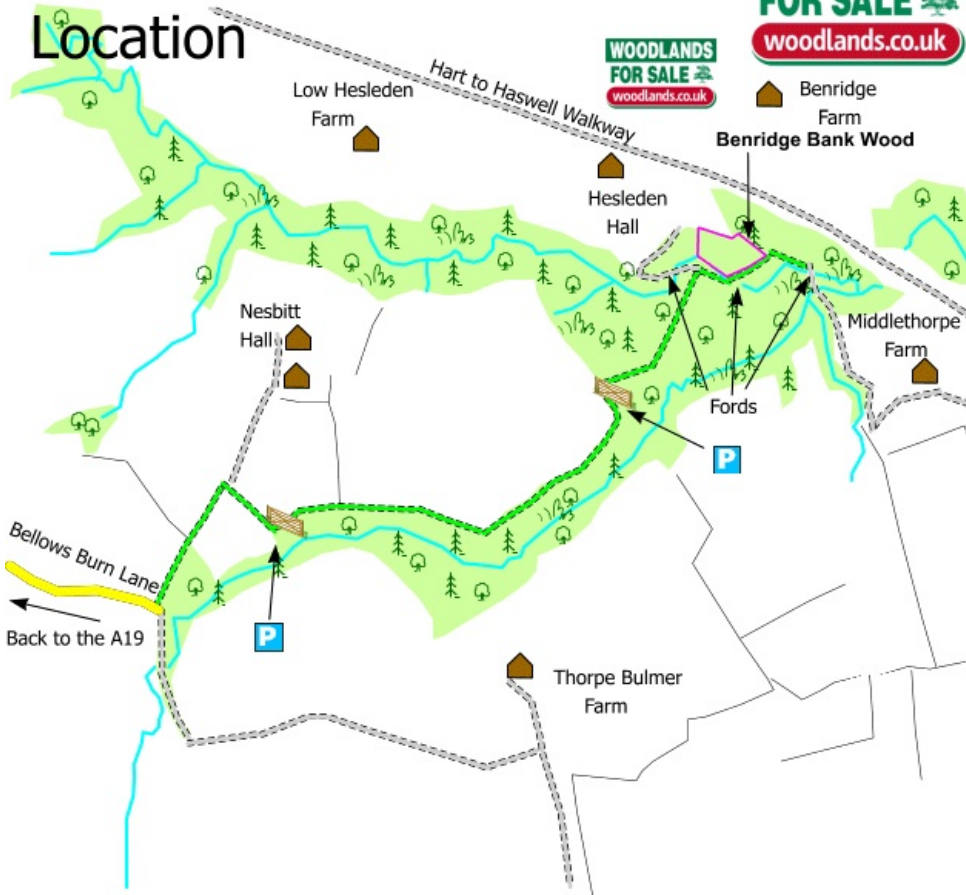




# Benridge Bank Wood

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## Location



**Map Legend**

Benridge Bank Wood	Wooden or metal gates
Roads and Public Highways	Ride stops
Tracks etc with rights of way for the wood	Fence or boundary posts
Other private woodland tracks	Stone wall
Public Footpath	Trees, broadleaves
River, stream or lake	conifers
Railway	coppice
Slope	Clearings, grasslands
House or cottage	Hedge
GPS/Satnav, map location of nearest postcode	Wetland, rushes
	Park here
	'For Sale' sign location

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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.