

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://www.woods4sale.co.uk)

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## Anvil Wood

Widdrington, Northumberland. Young mixed broadleaves  
20 minutes north of Morpeth. 3.86 acres freehold for  
£28,000

A sheltered young broadleaf plantation with wide views over the surrounding countryside.

## Anvil Wood, Widdrington, Northumberland



### Description

Anvil Wood occupies the southern section of a larger broadleaf plantation which in turn is surrounded by rolling farmland. Rothbury is about 20 minutes to the north and Morpeth a similar distance to the south. Newcastle is about 45 minutes by car.

Looking across this rural landscape it is hard to believe that the woodland and extensive areas around it were formerly an open-cast coal site, the plantation being part of a land remediation plan dating from 2017. The trees and shrubs, planted in individual tree tubes, are all native to Britain and include oak, silver birch, alder, ash and rowan, along with shrub species like holly, guelder rose, hawthorn, hazel and blackthorn. The wood also has a narrow band of maturing willow on its eastern fringe.

As this young wood matures it should prove increasingly attractive to the fauna and flora that has found refuge in the mature woodland adjacent. Served by a well found hard track, it will no doubt also prove increasingly attractive to the purchaser for whom it will provide an excellent locus for quiet recreation and enjoyment.

Young woods are one of the most affordable ways into woodland ownership. The new owner will have the opportunity of watching and shaping the development of this secluded and attractive plantation.

### If It Were Mine

Deer have browsed some of the young plants down to tube height so I'd add net extensions to protect them. I'd also replant any trees and shrubs that have failed. Spot weeding the smaller trees would greatly hasten their establishment.

As the trees mature the southern finger would make an ideal location for camping.

Please remember some management operations require approval and/or a licence.

### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Locators

OS Landranger Series Sheet No: 81  
Ordnance Survey Grid References:  
- Entrance off public road (X): NZ 227 946  
- Centre of wood: NZ 212 934  
Nearest postcode: NE61 5DW

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.

### Directions & Access

- Head north out of Morpeth on the A197.
- One mile after Ulgham (and just before entering the village of Widdrington Station), turn left onto the unclassified road signed for Stobswood and Felton.
- Drive for exactly one mile to arrive at a metal field gate next to a lone ash tree on your left (point X on the plan below).
- Park in the parking area opposite, clear of all gates (sorry we do not provide keys for viewings).
- Walk or cycle south on the track (marked as a Restricted Byway) for 500 metres, then turn first right (Y), shortly after a length of wooden railing over a culvert.

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- Continue west for 1,000 metres and then take the first left turn (**Z**).
- Continue south for a further 500 metres then turn right (**A** at the corner of young woodland), then left after 120 metres onto the new stone track at **B**.
- Walk round the gate at **B** and on for 130 metres until you see a line of white posts to your right (**C**).
- Anvil Wood is on your right after this point.

**Anvil is over 2 km from the public road. A bicycle will greatly assist viewing.**

### Boundaries

- The north boundary (**CH**) is indicated by a line of white-topped posts in a broad ride.
- The east boundary (**CD**) is the east side of the hard track and (**DEF**) an old fence hidden within a fringe of maturing willow. There is a short line of orange posts connecting these two boundaries at **D**.
- The southwest boundary (**FG**) is the field-edge stock fence and (**GH**) a line of red-topped posts in a broad ride.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

### Rights Of Way

- There is a right of way at all times for all purposes over the route **XYZABC**.
- A right of way is reserved to others over the route **CE**.
- A shared maintenance clause covers all the shared rights of way, with liability according to use.

- A public footpath runs along the east side of the woodland (**DEF**).

### Fencing Liabilities

There are no fencing obligations.

### Other Liabilities

Causey Wood forms a part of the Stobswood Restoration and Aftercare Plan. The relevant section (pages 11-13) can be viewed on this link.

### Third Party Rights

An overage (clawback) agreement, ending in 2044 exists whereby 20% of the increase in the value of the land attributable to securing planning permission for use or development (other than for agriculture or forestry) is payable to a previous owner.

### Restrictive Covenants By The Transferees

1. The Transferees so as to bind the Property and each and every part of it into whosoever hands it may come but not so as to be personally liable for any breach or breaches of any restrictive covenant arising after the Transferees have parted with all interest in the Property jointly and severally covenant with the Transferors for the benefit of the Transferors' Retained Land and each and every part of it:
  - (a) that the Property shall not be used in such a way as to create a nuisance to the neighbouring owners including the Transferors and specifically the Transferees shall not:
    - (i) use the Property for any sort of racing whether with motorcycles car or other vehicles; or
    - (ii) use the Property as a commercial campsite; or
    - (iii) unreasonably damage the said tracks
    - (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved

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track.

(b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

### How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

### Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

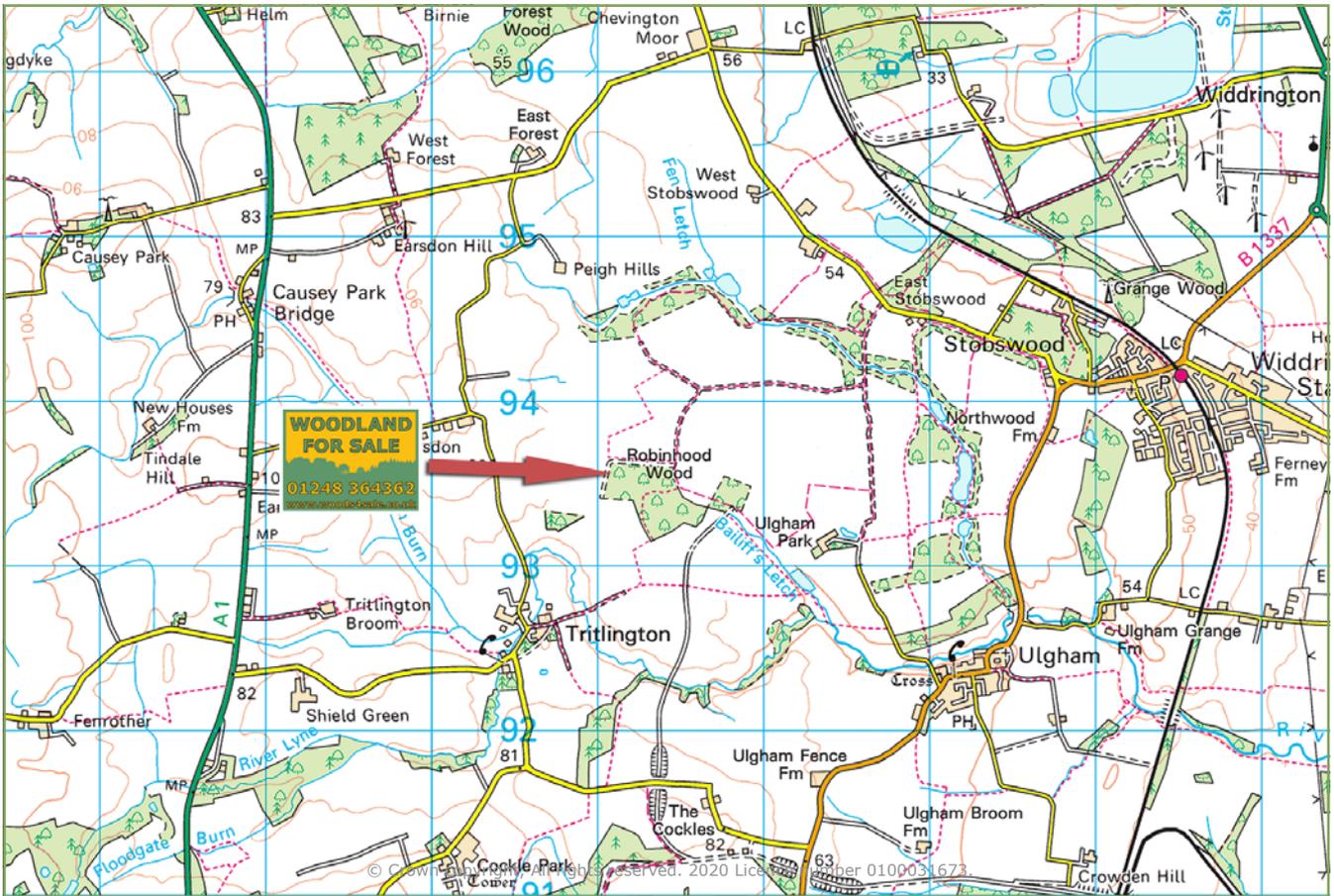
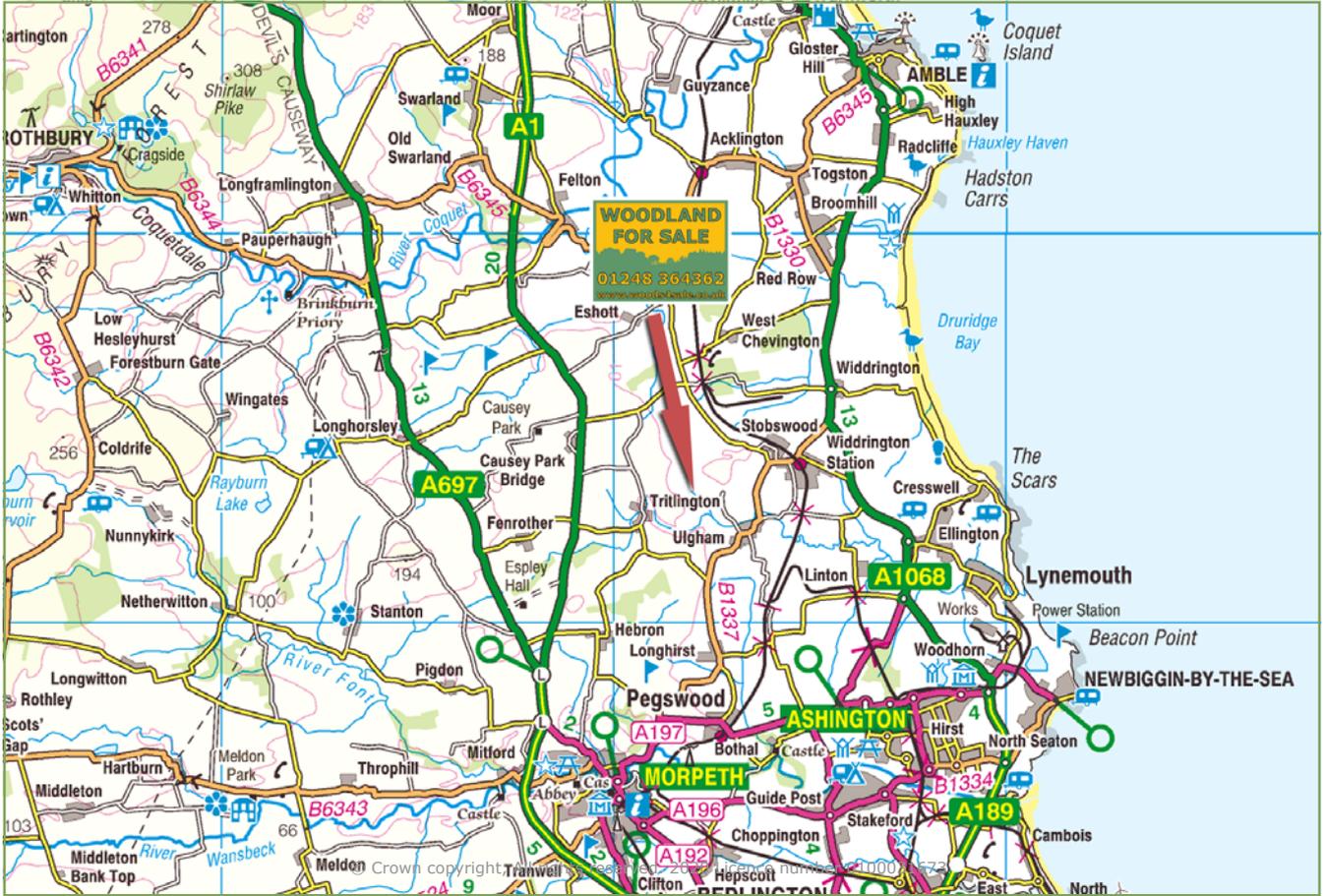
### Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### Contact

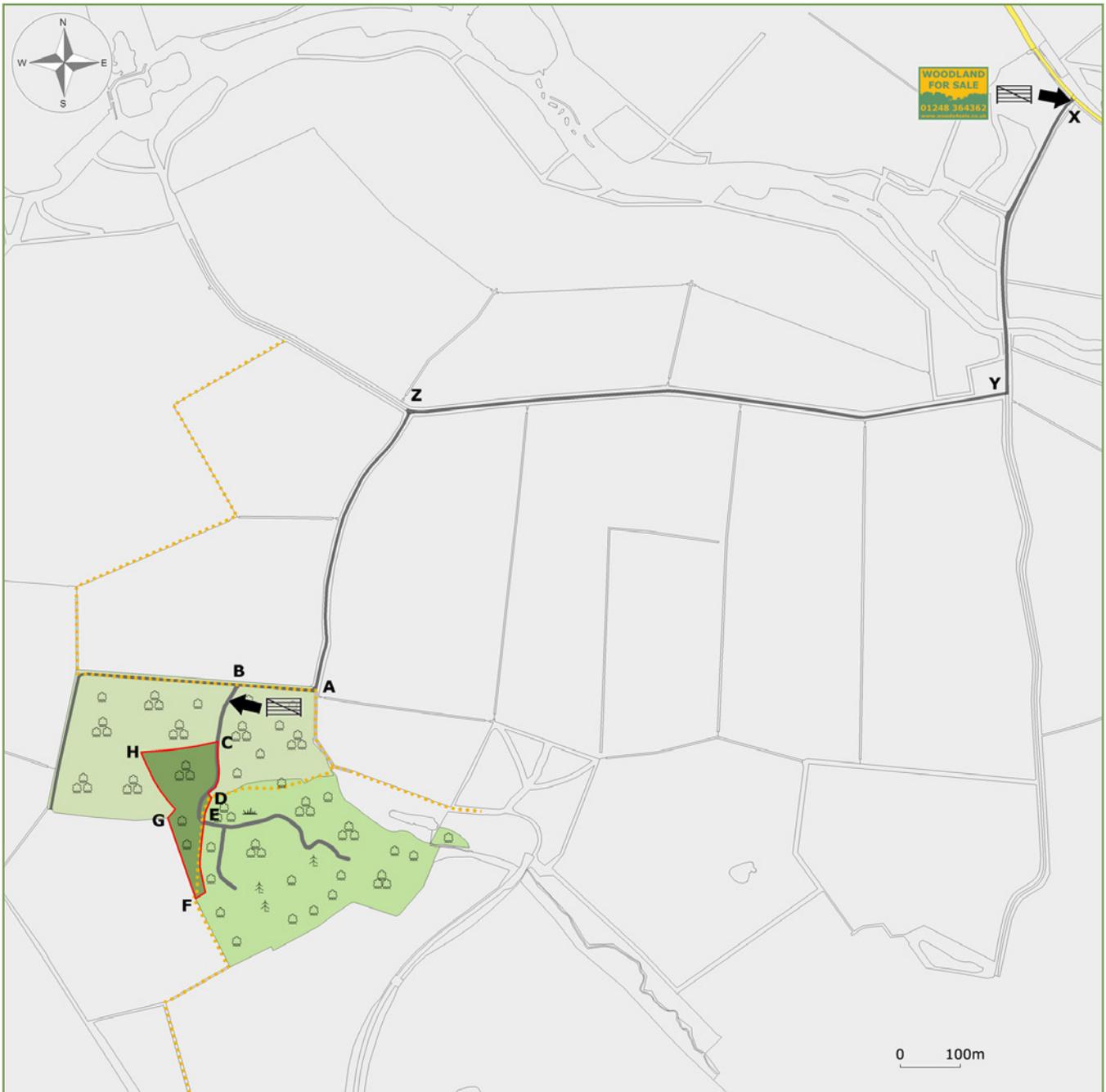
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

## Anvil Wood, Widdrington, Northumberland



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Legend			
Motorway	Hard Track	Woodland For Sale	For Sale Sign
A Road	Unsurfaced Track	Other Woodland	Gate
B Road	Bridleway	Paddock/Meadow	Broadleaf
Minor Road	Public Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Wall		