

WOODS 4 SALE

Phone: 01248 364 362
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.



Bale Wood

Stocksfield, Northumberland. Mixed broadleaves within a larger gated wood. 4.3 acres for £44,000 (freehold)

Mature woodland on gentle slopes with good access.

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Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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Bale Wood, Stocksfield, Northumberland



Description

Bale Wood is part of a substantial broadleaf woodland known as Hyons Wood, two miles southwest of Prudhoe. Hexham is about 10 miles to the northwest and Newcastle a similar distance to the east. Both are easily reached in half an hour via the A69.

The wood has a gentle northern aspect and lies towards the base of a wide shallow valley. A former mining area, the last coal left here some 70 years ago, since which time nature has reclaimed the territory. Roe deer, badgers and foxes all live here, as do a range of woodland songsters in the woodland canopy above. The mew of buzzards is often heard in the day and the hoot of tawny owls at night.

Bale is a bright and airy woodland with a light density of stems and pockets of open ground. The principal species is birch but you will also find plenty of sycamore and willow on the northern fringes and a number of individual oak stems dotted throughout the woodland. The shrub layer is a mix of hawthorn, holly and hazel, plus a few regenerating saplings from parent trees. The woodland floor is composed of soft grasses, ferns, honeysuckle, foxglove and a variety of woodland flowers.

Bale is served by a well-found stone track which links to a private parking spur on the north side of the wood.

Big enough to lose yourself in, but small enough to manage...and at a smidgin over £10,000 per acre this mid-sized parcel is priced to sell.

Safety Note: Due to historic mining activity in the wider woodland there may be unknown entrances and fissures which are not visible on the surface. There is no definitive plan of mining activity. Please take extra care when viewing.

If It Were Mine

Aside from the obvious opportunity for quiet woodland recreation there is potential to shape the development of this regenerated woodland and further enhance its diversity. I might fell a few small coupes of birch and restock with a variety of native trees and shrubs. Aspen, cherry, crab apple, and rowan come to mind, and a few Scots pine for winter colour might be nice!

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.

Nearest Postcode

NE42 5PD (This is for the local area, not specific to the woodland).

What3Words

Main entrance (A): [///campsites.classed.blank](#)
Point D: [///youngest.rivals.nozzle](#)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 88

- Main entrance (A): NZ 082 611
- Point D: NZ 088 604

Directions & Access

- Head west out of Prudhoe on the A695 for ½ mile to the village of Mickley Square.

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- Turn left in the middle of the village onto Eastgate Bank.
- Continue south up the hill for 0.9 mile, passing through the hamlet of High Mickley.
- Turn left at the T junction just after the village.
- Drive east for 200 yards then turn first right into an area of hard standing, parking clear of the steel barrier (**A** on the plan). Sorry we do not provide keys for viewings.
- Walk south down the track beyond the steel barrier for 800 metres to the woodland gate (**B**).
- Enter the wider woodland via the personnel gate (**B**).
- Cross the hardstanding and after 100 metres fork left at **C** onto the main central track.
- Continue for 250 metres to the second parking spur on your right (between points **D** and **E**) marked with a Woods4Sale sign.
- Bale Wood is now on your right.

Bale Wood is a fair distance from the public road. A bicycle may assist viewing access.

Boundaries

- The north boundary (**DE**) is the south side of the hard track.
- The east boundary (**EF**) is marked by blue-topped posts.
- The south boundary (**FG**) is marked by red-topped posts.
- The west boundary (**DG**) is the line of a small seasonal stream marked periodically with red-topped posts.

Sporting Rights

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

Mineral Rights

The mineral rights are not included. Please click here

for more details.

Rights Of Way

- There is a right of way at all times for all purposes over the routes **XABCDE**.
- A shared maintenance clause covers all shared rights of way with liability according to use.
- There are no public rights of way in the wood.

Fencing Liabilities

There are no known fencing obligations.

Third Party Rights

- A right is reserved to Harworth Estates to enter with plant and machinery to carry out environmental tests and geological surveys.
- An overage (clawback) agreement exists whereby 50% of the increase in the value of the land attributable to securing certain types of planning permission is payable to Harworth Estates.

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

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- (iv) park any motor vehicle, nor erect any gate, fence, barrier or hedge, or otherwise obstruct or allow any obstruction to any reserved track.
- (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.
2. There is a covenant not to use the property other than for agricultural or forestry purposes.

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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Please confirm how you will be funding the purchase and that you have cleared funds available.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

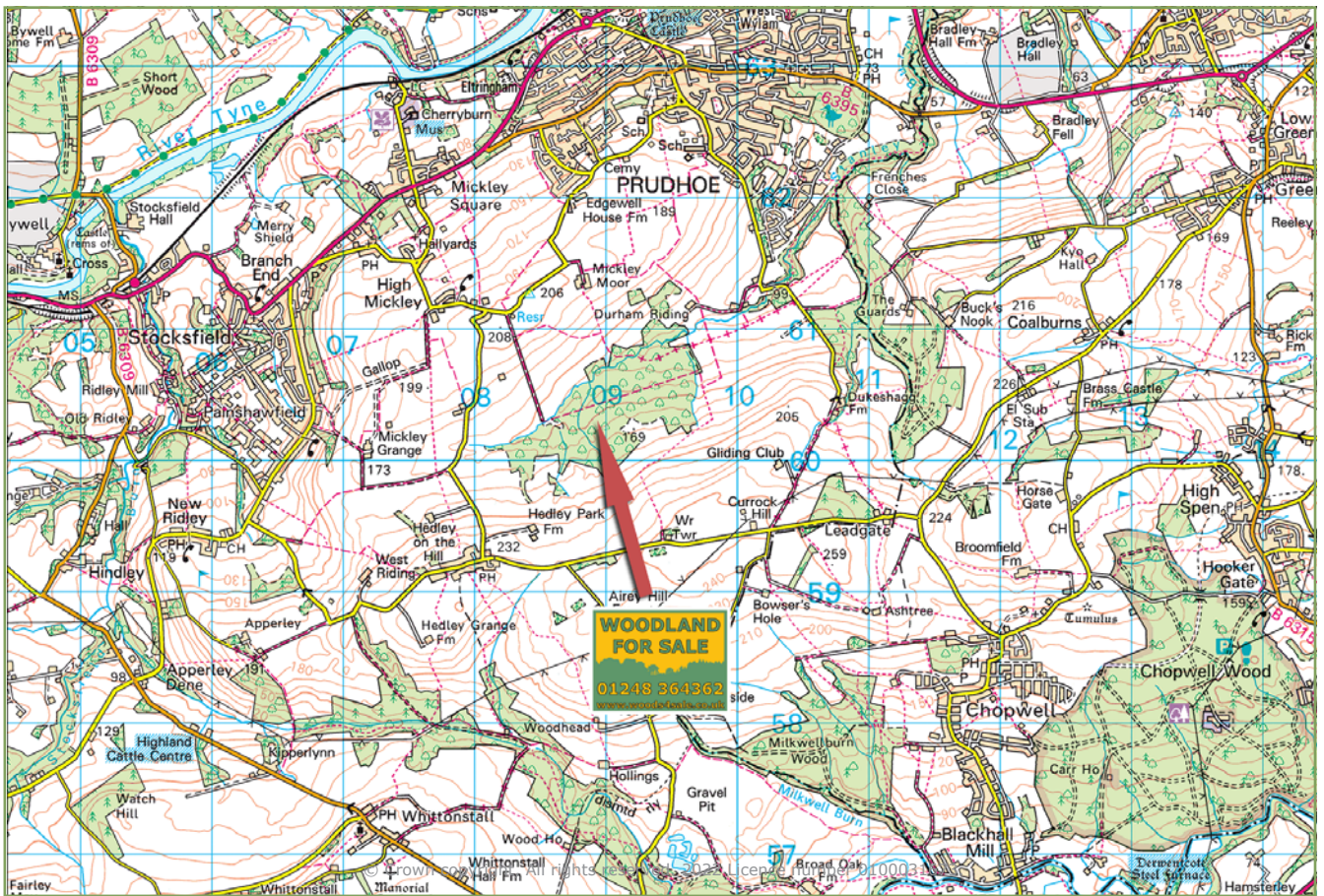
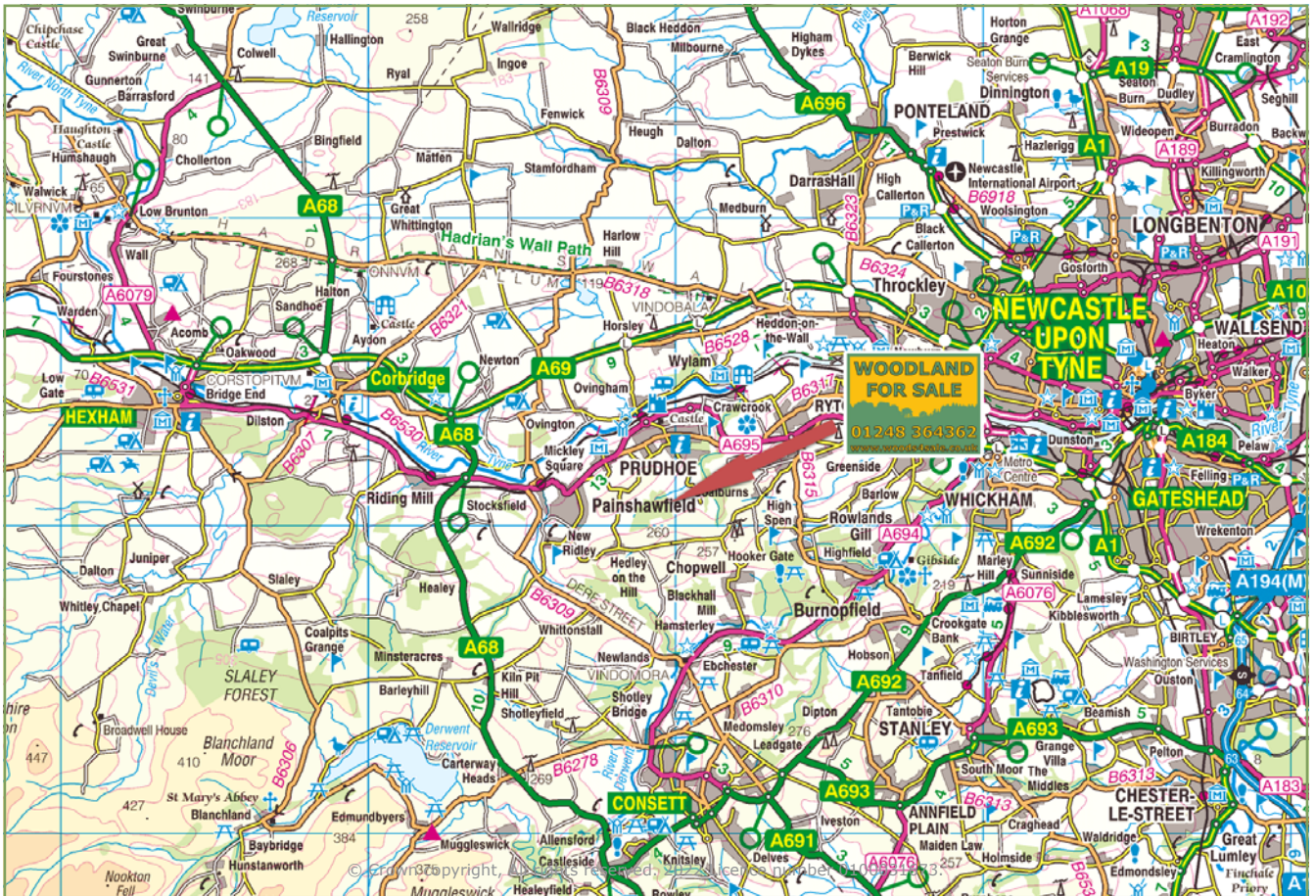
Woods4Sale Interest

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

Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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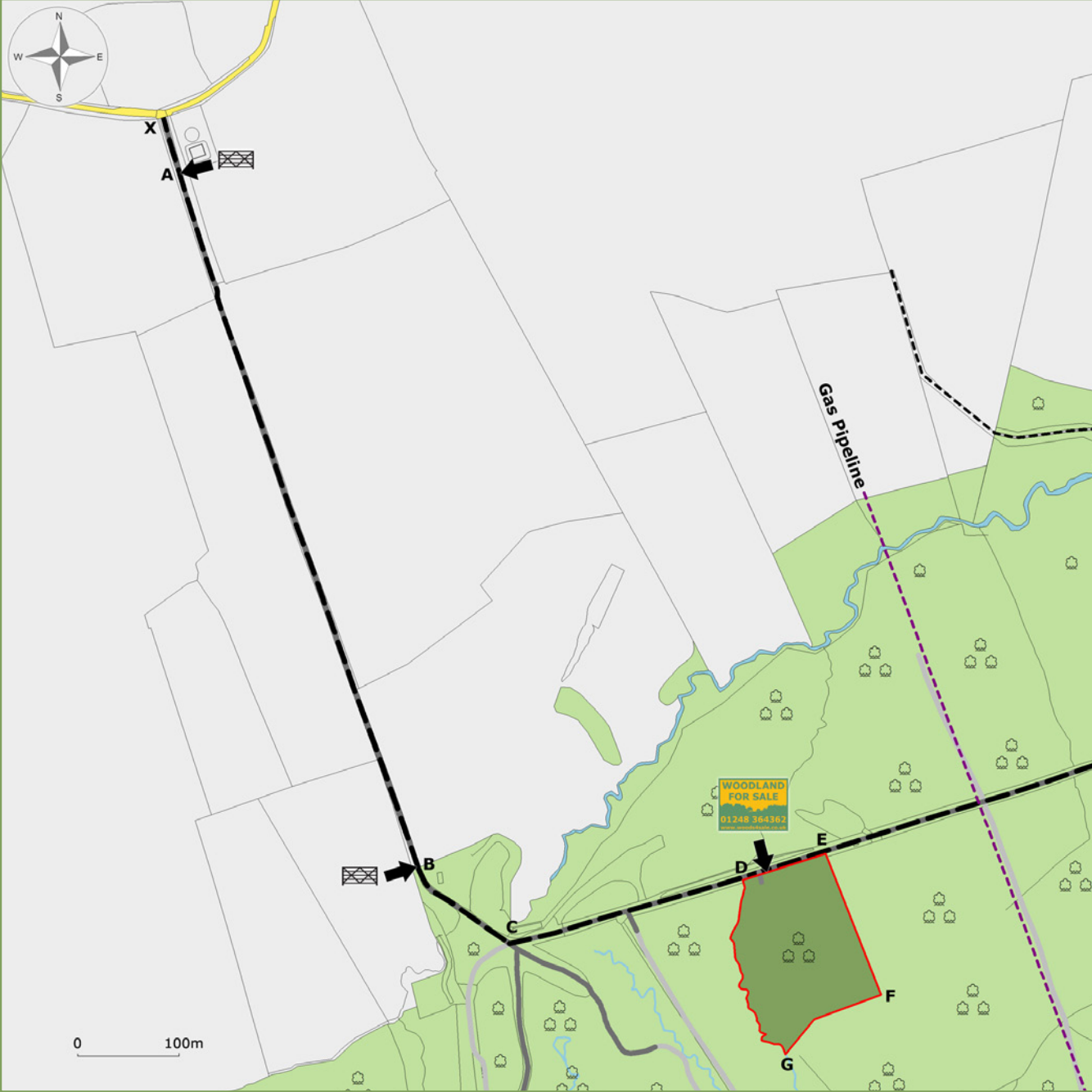
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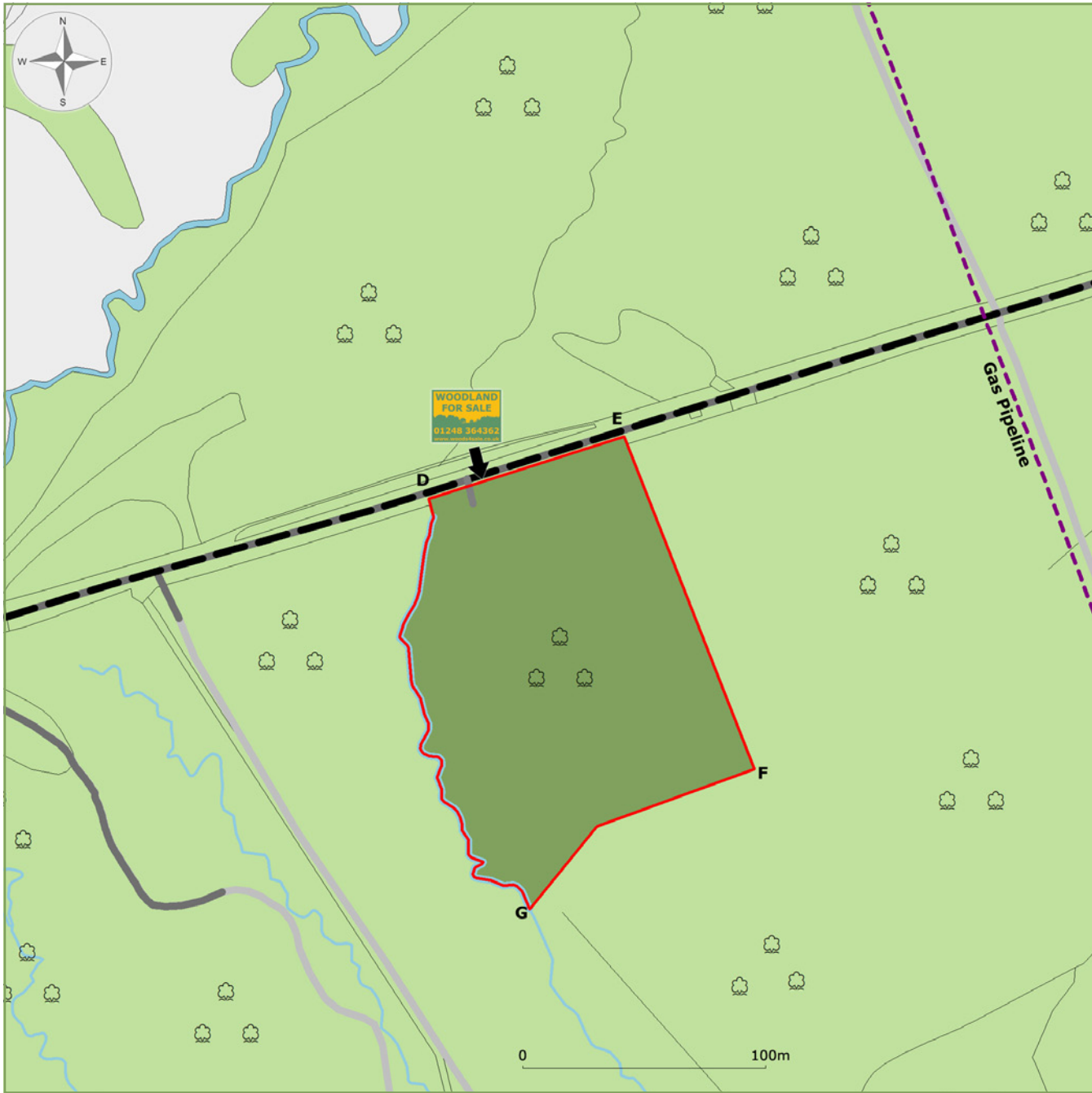


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Legend

- | | | | |
|-------------------|------------------|-------------------|---------------|
| 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 | | |

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