

# 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.



## Bastle Den

Longhorsley, Northumberland. 2.40 acres of streamside woodland for £29,500 (freehold)

A dell of maturing broadleaves and conifers on either side of a small stream with good access.

# SALE

## Bastle Den, Longhorsley, Northumberland



### Description

Bastle Den occupies a dell near the centre of a larger gated woodland just outside Northumberland National Park between Morpeth and Rothbury. This secluded location is just 5 miles from the A1, giving easy access to Newcastle which is some 40 minutes to the south.

The previous crop was felled about 20 years ago since which time the wood has regenerated with a patchy mosaic of conifer and broadleaves. A few larch fringe the north and south edges below which is a mix of birch, ash, alder, oak and willow along with some holly and hazel in the shrub layer. The floor is variously covered with soft grasses, rushes, ferns, foxgloves and pockets of bramble. There is also an open glade area to the west which is currently under bracken.

A small meandering stream bisects the wood at the base of the dell. The area is full of wildlife with roe deer, foxes and badgers all resident in the vicinity. Nuthatch, treecreepers and green woodpeckers (among many others) frequent the wider woodland along with red kites, kestrels and sparrowhawks.

A newly-constructed stone track gives good car access leading to two private parking spurs on the south side, while an unsurfaced track gives access to the north side for timber extraction.

This secretive little property has enormous potential both for conservation and quiet recreation.

### If It Were Mine

So much can be done here! I'd cut a circular walkway through the stems with occasional timber steps and build a couple of small pedestrian bridges to complete the circuit. I'd also open the streamside periodically to allow dapple sunlight to reach the water.

Regularly cutting the bracken in the western glades would make an attractive locus for recreation as well as encouraging the ground flora beneath.

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:  
- Roadside gate: NZ 113 964  
- Centre of wood: NZ 112 962  
Nearest postcode: NE65 8RH

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

- Longhorsley lies 6 miles northwest of Morpeth on the A697.
- Leave Longhorsley heading west on West Road.
- After 1¼ miles turn right, where the road take a sharp left hand bend (by the entrance to Forget-Me-Not Country Park).
- Continue north on this road for a further 1¼ miles until you cross a ford (usually dry).
- The access to the wood is via the second gateway

## Bastle Den, Longhorsley, Northumberland



on your left after the ford - a distance of about ¼ mile (**X** on the plan).

- Please park safely nearby and clear of all farm gateways.
- Climb the field gate (**X**) (sorry, but we do not give out keys for viewing) and follow the stone track to the woodland entrance gate (**A**).
- Enter the wider woodland via the personnel gate (**A**) and follow the track straight ahead of you for 370 metres, then take the first hard track to your left (**E**).
- Bastle Den is now on your left.

### Boundaries

- The north boundary (**BC**) is the south side of the unsurfaced track indicated by red-topped posts.
- The east boundary (**CD**) is marked by a line of orange-topped posts within a narrow ride.
- The south boundary (**DE**) is the south side of the hard track indicated by white-topped posts.
- The west boundary (**BE**) is the east side of the hard track indicated by blue-topped posts.

### 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 **XABE** and a right of way for timber extraction over the route **BC**.
- A right of access is reserved to others over the route **DE**.
- A shared maintenance clause covers all the shared rights of way with liability according to use.
- There are no public rights of way within the wood.

### Fencing Liabilities

There are no known fencing liabilities.

### 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 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

## Bastle Den, Longhorsley, Northumberland



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.

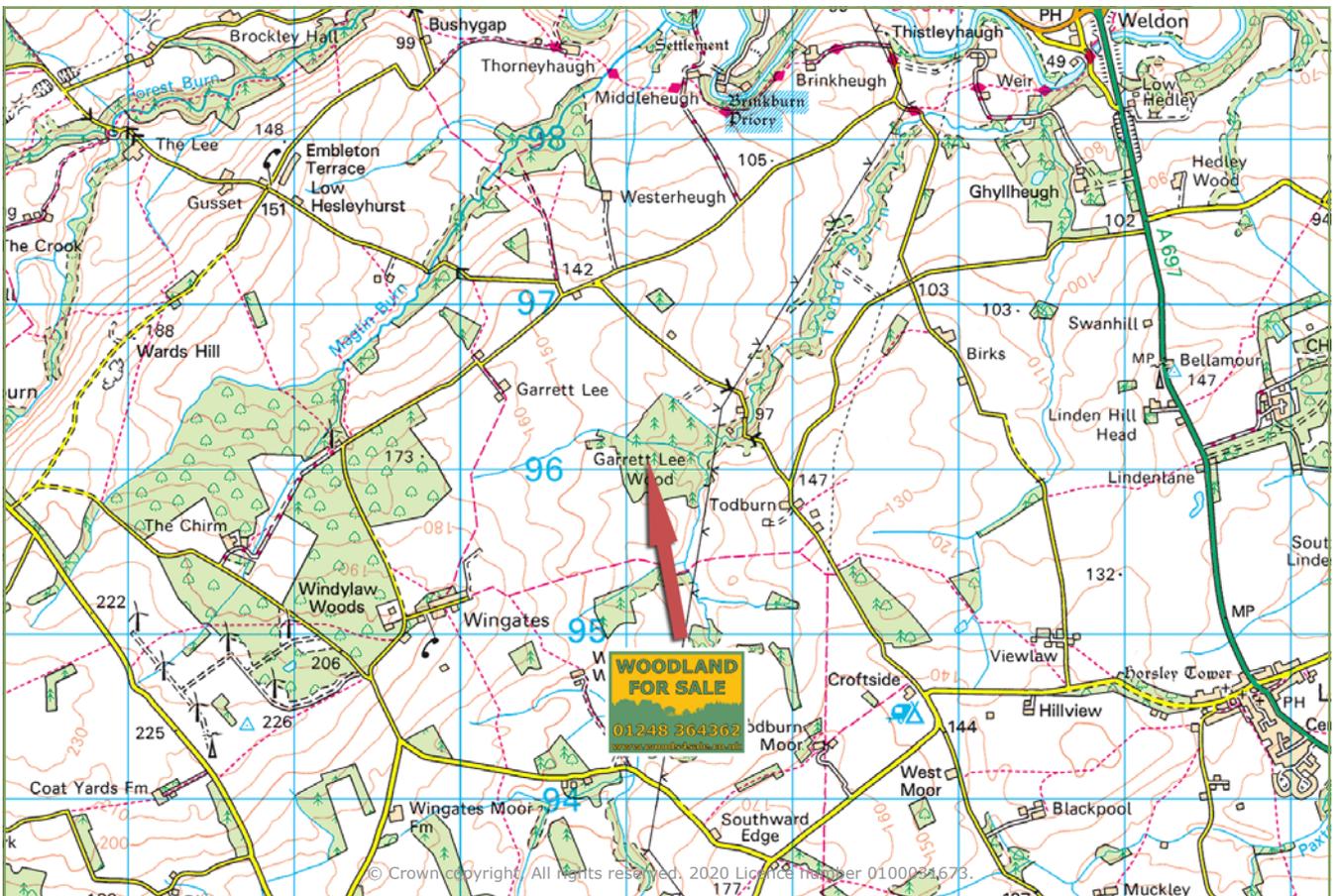
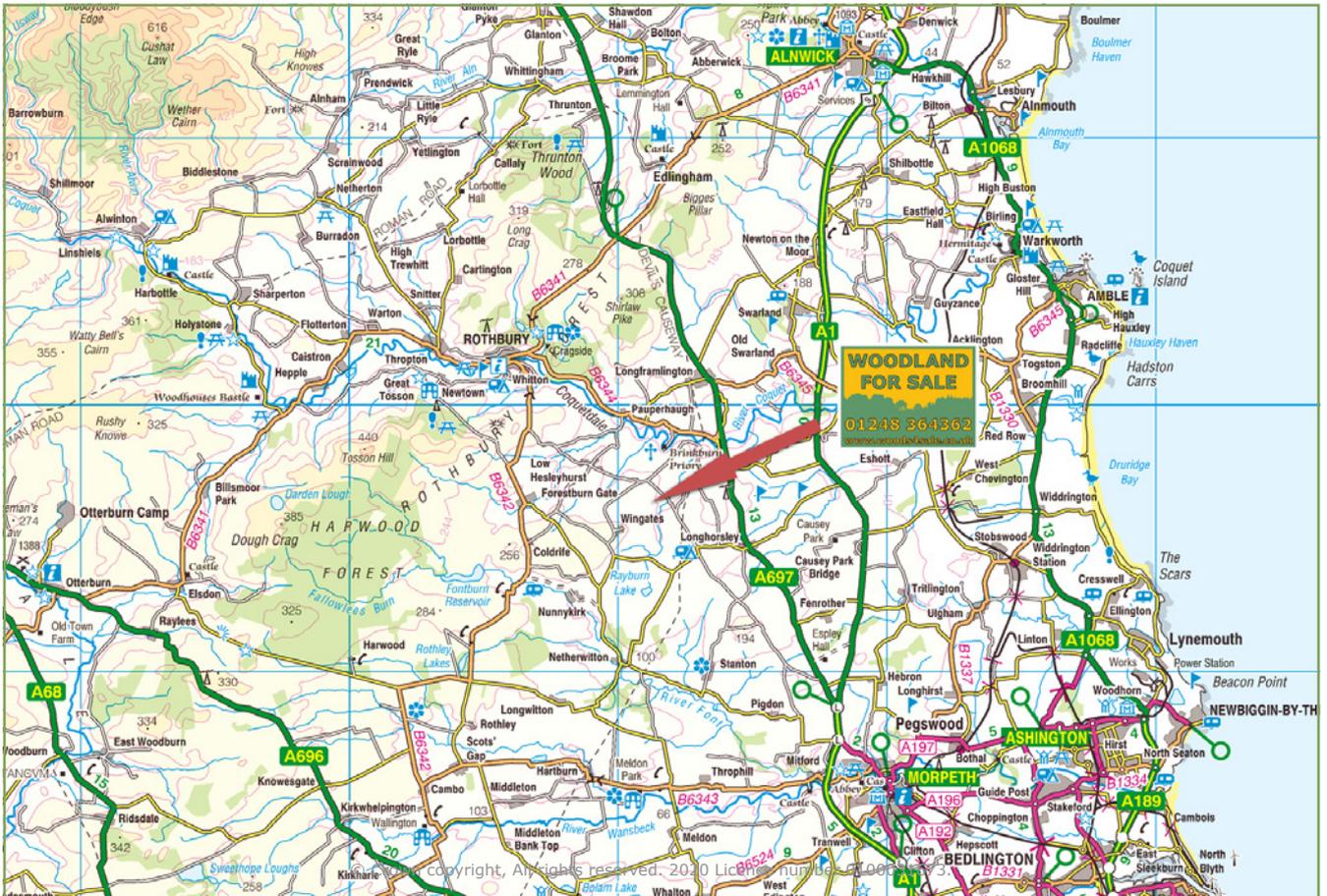
### Woods4Sale Interest

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

### Contact

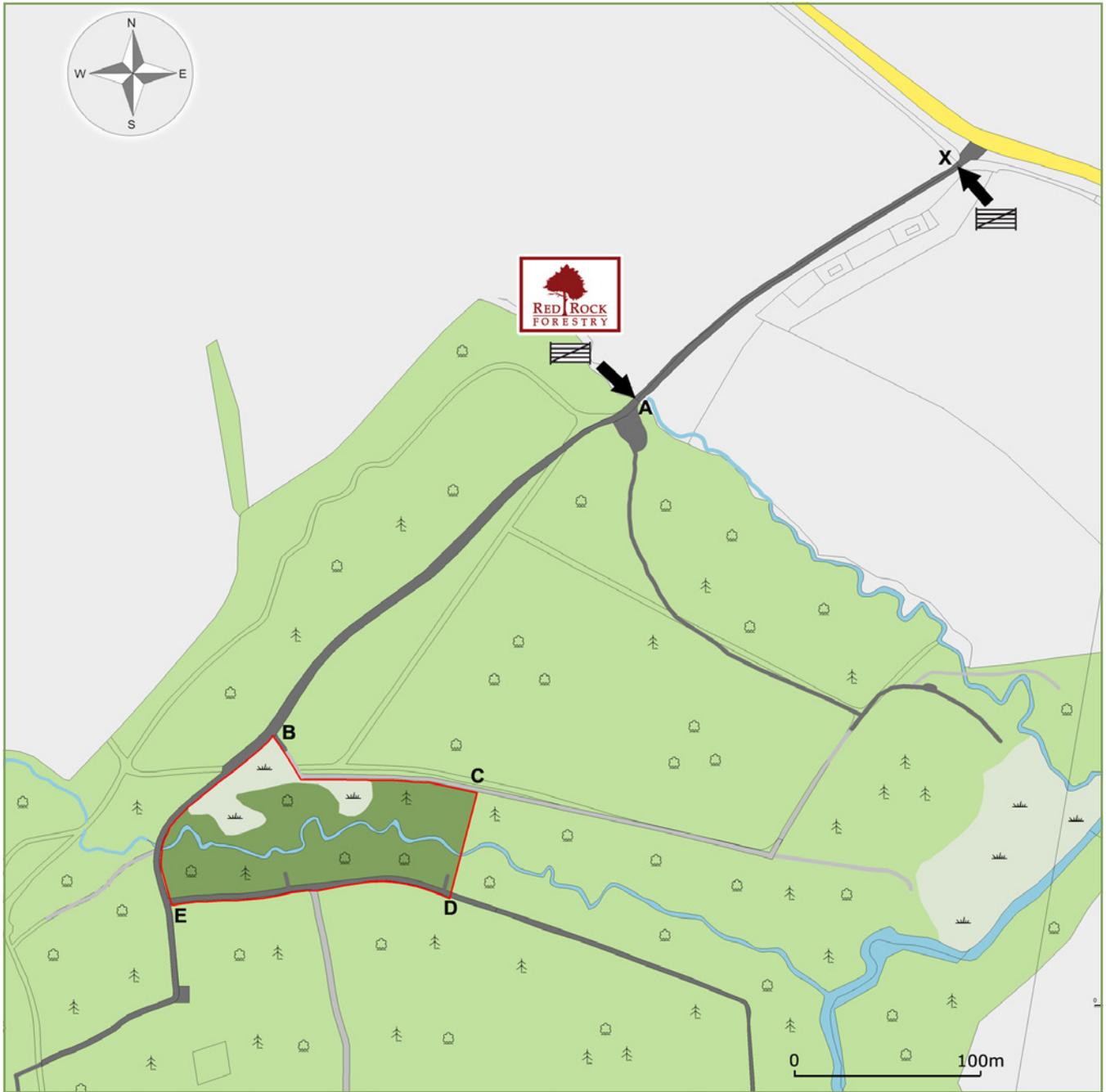
Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).

# Bastle Den, Longhorsley, Northumberland



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### Legend

Motorway	Hard Track	Woodland For Sale	Manager's 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		
Water Course	Wall		