

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.



Bewick Copse

Widdrington, Northumberland. Mature mixed broadleaves near the end of a private track about 20 minutes north of Morpeth. 3.42 acres freehold for £32,000

Mature stems, open glades, privacy and good access.

Bewick Copse, Widdrington, Northumberland



Description

Bewick Copse lies at the end of a long track on the south side of an island of mature woodland which is surrounded by wide open agricultural fields. Rothbury is about 20 minutes to the northwest and Morpeth a similar distance to the south. Newcastle is about 45 minutes by car.

The wood lies on near-level ground overlooking grazing land to the north and fronting attractive mature woodland to other compass points. Tranquillity is pretty much assured in this private location, and the wider woodland has become something of a refuge for wildlife. Roe deer, badgers and bats are all resident and the wood is invariably alive with birdsong. We also saw pheasant and woodcock, and heard lapwing, geese and curlew in adjacent fields.

Bewick supports a range of broadleaves and shrubs with an attractive mix of oak, birch and ash among which are some lofty stems. Within this are patches of hazel, some fringing alder, willow and the occasional elm. The well-spaced stems have encouraged a rich herb layer of soft grasses and ferns with occasional bluebells and a variety of seasonal woodland associates like wood sorrel, anemone and dogs mercury.

The woods are accessed via a Restricted Byway from the public road. This substantial and well-proven track connects with a newly constructed track within the woodland which is suitable for 2WD. There is a private parking spur on the northwest side of the wood.

If It Were Mine

Bewick has huge scope both for family woodland adventures and quiet enjoyment.

On the silvicultural front I would progressively



harvest the ash stems (some of which sadly are showing signs of disease), and recruit the emerging regeneration to take their place. The compensation would be plenty of top quality firewood.

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 215 934
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. Park in the parking area opposite, clear of all gates.
- Walk or cycle south on the track (marked as a

Bewick Copse, Widdrington, Northumberland



Restricted Byway) for 500 metres, then turn first right (**Y**), shortly after wooden railing over a culvert.

- 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 wooden gate at **B** and follow the track ahead for 250 metres to enter the mature woodland at **C**.
- Continue straight ahead on the track for 140 metres until you see a line of white-topped posts to your left (**D**).
- Bewick Copse is on your left after this point.
- Please note that we do not give out keys for viewing.

N.B. Bewick Copse is 1½ miles from the public road. A bicycle would greatly assist viewing.

Boundaries

- The west boundary (**DE**) is marked by white-topped posts.
- The north boundary (**EF**) is a stock fence at the edge of the mature woodland.
- The northeast boundary (**FG**) is a stock fence at the field edge.
- The southeast boundary (**GH**) is a narrow ride marked by blue-topped posts.
- The southwest boundary (**DH**) is the southwest side of the hard track.

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 **XYZABCD**. A right of way is reserved to others over the route **DH**.
- A shared maintenance clause covers all the shared rights of way, with liability according to use.
- There are no public rights of way in the woodland.

Fencing Liabilities

There are no known fencing obligations.

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,

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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 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.

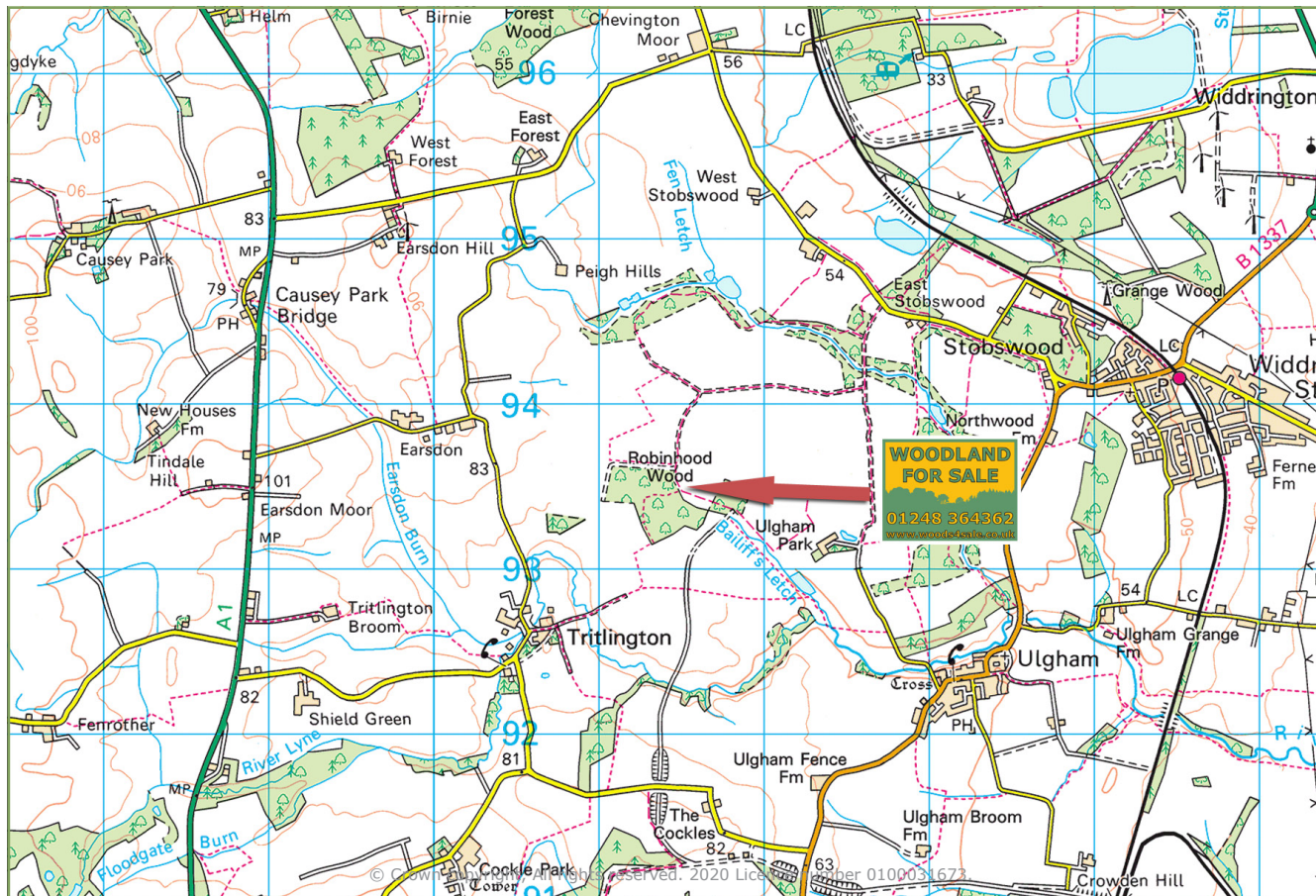
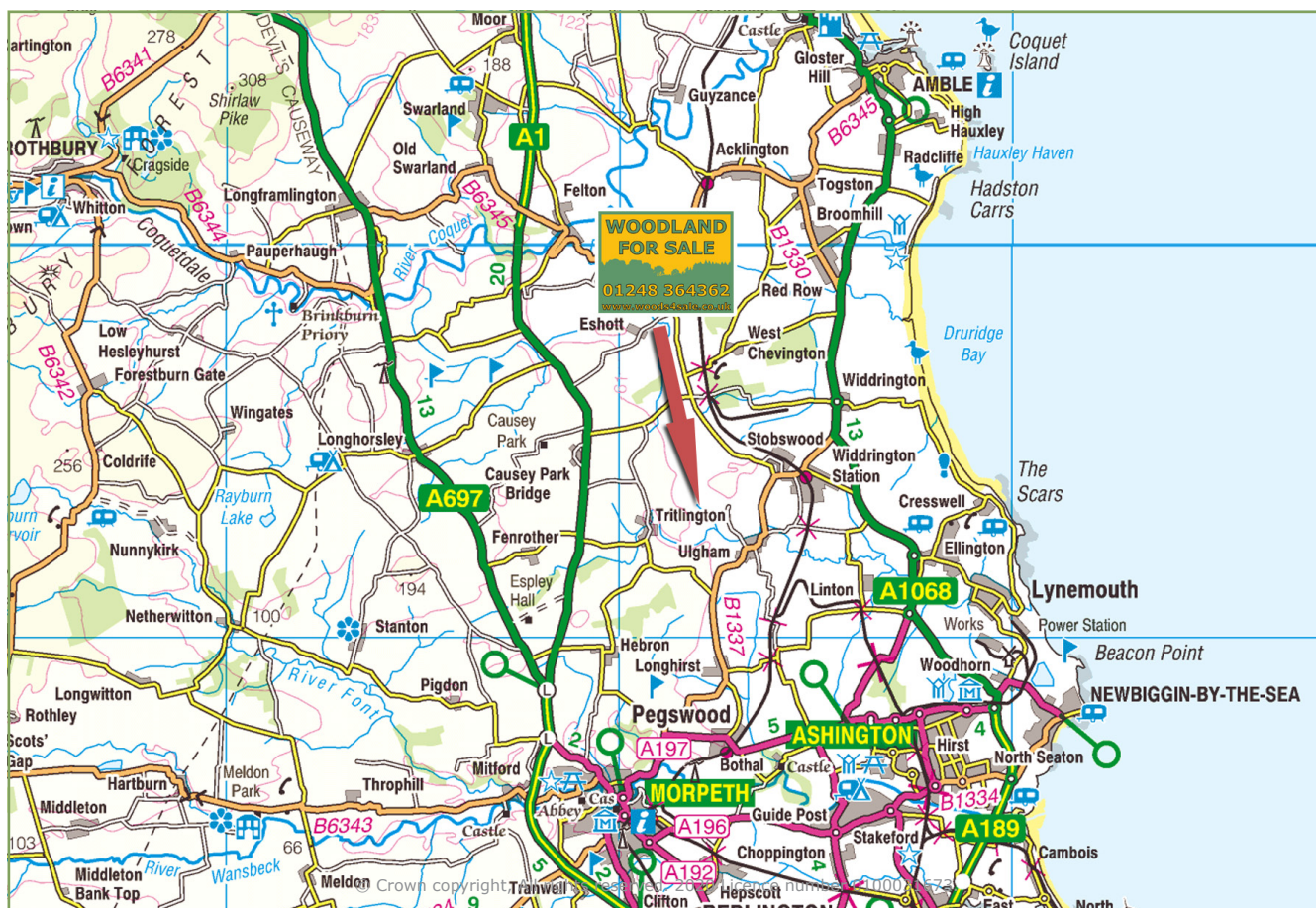
Woods4Sale Interest

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

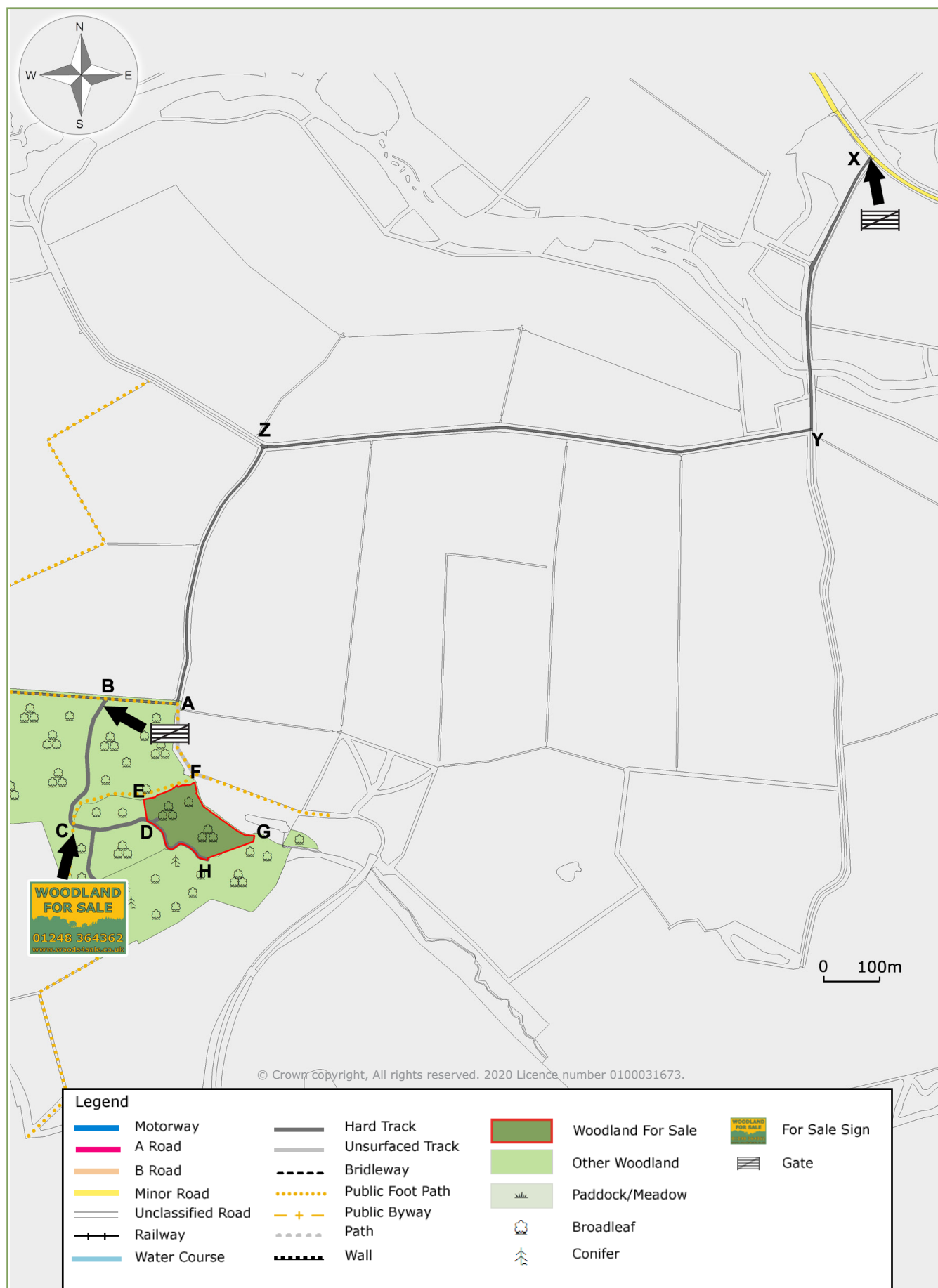
Contact

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

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