

WOODS 4 SALE

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



Bluebell Copse

Chollerford, Northumberland. Mature hardwoods and quiet glades with car access and a super outlook. 2.55 acres freehold for £28,500

Spreading broadleaves above glades of bluebells, in a gorgeous rural setting with a newly upgraded access.

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Bluebell Copse, Chollerford, Northumberland



Description

Bluebell Copse lies on the south side of the River North Tyne, and benefits from commanding views to the northeast over unspoilt countryside. The A69 is just 10 minutes to the south giving easy access east and west to Newcastle and Carlisle, both of which are about 40 minutes by car.

The wood lies within a mile of Hadrian's Wall, a short section of which is visible at nearby Brunton Turret. A number of attractive villages offer local facilities and the regional centre of Hexham is about 15 minutes away.

At first sight Bluebell Copse is a little unprepossessing, but walk up the ride and then cut into the wood to be rewarded with splendid framed views, spreading sycamore, elegant birch stems and tranquil glades carpeted with bluebells. A real hidden gem.

Aside from the glades, the wood is dominated by birch and coppice sycamore, giving way to the occasional willow in the damper northwest corner. Apart from bluebells the ground flora includes ferns, soft grasses, wood sorrel, bugle and other woodland associates. Brambles are for the most part absent making for easy walking over most of the wood.

A substantial newly-constructed stone track leads to a private parking spur at the northwest corner of the property. This leads onto a soft track (a former tub line railway) running all the way up the southwest boundary, at the end of which there is a sizeable bing. Indeed the remains of a small tub cart are visible on the bing which is now crowned with sycamore and hawthorn.

The incoming owner will have to share this delightful spot with a few local residents including roe deer, hares, songbirds and buzzards. Shouldn't prove too onerous!

If It Were Mine

I'd tidy up the southwest edge by the soft track, perhaps single some of the coppice sycamore, and

take the occasional birch for firewood. The bluebell glades promise some superb private camping.

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: 87
Ordnance Survey Grid References:
- Roadside gate (**A** on plan): NY 929 708
- Centre of wood: NY 935 705
Nearest postcode: NE46 4HJ

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

- From the A69, $\frac{3}{4}$ mile west of Hexham turn north onto the A6079 signed for Acomb and Chollerford.
- Continue on this road for $3\frac{1}{4}$ miles to a crossroads.
- Go straight over the crossroads and drive for a further 0.6 mile.
- The entrance to the wood is a timber gate on your right with a Woods4Sale sign (**A** on the plan) immediately before a stone parapet bridge.
- Please park near the entrance keeping clear of the gateway. Climb the gate, (sorry we do not supply keys for viewings).
- Walk up the hard track past the old limekiln and on up the hill for a total of about 700 metres to a clearing. You will see blue-topped posts to your left marking the start of Bluebell Copse.

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Boundaries

- The north, east and south boundaries (**BCDE**) are all field-edge stock fences.
- The southwest boundary (**BE**) is marked by a line of blue-topped posts to the southwest of the soft track.

Sporting Rights

The sporting rights are included. They are not let.

Mineral Rights

The mineral rights are reserved to another party.

Rights Of Way

- A full right of access for all purposes at all times is granted over the route **AB** on the plan with maintenance according to use.
- There are no public rights of way within the wood.

Fencing Liabilities

It is understood Bluebell Copse has sole responsibility for the south boundary fence (**DE**).

Conservation Designations

The wood lies within the landscape designation of Hadrian's Wall World Heritage Site.

Restrictive Covenants By The Transferees

A historic covenant restricts the wood to agricultural and forestry use only.

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 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.

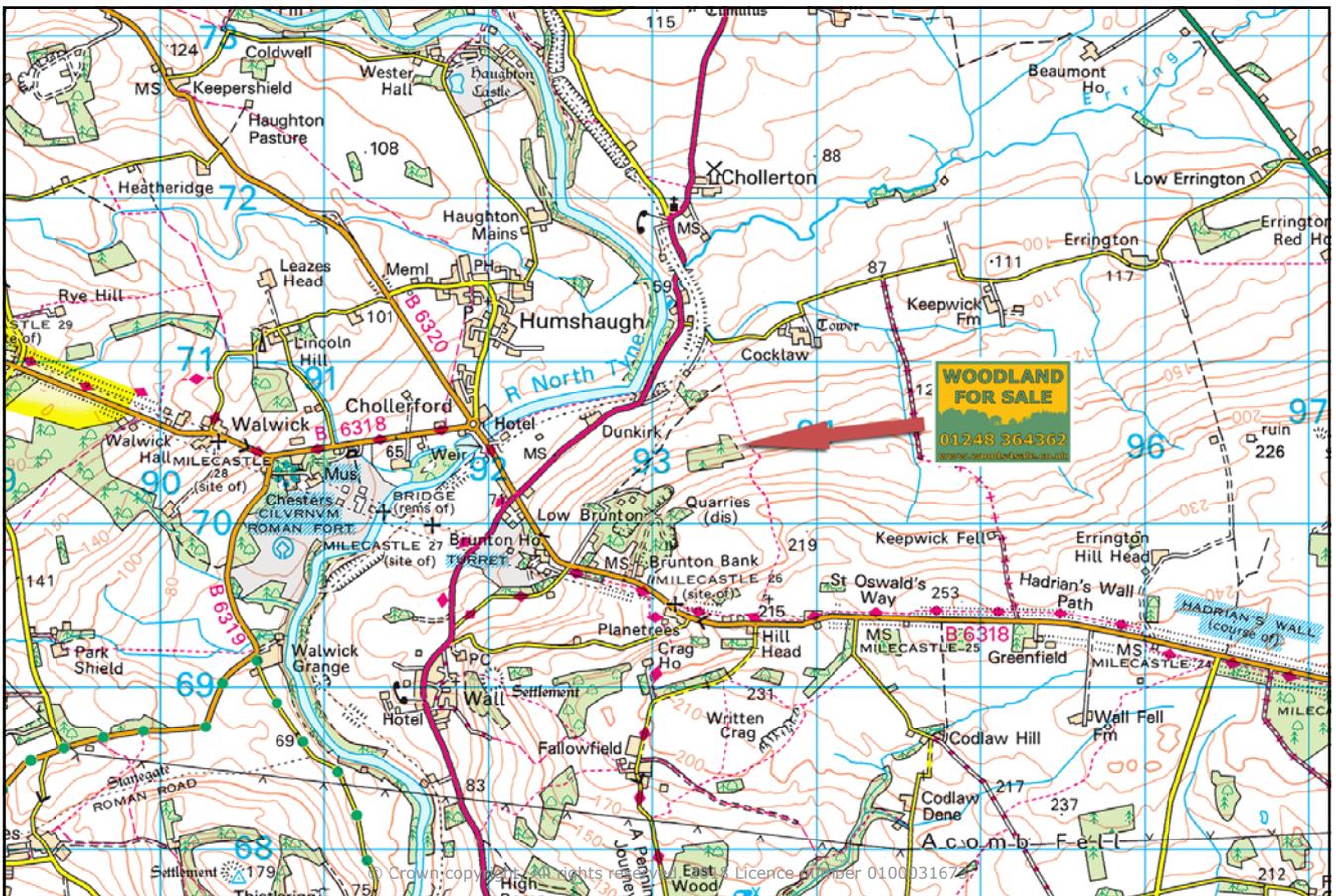
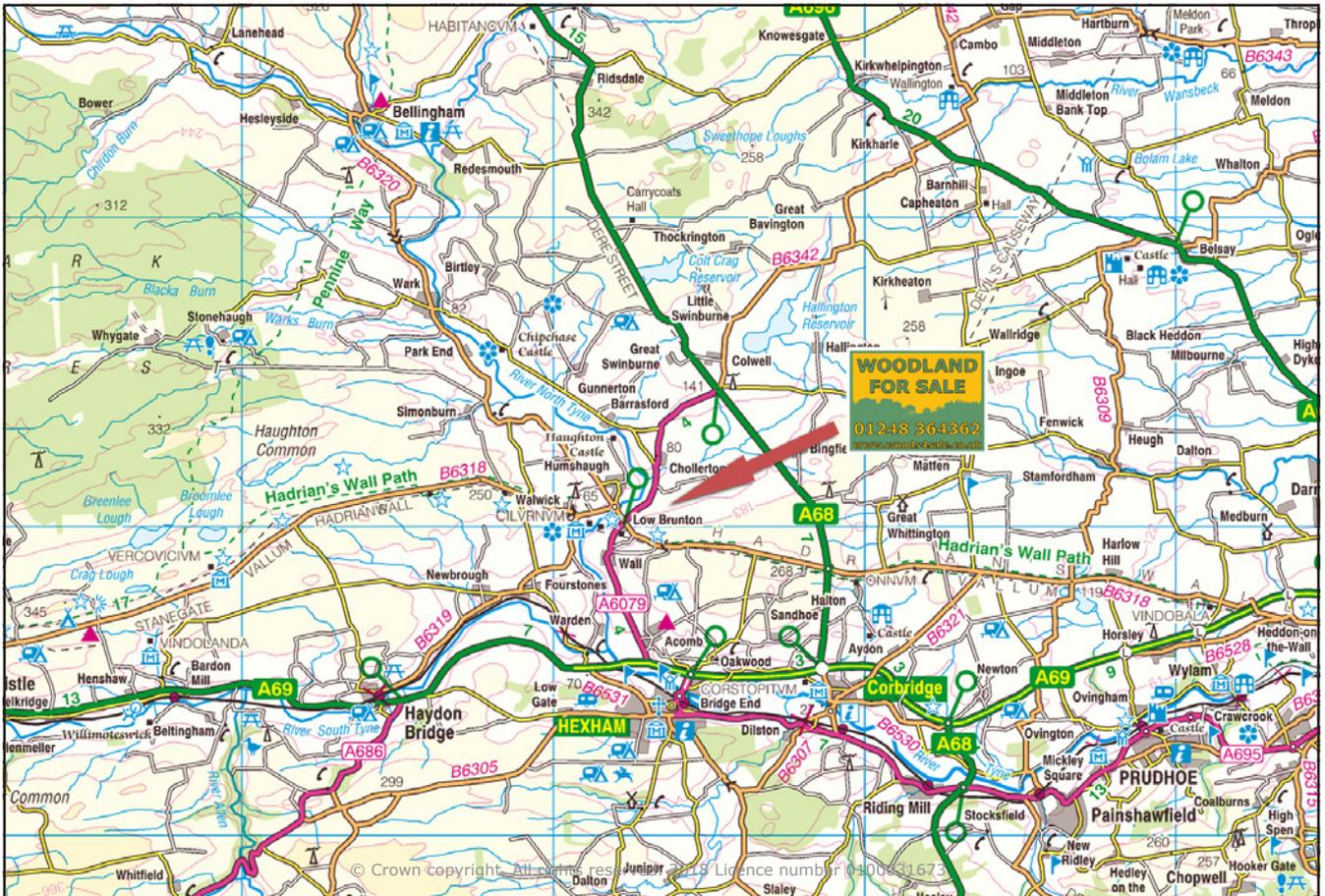
Woods4Sale Interest

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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