

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.



Braes Wood

Stocksfield, Northumberland. Mature broadleaf woodland at the end of a private track just half an hour from Newcastle city centre. 13.42 acres for £68,000 (freehold)

A sizeable and varied wood including open glades, mature full-canopy stems and an area of rich shrub habitat.

Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
Phone: 01248 364 362 info@woods4sale.co.uk www.woods4sale.co.uk

Braes Wood, Stocksfield, Northumberland



Description

Braes Wood sits at the end of a long private woodland track on the south side of a substantial woodland known as Hyons Wood, some 2 miles south-west 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 lies on level and gently sloping ground in a shallow valley with bright open views over grazing fields to the south.

The dominant species is maturing well-spaced birch, within which are a number of grassy glades. The elegant silver stems admit a fair degree of dappled sunlight giving Braes a pleasant open feeling. Scattered between are a few large oak and the occasional pine and beech. Patches of hazel, holly and blackthorn pepper the shrub layer. To the southwest there is a larger patch of shrub-land – principally a mix of gorse and hawthorn along with some dog rose and blackthorn, much appreciated by the local avian population.

There's other wildlife too. We glimpsed roe deer in the glades and saw evidence of badgers passing through. Above you may hear the occasional mew of patrolling buzzards along with the haunting calls of curlew in adjacent fields.

The wood is served by a well-found hard track (suitable for 2WD access) linking to a private parking spur in the northeast corner of the wood.

Braes Wood is one of our larger offerings, but thanks to well-spaced stems, level terrain and good access it should not be demanding to manage.

If It Were Mine

Between bouts of lazing in the shade of a spreading

oak, watching roe deer grazing or wandering through the glades I might respice a few of the birch (a Forestry Commission thinning licence is in place until 2023) and flail some of the bracken areas. I might also look to control some of the gorse at the southwest corner and enrich plant with some fruit-bearing trees.

A secluded deck for BBQs and camping would provide a wonderful locus for quiet enjoyment.

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: 88

Ordnance Survey Grid References:

- Entrance (A): NZ 082 611

- Centre of wood: NZ 093 603

Nearest postcode: NE42 5PD

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

Braes Wood, Stocksfield, Northumberland



- 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 woodland via the personnel gate (**B**) and continue on the main central track (swinging east) for about 950 metres until you reach a hard track off to your right (**D**).
- Turn right and continue 140 metres gently uphill to the end of the hard track (**E**).
- Braes Wood is now ahead of you on the right.

Braes Wood is over a mile from the public road. A bicycle may assist viewing access.

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.

Boundaries

- The east boundary (**EF**) is marked periodically by blue-topped posts.
- The south boundary (**FG**) is the field edge stock fence.
- The west boundary (**GH**) is the east side of an unsurfaced ride, indicated by blue-topped posts.
- The north boundary (**EH**) is a line of orange-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 on

[this link](#) for more details.

Rights Of Way

- There is a right of way at all times for all purposes over the track **XABCDE**.
- A right of way is reserved to the woodland immediately east of Braes Wood over the short length of track at **E**.
- 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 is an obligation to maintain field edge fences in stock-proof condition.

Other Liabilities

A gas main runs along the west edge of the property as indicated on the plan.

Conservation Designations

The woodland lies within the former Tynedale Greenbelt.

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

Braes Wood, Stocksfield, Northumberland



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.
2. There is a historic 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 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.

Braes Wood, Stocksfield, Northumberland

