

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



Burma Road Copse Holystone, Northumberland. 3.15 acres of secluded mixed broadleaves with river frontage and good access for £29,500 (freehold) [#A964]

Established restock hardwoods with mature waterside oak in a most private location on the east edge of Northumberland National Park.

Burma Road Copse, Holystone, Northumberland



Description

Burma Road Copse lies about half a mile west of the hamlet of Holystone, just inside the eastern fringe of Northumberland National Park. Rothbury is a 20 minute drive to the east and Newcastle is about an hour to the southeast.

Aside from some modest slopes on the northwest side, the wood is predominantly level all the way to the banks of the Holystone Burn – a small river which feeds into the River Coquet about a mile downstream.

After the previous crop of conifers was felled at the turn of the millennium the site was restocked with a mix of native hardwoods. The young trees were regularly maintained and consequently the wood is fully stocked and well established. Oak is the main planted species, supplemented by ash, aspen and alder. Other naturally regenerated species have arisen within the mix, including birch and rowan, some of which have been respaced to release the planted trees. The stream-side itself is composed of a delightful area of mature full-canopy oaks above grassy glades.

Among other species on site are a variety of shrubs including gorse, broom, juniper and hazel. The wood also sports a lone black poplar along with a couple of 'sentinel' Scots pine at the south east corner by the stream. Beneath the trees and shrubs is a rich herb layer variously composed of soft grasses, ferns and rushes plus a variety of moorland and streamside associates. There is also an open bank of deep heather near the centre of the wood.

This diverse habitat is host to a wide range of woodland inhabitants like roe deer and green woodpeckers. In addition you are also likely to see pied flycatchers, red squirrels, dippers and herons amongst many others. For the sportsman there is also the occasional pheasant and woodcock.

The wood is accessed from Holystone Village via a tarmac road which leads up to the army ranges beyond, resulting in minimal passing traffic. A generous parking spur leads off this road into the northeast corner of the wood.

Burma Road Copse is a great springboard for enjoying the wider recreational facilities of the National Park. There are myriad footpaths close by and the area is also renowned for cycling with the wood fronting the

Otterburn Ranges 50K Challenge Route.

A new owner has the prospect of shaping the development of this exciting restored woodland whilst enjoying its outstanding amenity. Woodlands of this calibre are rare to the market.

If It Were Mine

I'd continue the previous owner's respacing of the birch so as to favour the other young hardwoods (especially oak which grow more slowly) and also consider upgrading the main access track into the wood with some stone. I suspect considerable time would also be spent relaxing by the river-side.

To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you print 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 map: Sheets 80 & 81.

National Grid Ref:

- Access point A: NT 949 023.
- Centre of Wood: NT 949 022.

Nearest postcode: NE65 7AX.

Directions & Access

- From Rothbury head west on the B6341 for about 4 miles, then fork right onto an unclassified road (just after a line of terraced stone cottages on your right), signed for Sharperton.

- After 2½ miles, passing the turn on your right into Sharperton, continue over the bridge just ahead of you, then take the first left onto the minor road signed for Elsdon and Holystone.

- After ¾ mile turn right into Holystone Village. Pass through the village (keeping left) and follow the road for a further 540 metres to a Forestry Commission carpark sign on your right.

- Do not enter the car park but continue on the road for a further 300 metres, to a mature bank of conifers on your right.

- Burma Road Copse is on the left side of the road opposite these conifers.

- Please park on the hard-standing between the Woods4Sale sign (E on the plan) and the public

Burma Road Copse, Holystone, Northumberland



footpath sign (**A**).

Boundaries

- The west boundary (**AB**) is immediately below the line of the footpath and (**BC**) a narrow ride marked by red-topped posts.
- The north boundary (**AE**) is the verge of the tarmac road.
- The east boundary (**DE**) is the field edge fence, linking to a line of red-topped posts near **D**.
- The southeast boundary (**CD**) is the northwest bank of the burn.

Sporting Rights

The sporting rights are included. They are not let.

Mineral Rights

The mineral rights are included except as reserved by statute.

Rights of Way

- There is a vehicular right of access to the property at all times via the military road from Holystone Village which fronts the property's north boundary. This road is usually open to public traffic.
- There are no public rights of way within Burma Road Copse.

Fencing Liabilities

The vendor advises that an historic obligation to maintain a fence on the roadside is effectively redundant and that there has not been a fence there for many years.

Conservation Designations

The Holystone Burn and a narrow strip of adjacent banking is a SSSI. The area is also designated as a Site of Nature Conservation Importance. To view the SSSI citation and a summary description of the site by Northumberland Wildlife Trust. View website for more details.

Restrictive Covenants

An existing covenant states "That neither the property nor any part thereof shall be used for any noisy noxious or offensive trade or business or for any purpose which may be or become a nuisance damage or annoyance to the owners or occupiers for the time being of the retained land or any part thereof".

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.
 - (b) not to dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

Contact

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

How To Buy This Woodland

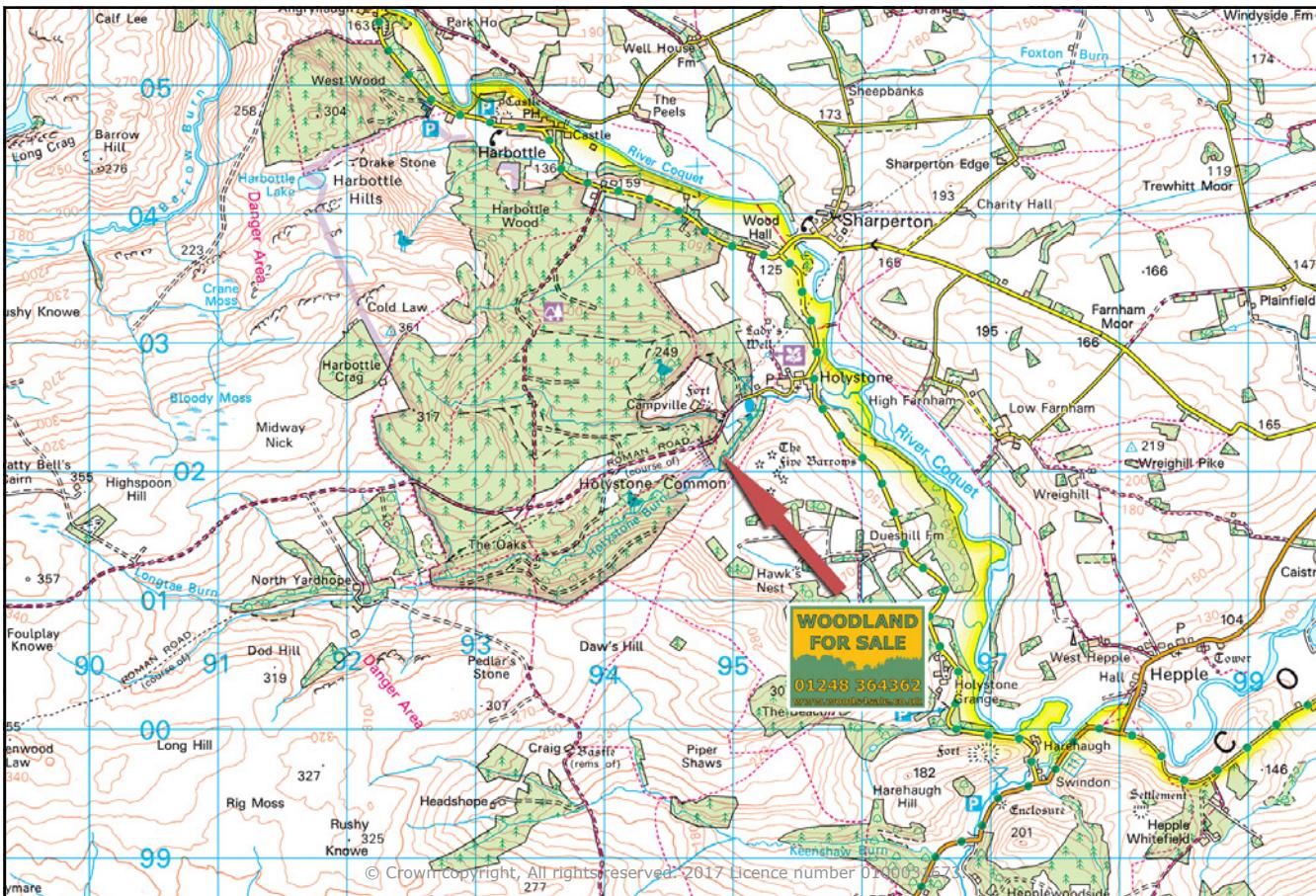
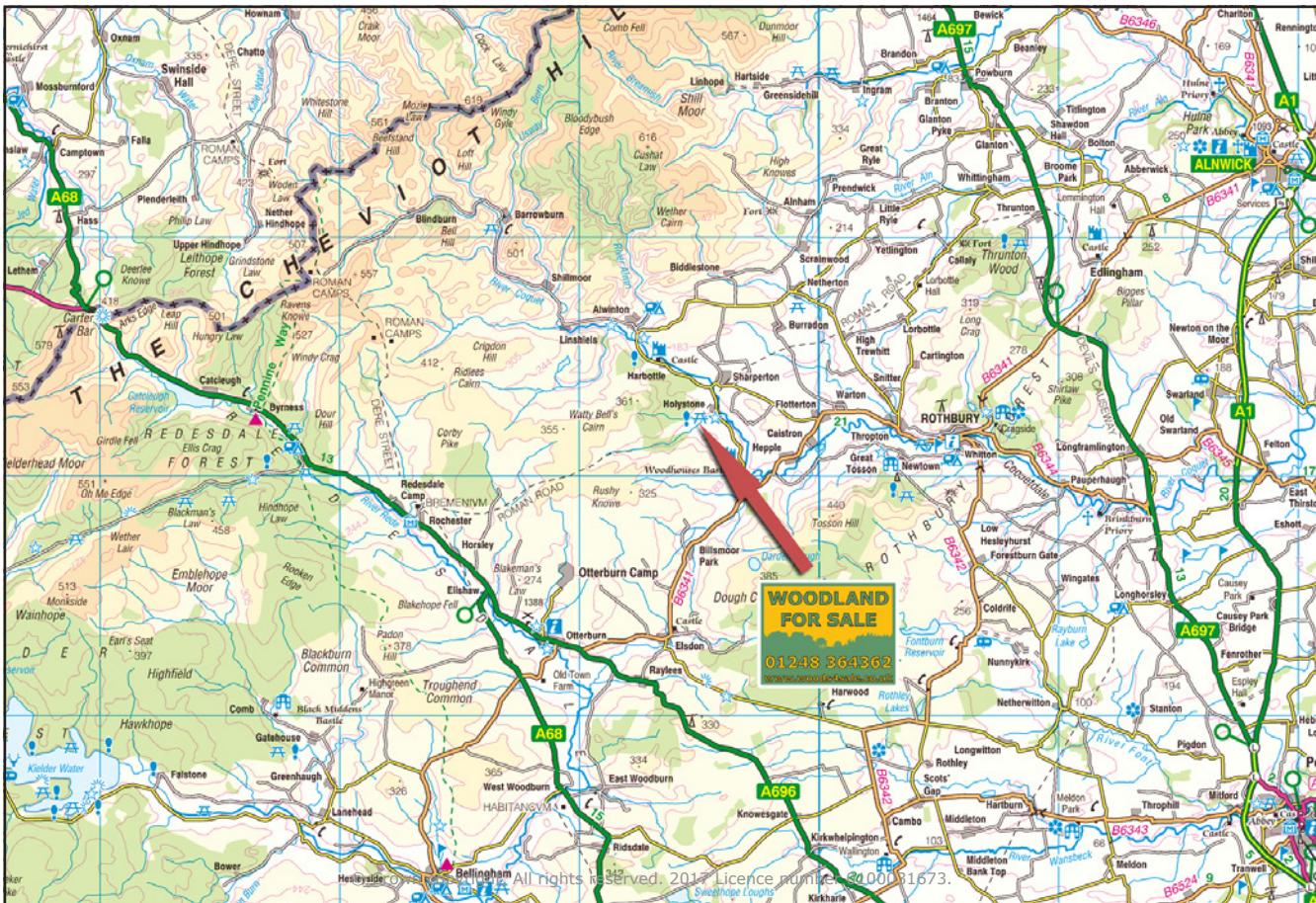
A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

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.

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