

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.



Church Copse
Ulgham, Northumberland. Mature hardwoods,
open glades and double river frontage. 3.41
acres for £35,000 (freehold)

A high amenity mix of broadleaves, water and meadowland.

Church Copse, Ulgham, Northumberland



Description

Church Copse is on the edge of the quiet and attractive village of Ulgham (pronounced 'Uffam') some 6 miles north of Morpeth. Newcastle is thirty minutes' drive to the south, Northumberland National Park is a similar distance west and the coast is just 10 minutes to the east.

With waterside meadows, a range of mature hardwoods and generous frontage to both banks of the River Lyne, Church Copse presents itself as a most attractive property. A level area at the south entrance populated by large full canopy ash welcomes the visitor. The ground then falls away north-wards to the banks of the River Lyne where there is a mosaic of scattered trees and open level meadowland on both sides of the river.

There is a good variety of species and ages represented. Oak, ash and sycamore give way to alder and willow by the water, and there is a healthy scattering of other species including birch, rowan and a variety of woody shrubs.

Despite proximity to the village this is a most private property. Walk down to the river and the soundscape is dominated by birds and running water. And of course such a varied habitat is rich in wildlife. During our visit we observed herons, woodpeckers and a range of woodland songsters. Roe deer frequent the glades and there is evidence of foxes and badgers too.

Vehicular access is via the gate on the upper southern edge giving in-wood parking. Access to ground across the stream is easy with a pair of wellies, but there is also a secondary pedestrian access to the north bank via adjacent fields for when the water is high.

This attractive property will inevitably attract attention and early viewing is strongly recommended.

If It Were Mine

Plenty of relaxation to start, and perhaps one day a footbridge over the river. Limbing a few of the larger stems would provide stacks of firewood and the meadow areas would benefit from periodic topping to keep their character. I might also drop some stone at the entrance to enhance parking there. But above

all else this is a place to enjoy, so tents, BBQs and Chablis would all feature!

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: Sheet 81.

National Grid Ref:

- Access point **B**: NZ 235 925.

- Access point **G**: NZ 236 927.

- Cente of woodland: NZ 234 925.

Nearest postcode: NE61 3AS.

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

- Heading northeast out of Ulgham on the B1337 you will see the church on your right.
- Pull into the layby on the right immediately after the church.
- The gate into Church Copse (**B**) is almost directly opposite. Please note the entrance is hidden from cars by a hedge, and care should be taken when crossing to and from the gate.
- Alternatively continue walking down B1337 for 300 metres, cross the River Lyne and after 50 metres take the first track to your left (**G** on the plan).
- You will need to climb the gates at **G** and **H** and then walk across the field to a personnel gate at **E** to enter the north side of Church Copse. I'm sorry we do not give out keys for viewing.
- Please note there is no entrance to the wood via the track at **A** which is separately owned.

Church Copse, Ulgham, Northumberland



Boundaries

- The southwest boundary (**CD**) is a garden fence.
- The north boundary (**DEF**) is variously post and rail, chain link and stock fencing.
- The north boundary (**AF**) is chain-link fencing.
- The south boundary (**ABC**) is the roadside fence.

Sporting Rights

The sporting rights are included. They are not let.

Mineral Rights

The mineral rights are reserved to a previous owner. An indemnity policy (which would pass to the purchaser) covers this eventuality.

Rights of Way

- As well as the main access at **B**, there is a right of pedestrian access via the field **GHE**.
- There are no public footpaths within this property.

Fencing Liabilities

- Maintenance of the recently built north boundary fence (**DEF**) is shared with the adjacent owner.
- As far as we know there are no other fencing liabilities.

Restrictive Covenants By The Transferees

A previous owner imposed restrictive covenants that the property not be used for noisy or noxious activity. More details are available from the agent on request.

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.

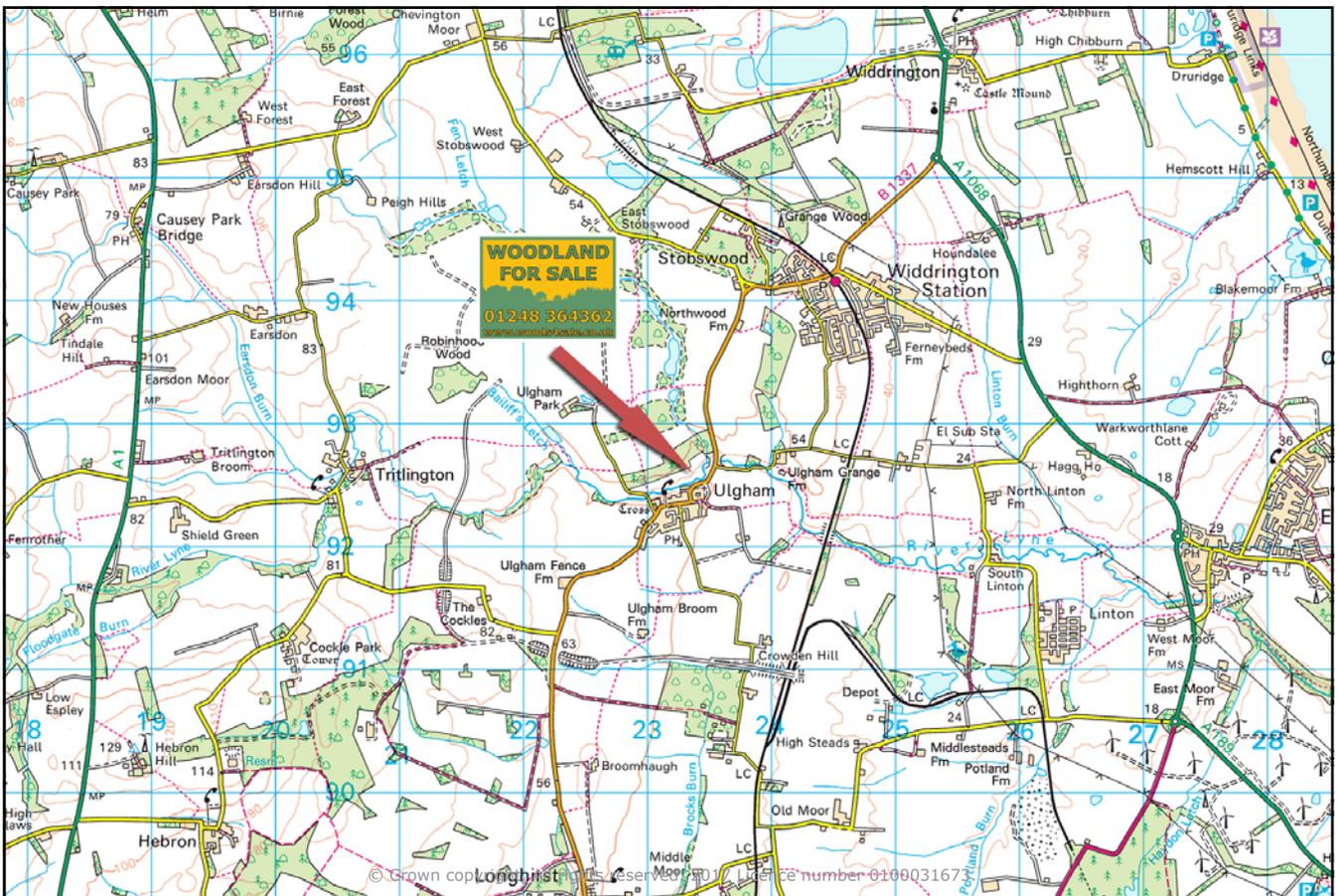
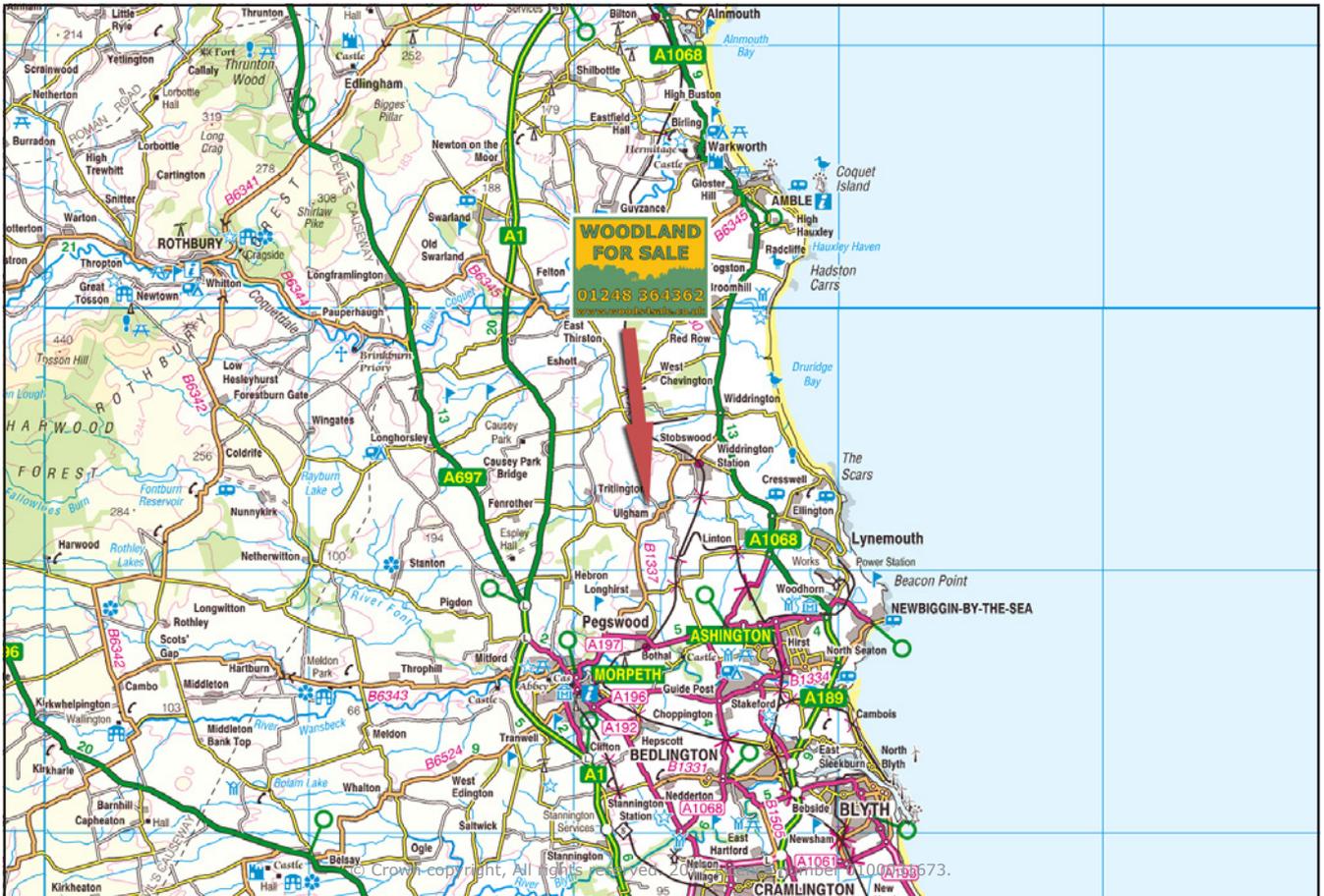
Woods4Sale Interest

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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