

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.



## Gospatrick Wood

Longhorsley, Northumberland. A maturing mixed woodland with a beautiful fringe of mature oak. 4.23 acres for £37,500 (freehold)

Mid-rotation spruce and birch, oak glades and good access just east of Northumberland National Park.

## Gospatrick Wood, Longhorsley, Northumberland



### Description

Gospatrick Wood lies on level ground at the western edge of a larger gated woodland just outside Northumberland National Park, midway between Morpeth and Rothbury. The A1 is 5 miles away giving easy access to Newcastle which is some 40 minutes to the south.

The previous conifer crop that occupied most of the site was felled about 15 years ago. Restocking was achieved by a mixture of planted spruce and natural regeneration resulting in an attractive mosaic of spruce, birch and larch along with occasional rowan and willow.

A lovely feature of this wood is the mature full-canopied oaks that fringe the western side - wonderful arboreal architecture above grassy glades making for a true woodland idyll, with views over fields to the west.

The area is full of wildlife. Deer, foxes and badgers are all resident in the wider woodland. Nuthatch, tree-creepers and a range of songsters frequent the canopy, while red kites and buzzards patrol above.

An excellent newly-constructed stone track gives car access all the way to a parking spur at the northwest corner of the wood, while broad rides to north and south will facilitate future management.

Gospatrick offers a delightful blend of woodland opportunities from active stand management to quiet contemplation of sylvan beauty.

### If It Were Mine

I camped in the oak glade when surveying this wood. Bliss!

For the more active, the maturing crop of birch and

spruce could be progressively thinned to favour either species (or both), especially since birch for firewood is now almost as prized as spruce for milling.

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:

- Roadside gate: NZ 113 964

- Centre of wood: NZ 111 959

Nearest postcode: NE65 8RH

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

- Longhorsley lies 6 miles northwest of Morpeth on the A 697.
- Leave Longhorsley heading west on West Road.
- After 1¼ miles turn right, where the road take a sharp left hand bend (by the entrance to Forget-Me-Not Country Park).
- Continue north on this road for a further 1¼ miles until you cross a ford (usually dry).
- The access to the wood is via the second gateway on your left after the ford - a distance of about ¼

## Gospatrick Wood, Longhorsley, Northumberland



mile (**X** on the plan).

- Please park safely nearby and clear of all farm gateways.
- Climb the field gate (**X**) and follow the stone track along the field edge for 350 metres to double field gates leading into woodland (**A**). Sorry, but we do not give out keys for viewing.
- Climb the gates and continue on the stone track straight ahead for 700 metres until just before its end (**E**). Gospatrick Wood is on your left.

### Boundaries

- The west boundary (**BE**) is the field-edge stock fence.
- The north boundary (**BC**) is marked by white-topped posts on the north side of the ride.
- The southeast boundary (**DC**) is marked by blue-topped posts on the northwest side of the ride.
- The south boundary (**DE**) is marked by red-topped posts on the south side of the soft 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 **XAB**.
- A right of way is reserved to others over the route **BED**.
- A shared maintenance clause covers all the shared rights of way with liability according to use.
- There are no public rights of way within the wood.

### Fencing Liabilities

The western field-edge fence is the responsibility of

the woodland 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, 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

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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.

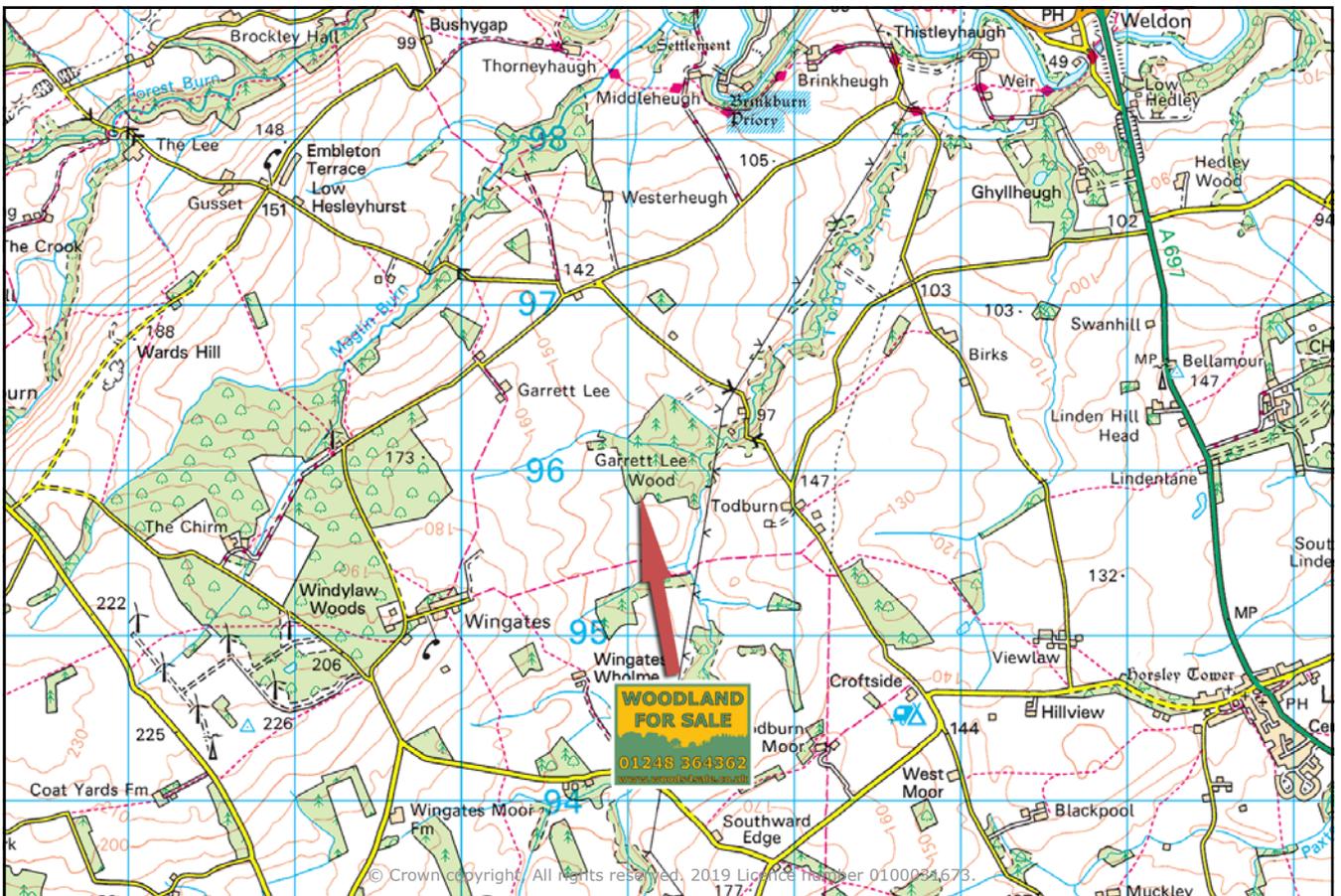
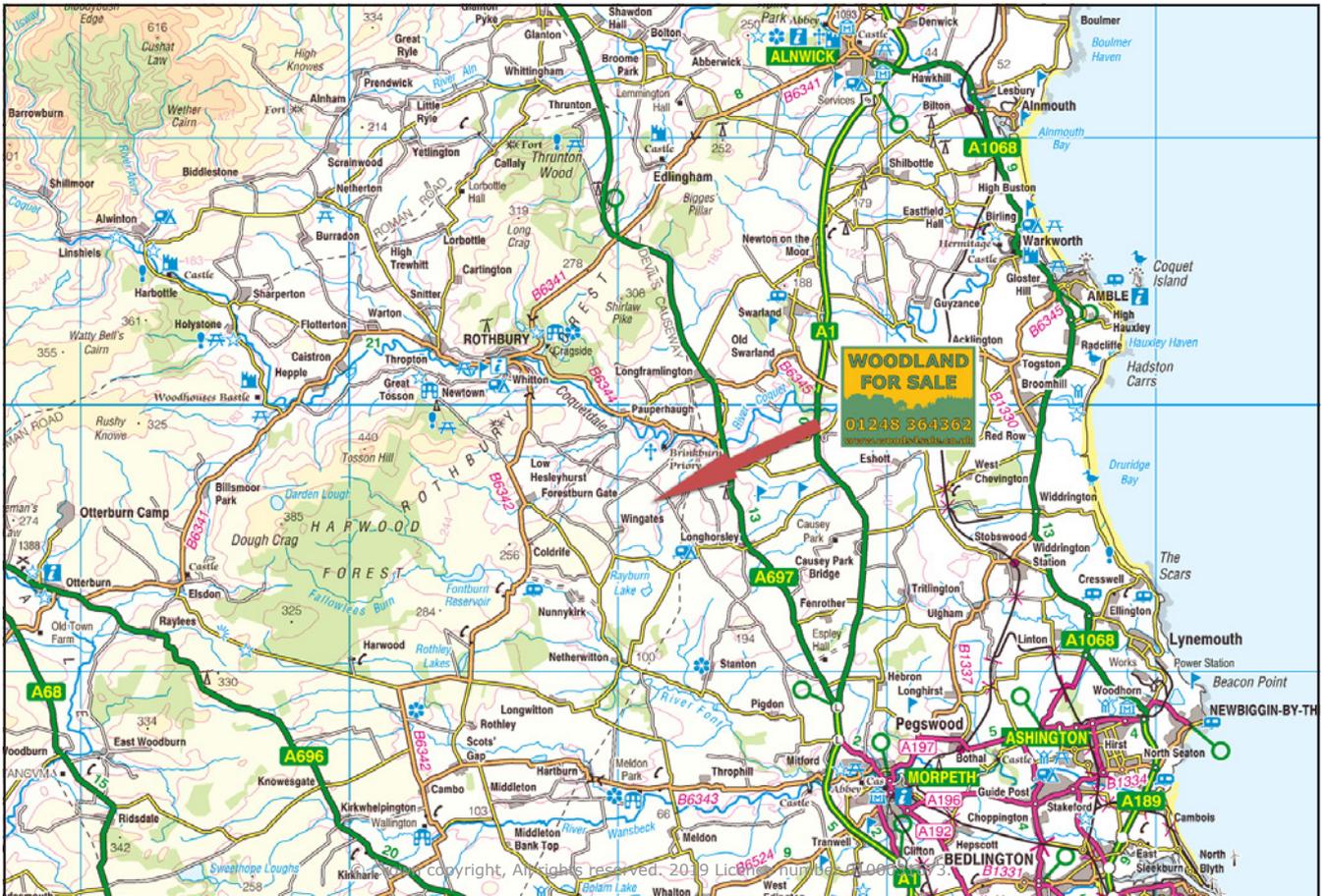
### **Woods4Sale Interest**

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](mailto:info@woods4sale.co.uk).

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# Gospatrick Wood, Longhorsley, Northumberland



Legend							
	Motorway		Hard Track		Woodland For Sale		Woods4Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Manager's Sign
	B Road		Bridleway		Paddock/Meadow		Gate
	Minor Road		Public Foot Path		Broadleaf		
	Unclassified Road		Public Byway		Conifer		
	Railway		Path				
	Water Course		Wall				

