

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.



Great Wood

Stocksfield, Northumberland. Mixed broadleaves within a larger gated wood. 14.52 acres for £128,000 (freehold)

An extensive broadleaf wood on gentle slopes with good access and generous stream frontage.

SOLD

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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Great Wood, Stocksfield, Northumberland



Description

Great Wood is part of a substantial broadleaf woodland known as Hyons Wood, two miles southwest 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 has a gentle northern aspect and lies towards the base of a wide shallow valley with its north boundary incorporating a length of the Stanley Burn – a tributary of the River Tyne. A former mining area, the last coal left here some 70 years ago, since which time nature has reclaimed the territory. Roe deer, badgers and foxes all live here, as do a range of woodland songsters in the woodland canopy above. The mew of buzzards is often heard in the day and the hoot of tawny owls at night.

Great Wood supports extensive well-spaced stands of birch interspersed with a variety of other species including oak, ash and the occasional mature beech. You will also find a smattering of willow, alder and sycamore. The shrub layer is a mix of hawthorn, holly and hazel atop a woodland floor of soft grasses, ferns, honeysuckle, foxglove and a variety of woodland flowers such as bugle and wood sorrel.

The wood is served by a well-found stone track which links to two stoned parking spurs on the south side for in-wood parking.

Aside from its conservation and habitat credentials, Great Wood offers enormous potential for family adventures within its generous boundaries.

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.



If It Were Mine

Woodland recreation apart, there is potential to gently steer the evolution of this naturally regenerated woodland and further enhance its diversity through expanding the range of native species on site.

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.

Nearest Postcode

NE42 5PD (This is for the local area, not specific to the woodland).

What3Words

Main entrance (**A**): [///campsites.classed.blank](#)
Junction (**D**): [///tradition.factor.thus](#)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 88

- Main entrance (**A**): NZ 082 611
- Great Wood entrance (**D**): NZ 088 604

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

Great Wood, Stocksfield, Northumberland



through the hamlet of High Mickley.

- 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 wider woodland via the personnel gate (**B**).
- Cross the hardstanding and after 100 metres fork left at **C** onto the main central track.
- Continue for 230 metres until you see a line of blue-topped posts in a gully on your left (**D**).
- Great Wood is now on your left after this point.

Boundaries

- The northwest boundary (**DE**) is the line of a seasonal stream indicated periodically by blue-topped posts.
- The north boundary (**EF**) is north bank of the Stanley Burn.
- The east boundary (**FG**) is an old earth bund indicated periodically by blue-topped posts.
- The south boundary (**DG**) is the south side of the track.

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 route **XABCD**.
- A right of access is reserved to others over the

route **DG**.

- A shared maintenance clause covers all shared rights of way with liability according to use.
- The track on the south edge of the wood (**DG**) is a public bridleway.

Fencing Liabilities

There are no fencing liabilities.

Other Liabilities

A main gas pipeline runs through the property in a north-south direction as marked 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 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:

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- (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 woodland is being sold on a fixed price basis. We require the following information in writing before we mark a woodland as sold and take it off the market (please ensure you have funds in place before doing this):

- The name and price of the woodland.
- Confirmation you have viewed the woodland.
- Full name (including middle names), address, phone number and date of birth of all legal purchasers.
- Please confirm how you will be funding the purchase and that you have cleared funds available.
- The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address).

Please see the 'Buying a Woodland' section of our website for details. Once we are satisfied you have met the criteria above, the woodland will be taken off the market and marked as sold on our website. We will not then accept any other offer.

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

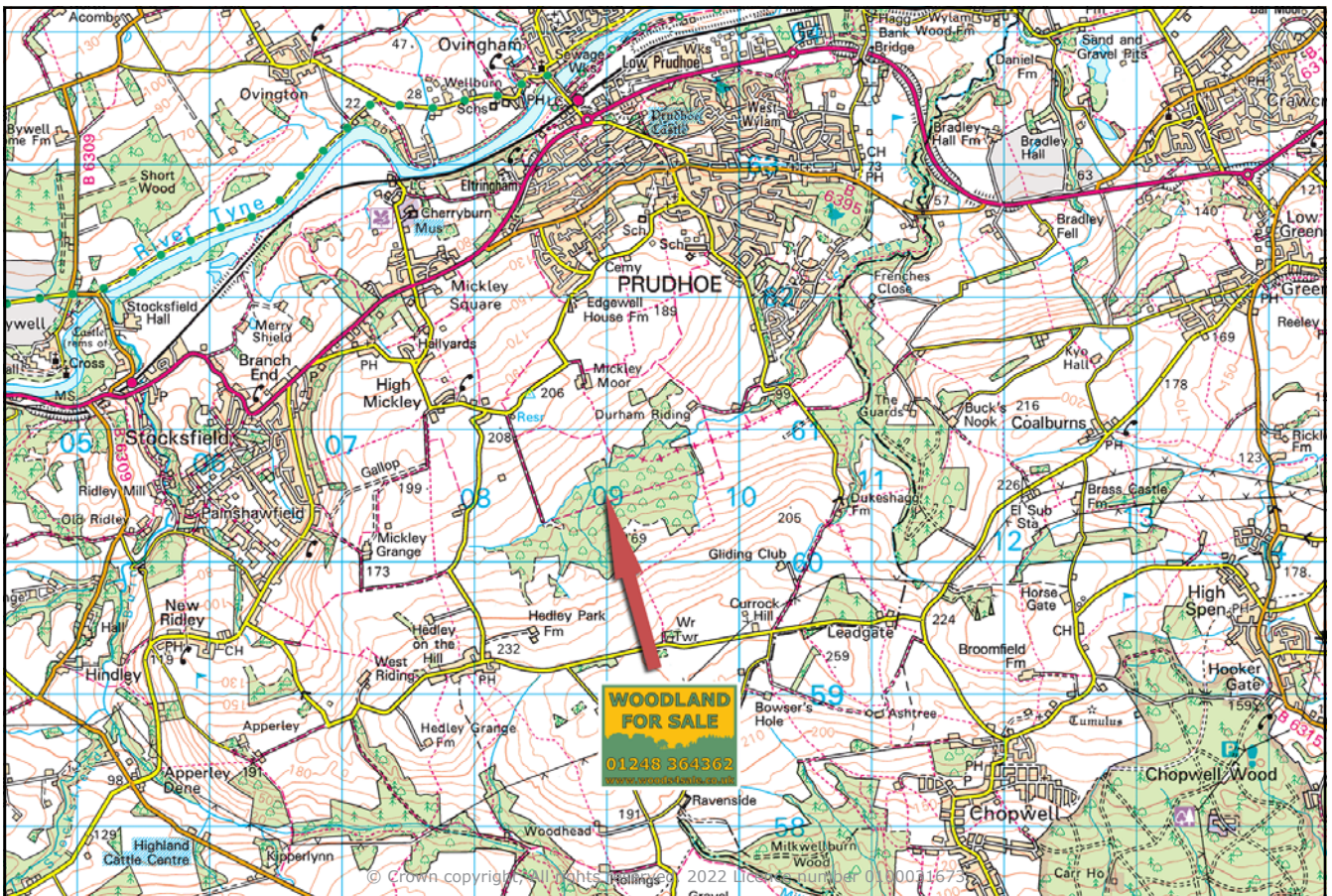
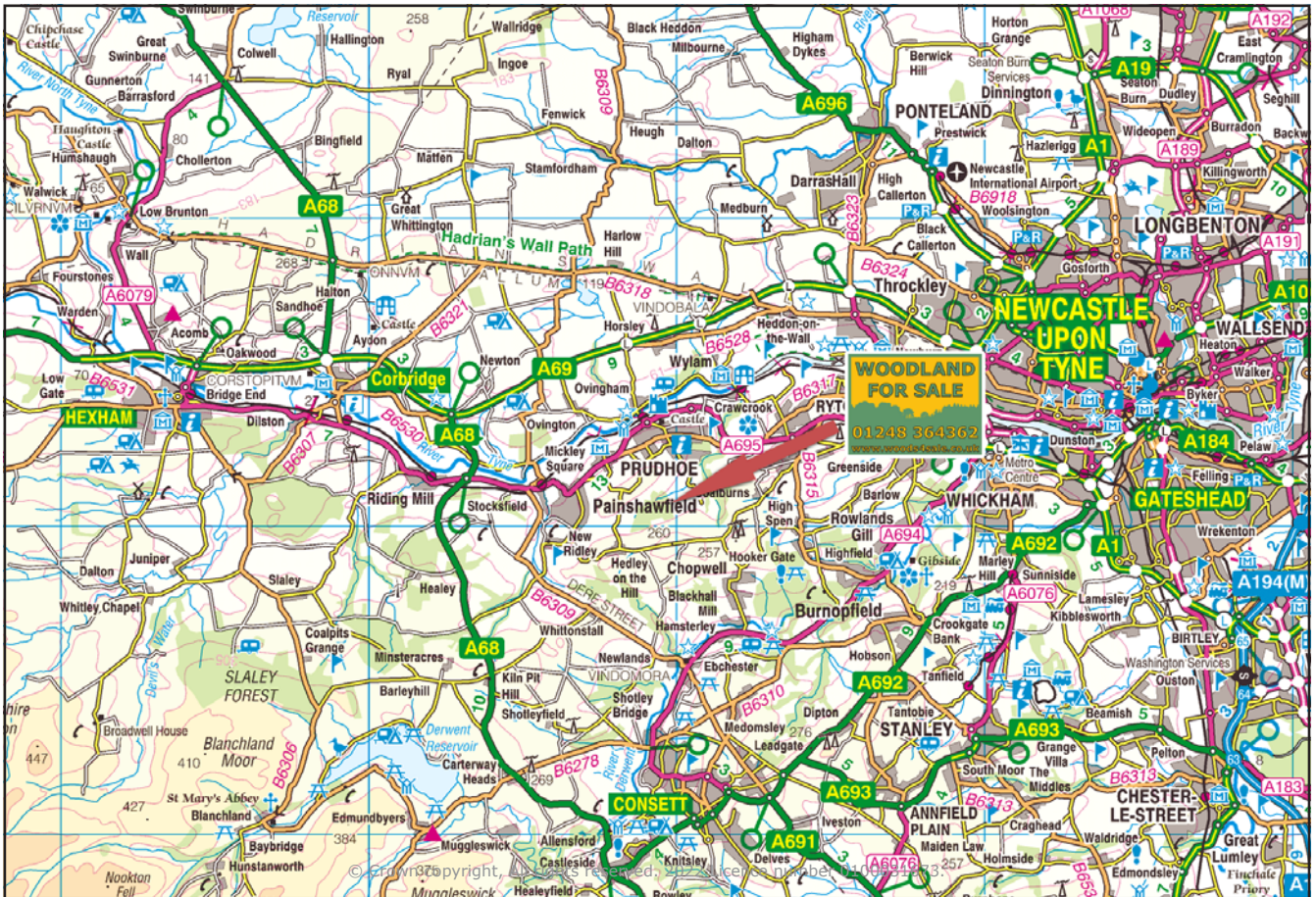
Woods4Sale Interest

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.

Great Wood, Stocksfield, Northumberland



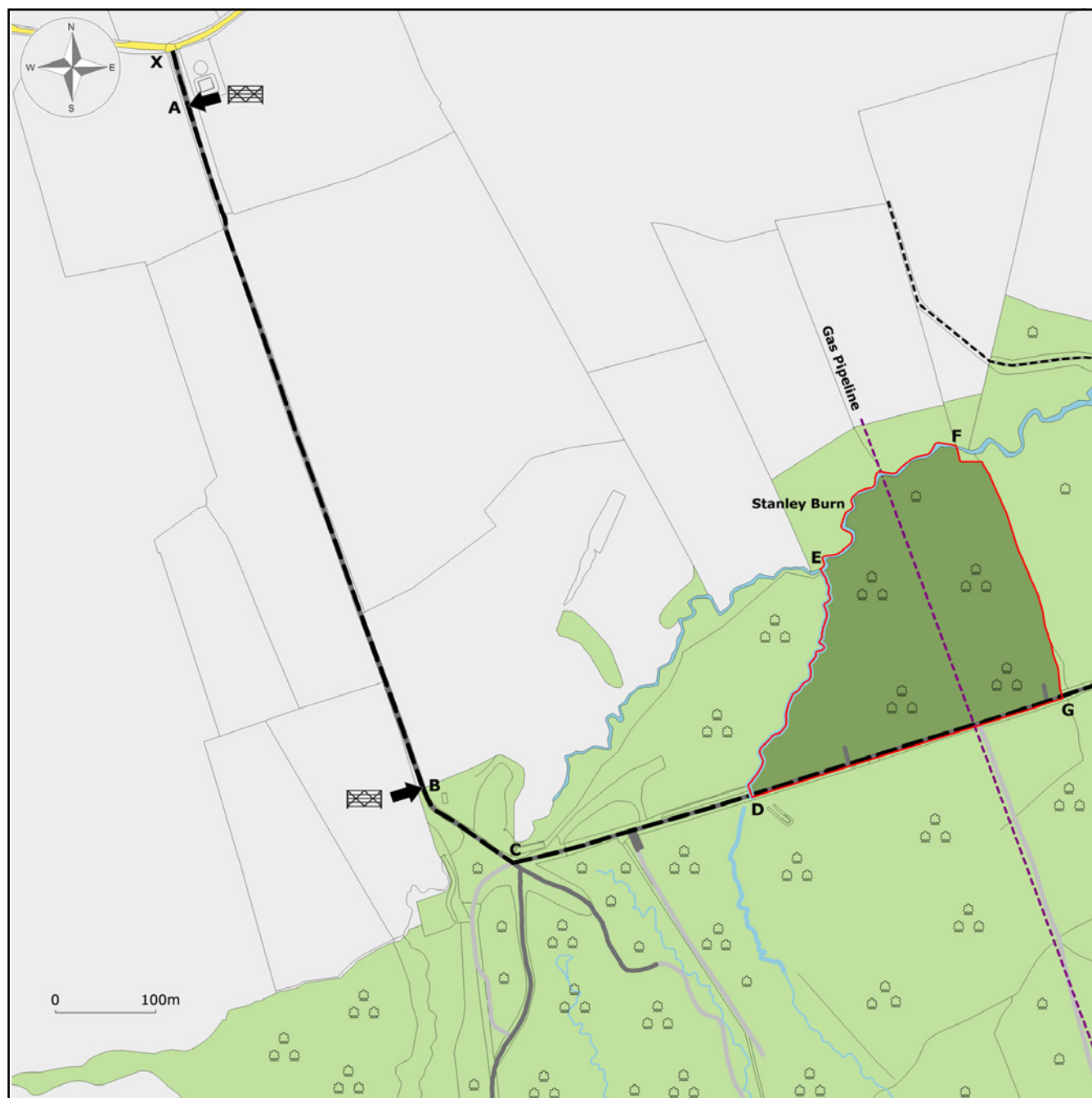
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Legend

	Motorway		Hard Track		Woodland For Sale		For Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Gate
	B Road		Bridleway		Paddock/Meadow		Broadleaf
	Minor Road		Public Footpath				Conifer
	Unclassified Road		Public Byway				
	Railway		Path				
	Watercourse		Wall				