

WOODS 4 SALE

Phone: 01248 364 362
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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.



Hoolet Wood

Longhorsley, Northumberland. 1.27 acres of mixed woodland and open glades for £20,000 (freehold)

Mature and maturing stems in a most tranquil location at the edge of a larger gated woodland.

SALE

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

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Hoolet Wood, Longhorsley, Northumberland



Description

Hoolet Wood lies on level ground on the northeast side of a larger gated woodland just outside Northumberland National Park, midway between Morpeth and Rothbury. This tranquil and private location is just 5 miles from the A1, giving easy access to Newcastle which is some 40 minutes to the south.

This little wood has open space, trees of various ages and a short stretch of stream frontage. There are some attractive mature oak stems near the field edge boundary above the stream, along with ash, birch, alder and willow. Beneath this you will see a variety of shrubs including hazel and hawthorn. To the southwest this progressively yields to a mosaic of scattered trees (mostly birch) and open areas currently under bracken. The bracken has been treated this year which should allow the ground flora to re-establish in years to come.

Thanks to the tranquil location the wider woodland is host to a variety of mammals including roe deer, foxes and badgers. There is also a healthy range of birds including nuthatch, treecreepers, thrushes, tits, wrens and green woodpeckers (among many others) plus a variety of raptors including red kites, kestrels and buzzards. When we visited there was also the persistent call of a young tawny owl – hence the wood's name.

A recently-constructed stone track gives good car access, leading to a private parking spur near the south corner of the property.

If you are looking for a pocket-sized parcel of easily-managed tranquillity in the northeast, this should be high on your list to view.



If It Were Mine

I would like to see a wider variety of native trees so would plant a few species like cherry and rowan in areas currently under bracken. Carefully landscaping as I do so, I could also create a lovely spot to camp.

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

NE65 8RH (This is for the local area, not specific to the woodland).

What3Words

Entrance: [:///testers.letter.lingering](https://www.what3words.com/entry/:///testers.letter.lingering)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 81

- Roadside gate: NZ 115 965
- Centre of wood: NZ 114 963

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).

Hoolet Wood, Longhorsley, Northumberland



- 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 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 to the woodland entrance gate (**A**). Sorry, but we do not give out keys for viewing.
- Enter the woodland via the personnel gate and follow the track to your left for about 30 metres until you see a line of blue-topped posts by a ditch to your left (**B**).
- Hoolet Wood is on your left after this point.

Boundaries

- The northeast boundary (**CD**) is variously the field-edge stock fence and the far bank of the stream.
- The southeast boundary (**DE**) is marked by orange-topped posts.
- The west boundary (**BE**) is the east side of the hard track.
- The north boundary (**BC**) is the line of a ditch indicated periodically by blue-topped posts.

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 routes **XABE**.
- 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

There are no known fencing liabilities.

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

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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.

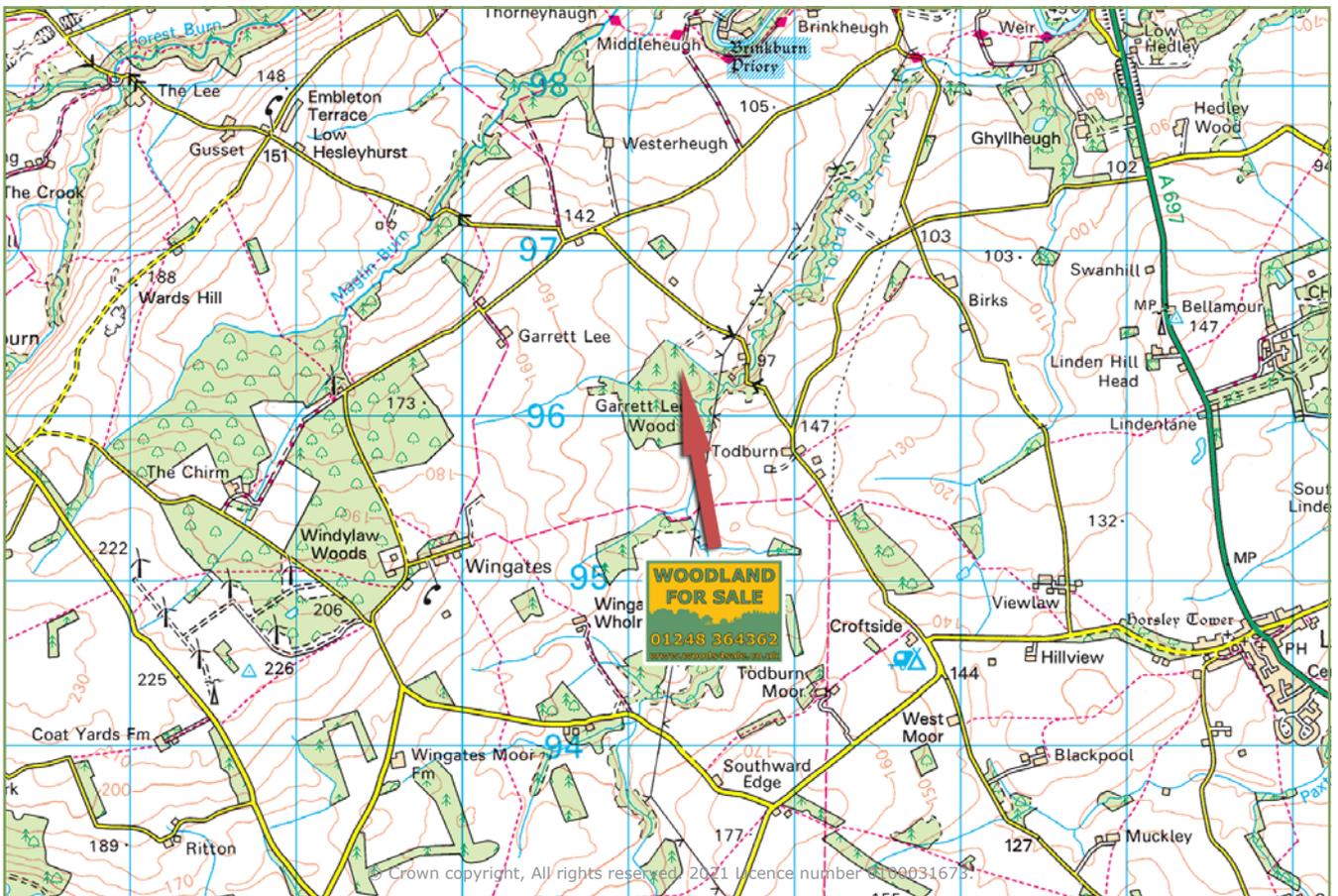
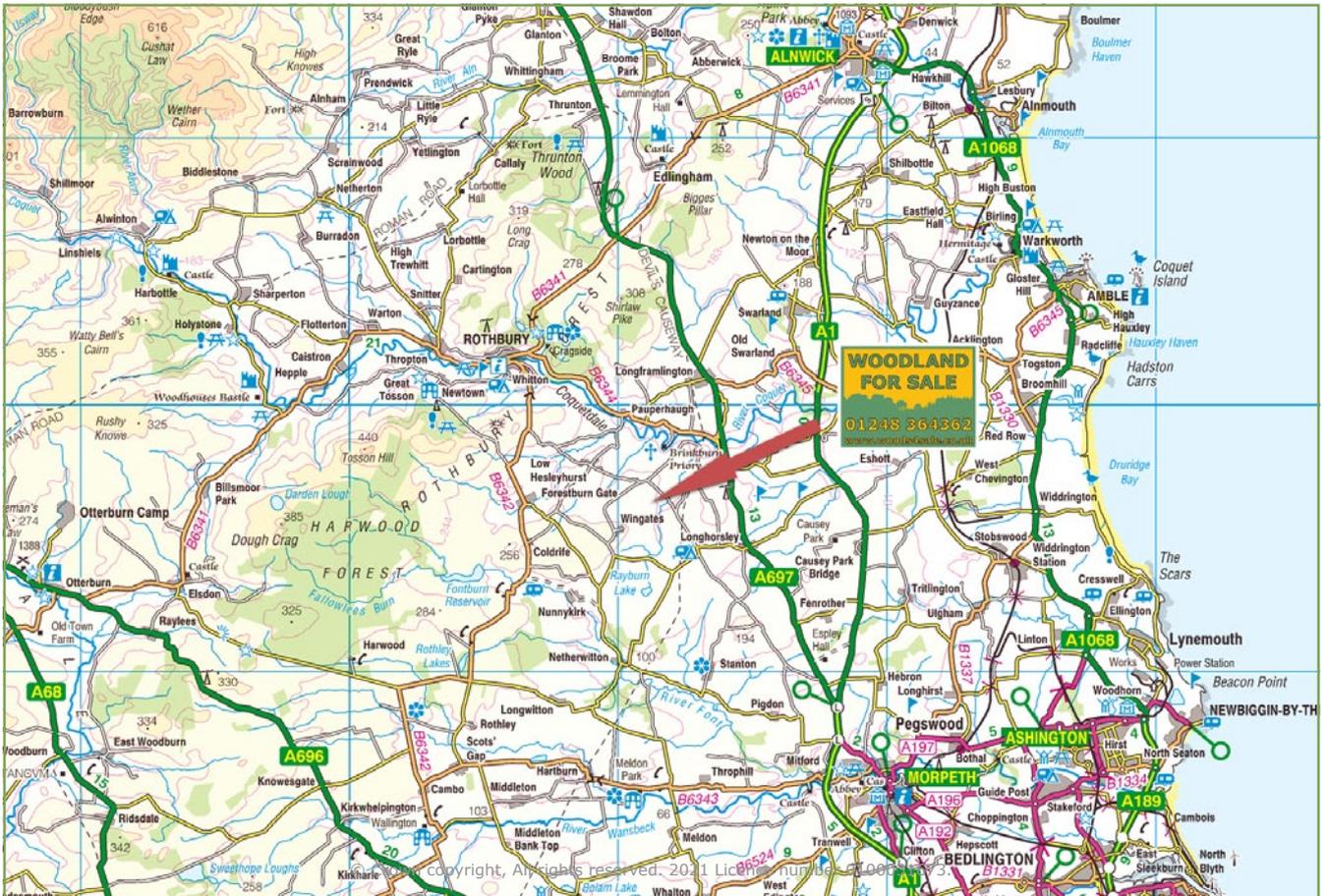
Woods4Sale Interest

Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

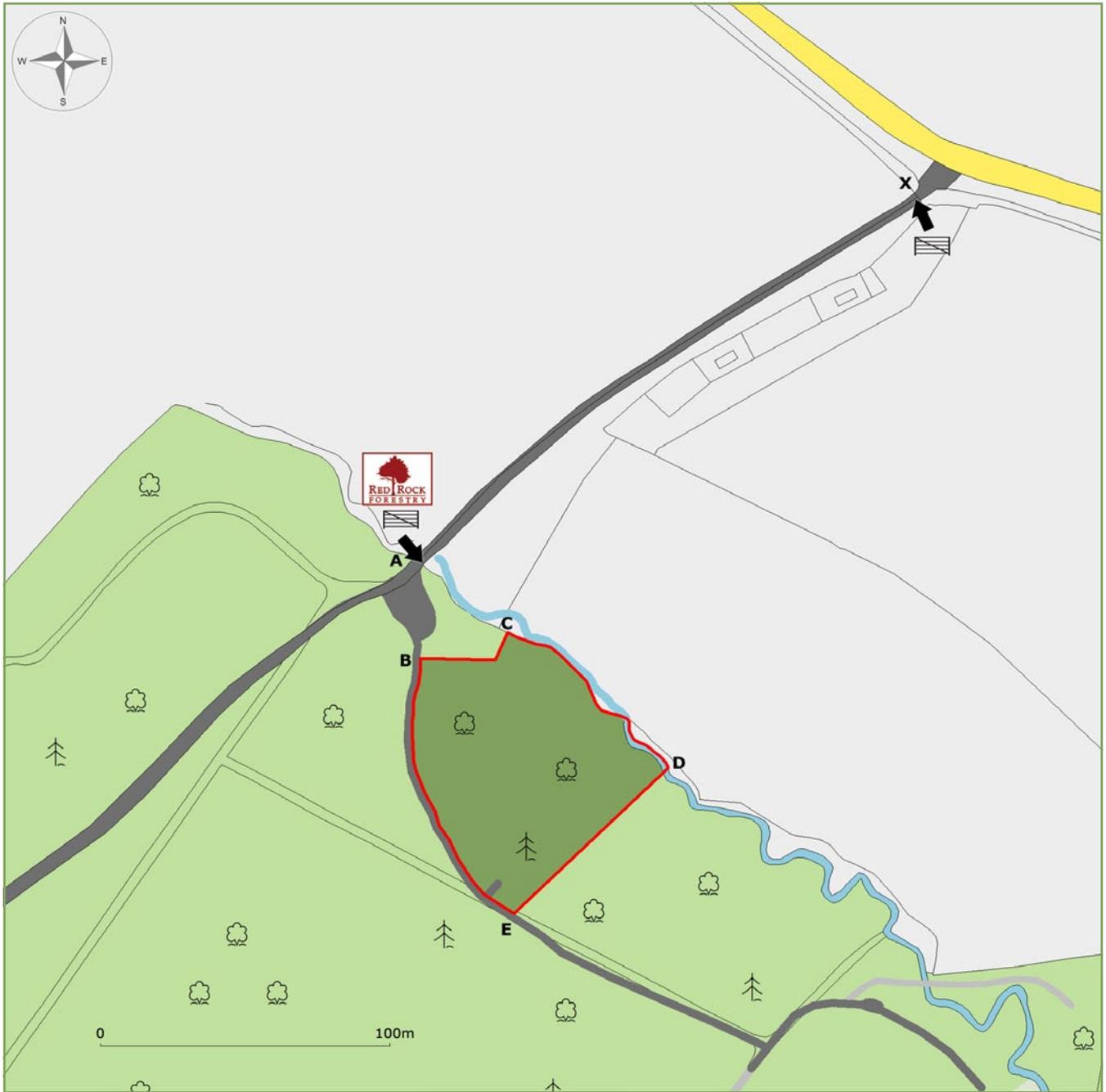
Contact

For any enquiries about this woodland, please contact us on 01248 364362, or email info@woods4sale.co.uk.

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Legend

Motorway	Hard Track	Woodland For Sale	Manager's 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		