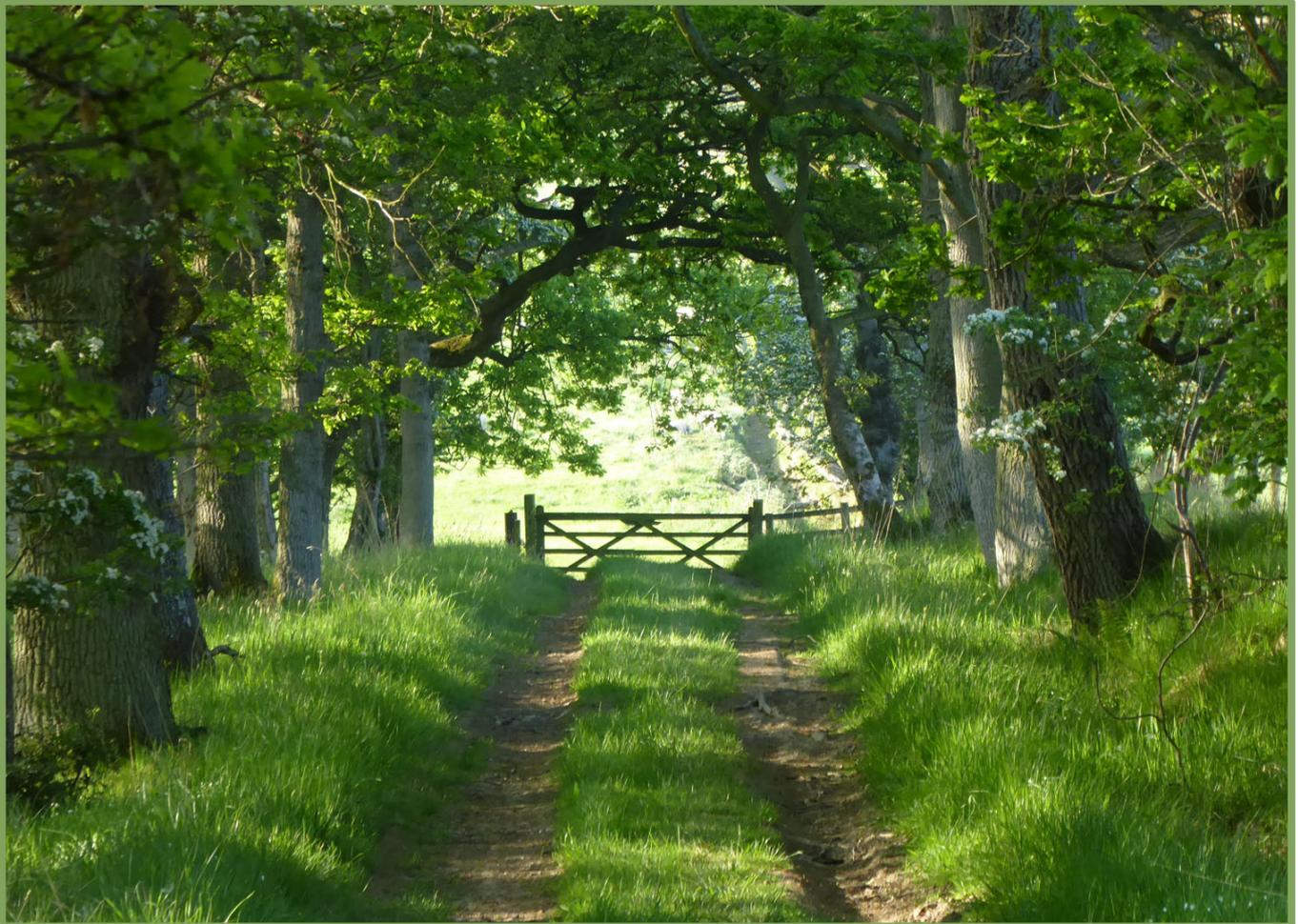


WOODS 4 SALE

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.



Horsieg Wood

Longhorsley, Northumberland. A beautiful stand of mature English oak overlooking classic English countryside. 1.16 acres freehold for £18,500

Full-canopy stems above glades of soft grass with good access and a bright southerly aspect.

Horsieg Wood, Longhorsley, Northumberland



Description

Todburn Wood occupies flat ground on two levels with Horsieg Wood lies on almost level ground at the southwest corner 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.

Horsieg is the epitome of an English oak wood with full-canopied stems that have thrived here for well over a hundred years. The well-spaced trees allow plenty of dappled light to fall to the woodland floor enabling abundant soft grasses to carpet the glades beneath. Towards the east side there are a number of other species including birch, rowan, sycamore and ash. Occasional hawthorn and a peppering of fern completes the picture.

With a gentle southern aspect and open fields adjacent, this bright wood is frankly a delight. A newly-upgraded stone track gives easy car access all the way to a parking area in the wood, and smooth terrain beyond enables vehicles into most parts – handy for gathering firewood or delivering camping kit.

Our visit was accompanied by a number of local residents, some of whom appear in the photo gallery. Deer, woodpeckers and buzzards all call this place home.

If It Were Mine

If vigorous woodland management is your aim, don't buy this wood. A little bracken control at the east end and perhaps a light re-spacing of the birch is all that is needed.

If however you seek an accessible, easily-managed, rural idyll in which to relax then this little gem is a real candidate. I camped among the oaks when surveying the property...gorgeous!

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 115 965

- Centre of wood: NZ 111 958

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 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**).
- Climb the gates and follow the stone track straight ahead for 350 metres, over a small stream and continue for a further 330 metres to the end of the hard track (**B**) to enter Horsieg Wood.
- Sorry, but we do not give out keys for viewing.

Horsieg Wood, Longhorsley, Northumberland



Boundaries

- The west and southeast boundaries (**BD** and **CD**) are believed to be the earth bunds just inside the field-edge stock fences.
- The north boundary (**BC**) is the south side of the unsurfaced track periodically indicated by red-topped posts.

Sporting Rights

The sporting rights are included. They are not let.

Mineral Rights

The mineral rights are in hand except as reserved by statute.

Rights Of Way

- A full right of access is granted over the route **XAB** with shared maintenance according to use.
- There are no public rights of way within the wood.

Fencing Liabilities

Field-edge fences are 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 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.

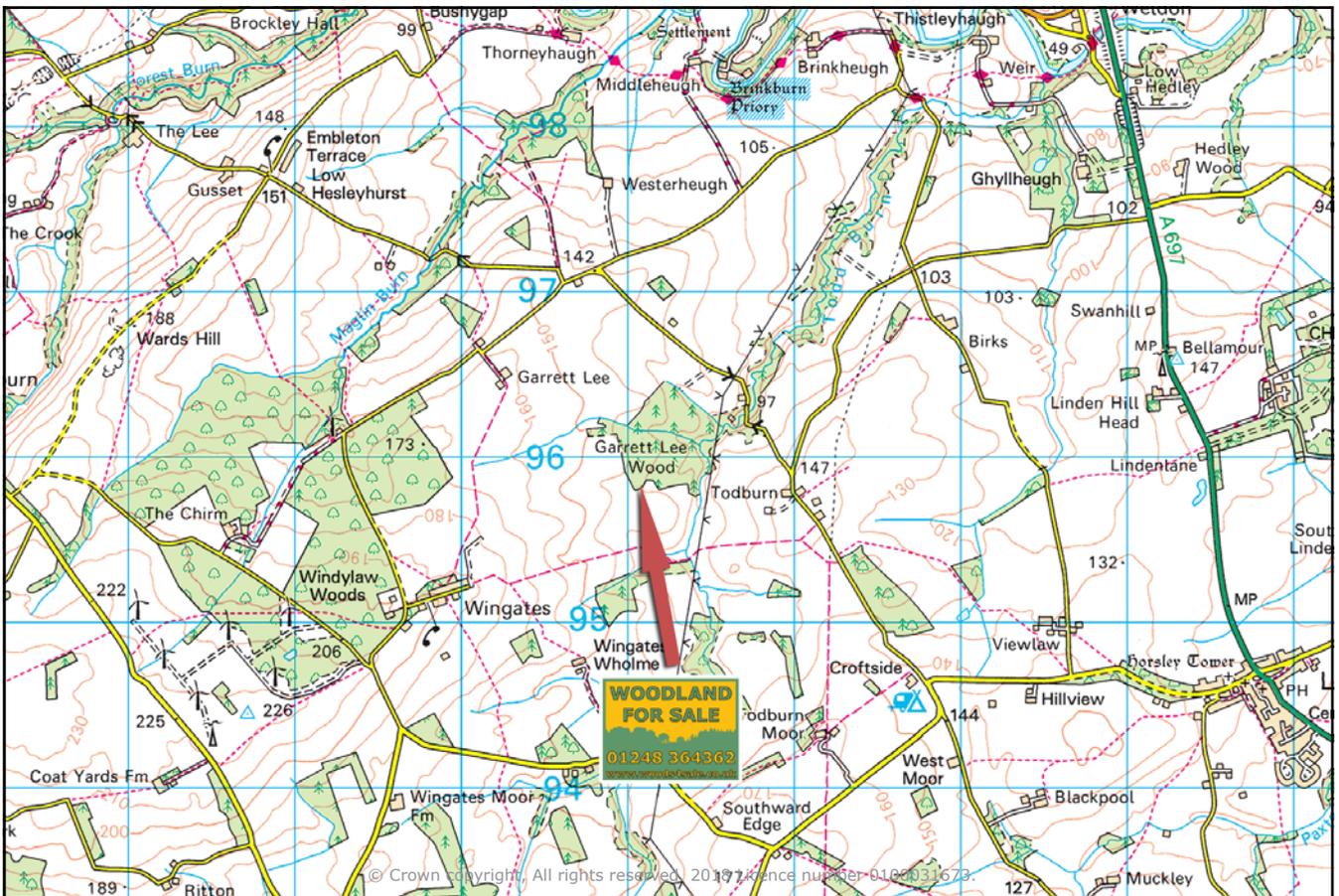
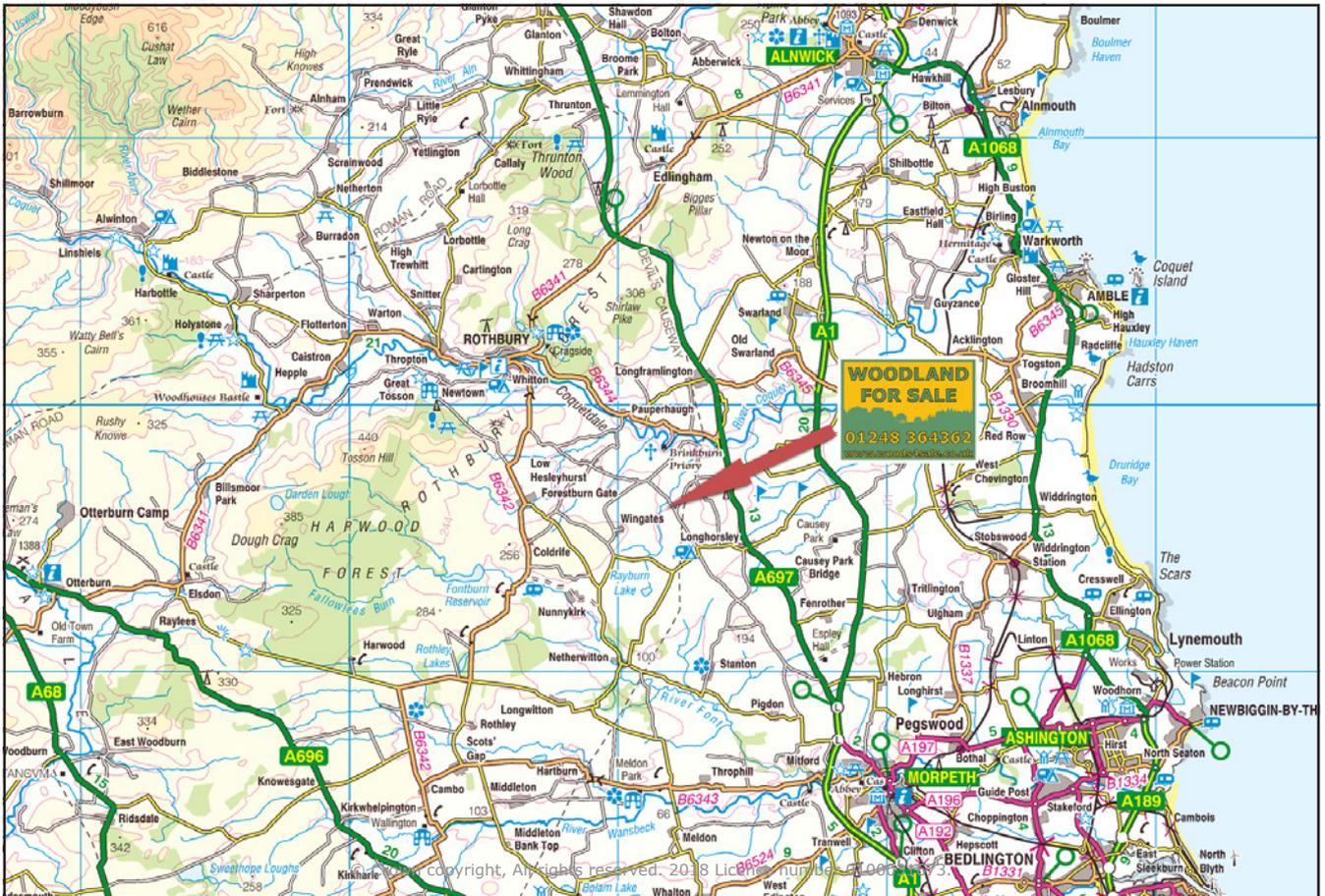
Woods4Sale Interest

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.

Horsieg Wood, Longhorsley, Northumberland



Woods4Sale Ltd. 4 Church Farm Court Capenhurst Lane Capenhurst Chester CH1 6HE UK
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Horsieg Wood, Longhorsley, Northumberland

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