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.

Lumleys Copse

Stocksfield, Northumberland. Broadleaves and glades within a larger gated wood half an hour from Newcastle city centre. 3.17 acres for £38,000 (freehold)

SOLD

A dell of mature and maturing hardwoods with excellent vehicular access.

Lumleys Copse, Stocksfield, Northumberland

Description

Lumleys Copse lies towards the west side of a larger wooded area known as Hyons Wood, two miles south-west 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 majority of the wood occupies gently sloping ground which falls away to a more steeply-sided dell in the northern section, this being the result of historic mining. Aside from some lumps and bumps on the ground there is little here to show that this green haven was once an active coal mine – testimony to the recuperative powers of nature.

Tree species include sycamore, birch and willow along with the occasional oak, rowan and beech. The woodland floor is essentially clean and easily walked with soft grasses, a light covering of holly, hazel, pockets of blackberry and a scattering of ferns and bracken. There are also a number of young beech stems.

The wood is well served by a newly upgraded hard track suitable for 2WD drive access, which links to a private 'in-wood' parking spur on the west side. There is also a hard track on the east side giving exceptional access for management activities. A small seasonal stream runs down to a dew pond near the middle of the wood.

Being surrounded by over 200 acres of woodland means there's plenty of wildlife here including badgers, foxes and roe deer. There are numerous woodland birds too. Among others we recorded wrens, nuthatches, tree-creepers and tawny owls during our visit.

With good access, its range of tree species and varied terrain this interesting wood should have broad appeal.

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

The temptation is to make the seasonal pond a more permanent feature. On the silvicultural front I might open a few small breaks in the canopy and plant a variety of fruiting trees and shrubs.

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

Entrance: ///campsites.classed.blank
Centre of wood: ///shuttling.storeroom.squad

Ordnance Survey Grid References

OS Landranger Series Sheet No: 88

- Entrance (**A**): NZ 082 611

Lumleys Copse, Stocksfield, Northumberland

- Centre of wood: NZ 086 602

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 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).
- Walk south down the track beyond the steel barrier for 800 metres to the woodland gate (**B**).
- Enter the woodland via the personnel gate (**B**) and continue straight across the hardstanding and up the small stoned ramp to enter the wood at **C**.

Lumleys Copse is almost a mile from the public road. A bicycle may assist viewing access.

Boundaries

- The northeast boundary (**CD**) is the northeast side of the track indicated periodically by blue-topped posts.
- The southeast boundary (**DE**) is indicated by orange-topped posts.
- The south boundary (**EF**) is indicated by blue-topped posts.
- The west boundary (**FG**) is the west side of the track.
- The north boundary (**CG**) is indicated by white topped posts at the woodland edge.

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 track **XABC** and **BG**.
- A right of access is reserved to others over the routes **CD** and **FG**.
- A shared maintenance clause covers all shared rights of way with liability according to use.
- There are no public rights of way in the wood.

Fencing Liabilities

There are no known fencing obligations.

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 until 2036.

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.

2. There is a 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.
- Confirmation of how you will fund the purchase.
- 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.

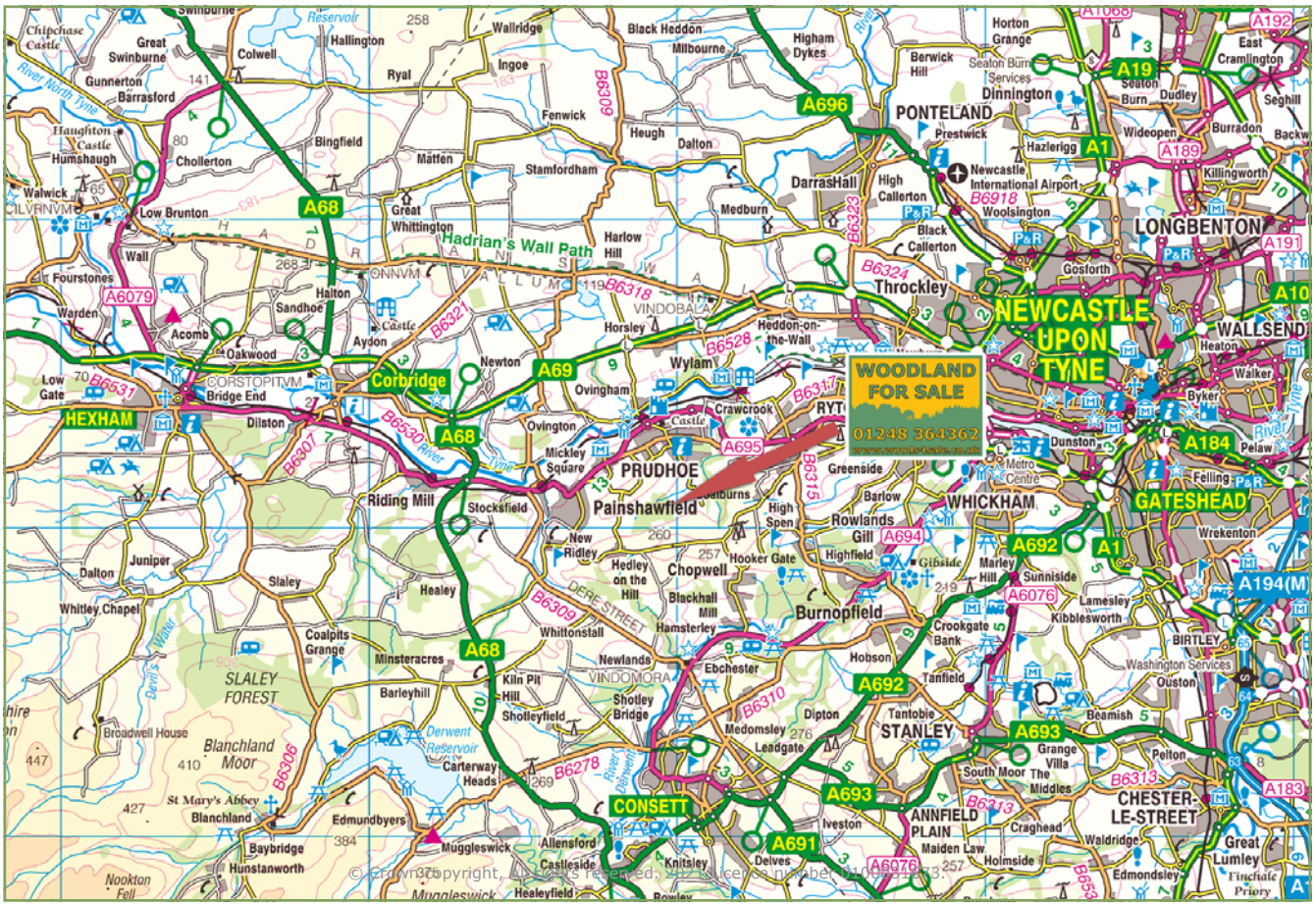
Woods4Sale Interest

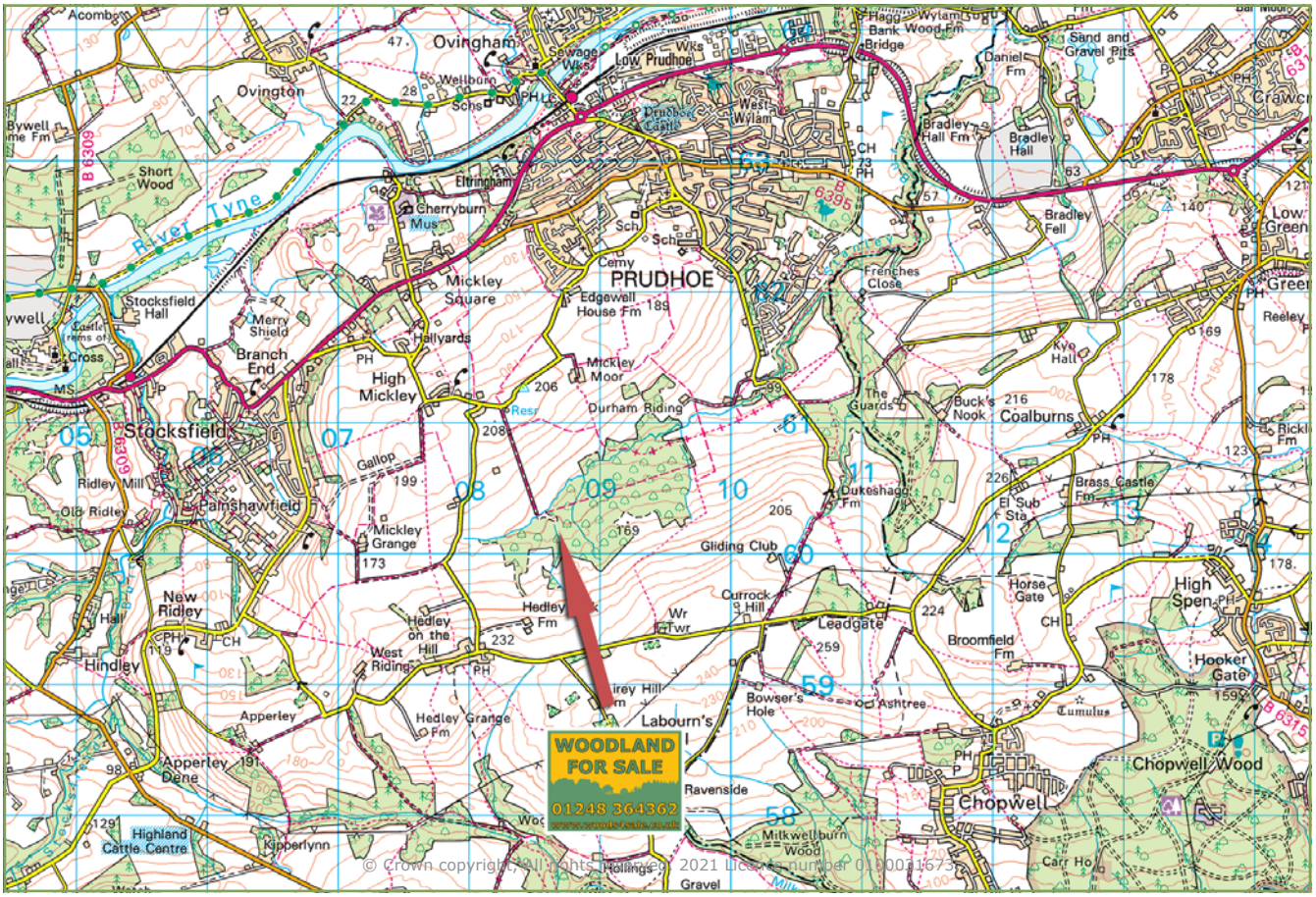
Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

Contact

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

Lumleys Copse, Stocksfield, Northumberland





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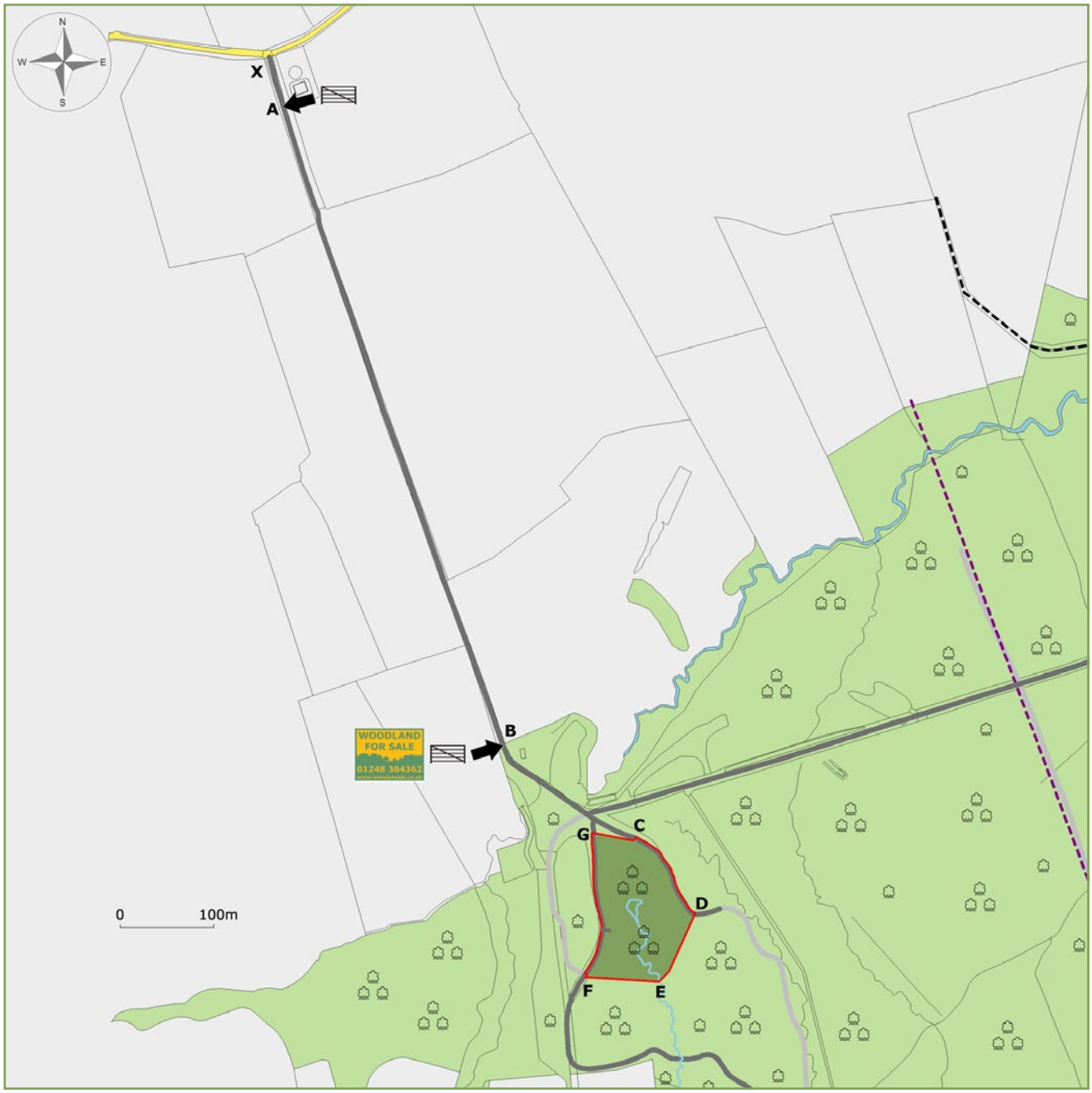

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Legend

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

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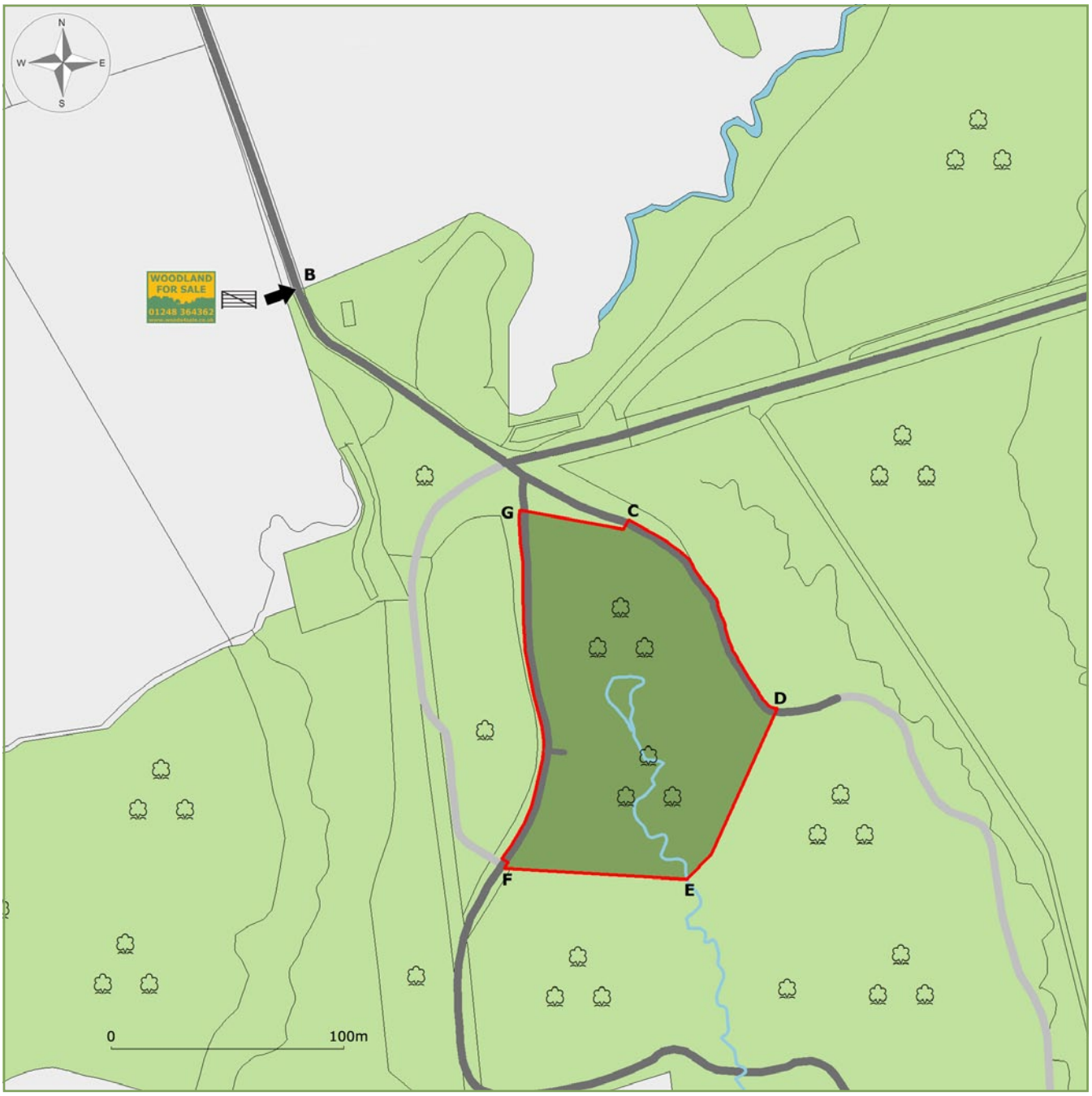

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