

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.



Lyne Wood

Widdrington, Northumberland. Mixed broadleaves 20 minutes north of Morpeth. 1.48 acres freehold for £22,500

A pretty mosaic of trees and glades in a secluded location with excellent access.

SOLED

Lyne Wood, Widdrington, Northumberland



Description

Lyne Wood lies on the northwest side of larger mature woodland overlooking a stand of newly-planted broadleaves to the north. The wider woodland is surrounded by rolling farmland. Rothbury is about 20 minutes to the north and Morpeth a similar distance to the south. Newcastle is about 45 minutes by car.

This varied little wood harbours dense thickets, single stems and delightful open glades. The mature areas are principally composed of oak and birch plus the occasional elm and Norway spruce. A variety of woody shrubs occupy the under-storey including hawthorn, hazel and elder. Some younger mixed broadleaves occupy the northern fringes including willow and alder.

The signature elements of Lyne Wood are the most attractive meadow areas which were ablaze with bluebells when we visited.

Lyne occupies level and gently rolling terrain making for easy access to most parts. Tranquillity is pretty much assured in this private location, and the wider woodland has become something of a refuge for wildlife. Deer, badgers, hares and bats are all resident and the wood is invariably alive with birdsong. We also saw pheasant and woodcock and heard lapwing and curlew in adjacent fields.

The woods are served by a substantial and well-proven track from the public road. This connects with a newly constructed track in the wider woodland suitable for 2WD, leading to a private parking spur near the southwest corner of the wood.

If It Were Mine

The first job would be to control the bracken. I would use mechanical means (rather than chemical) to ensure the swathes of bluebells beneath were not

damaged. That apart, this little corner of paradise is ready for immediate enjoyment....early summer BBQs among the bluebells...camping in the glades. You get the picture!

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:
- Entrance off public road (X): NZ 227 946
- Centre of wood: NZ 213 934
Nearest postcode: NE61 5DW

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

- Head north out of Morpeth on the A197.
- One mile after Ulgham (and just before entering the village of Widdrington Station), turn left onto the unclassified road signed for Stobswood and Felton.
- Drive for exactly one mile to arrive at a metal field gate next to a lone ash tree on your left. Park in the parking area opposite, clear of all gates (sorry we do not provide keys for viewings).

Lyne Wood, Widdrington, Northumberland



- Walk or cycle south on the track (marked as a Restricted Byway) for 500 metres, then turn first right (**Y**), shortly after a length of wooden railing over a culvert.
- Continue west for 1,000 metres and then take the first left turn (**Z**).
- Continue south for a further 500 metres then turn right (**A** at the corner of young woodland), then left after 120 metres onto the new stone track at **B**.
- Walk round the wooden gate at **B** and follow the track ahead for 250 metres to enter the mature woodland at **C**.
- Lyne Wood is on your left after this point.

Lyne wood is over 2 km from the public road. A bicycle will greatly assist viewing.

Boundaries

- The west and north boundaries (**CDE**) are the line of a derelict fence inside the woodland edge.
- The east boundary (**EF**) is marked by a line of white-topped posts.
- The south boundary (**CF**) the south side of the hard 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 **XYZABC**.
- A right of way is reserved to others over the route **CF**.
- A shared maintenance clause covers all the shared

- rights of way, with liability according to use.
- There are no public rights of way in the woodland.

Fencing Liabilities

There are no fencing obligations.

Third Party Rights

An average (clawback) agreement, ending in 2044 exists whereby 20% of the increase in the value of the land attributable to securing planning permission for use or development (other than for agriculture or forestry) is payable to a previous 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.

Lyne Wood, Widdrington, Northumberland



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.

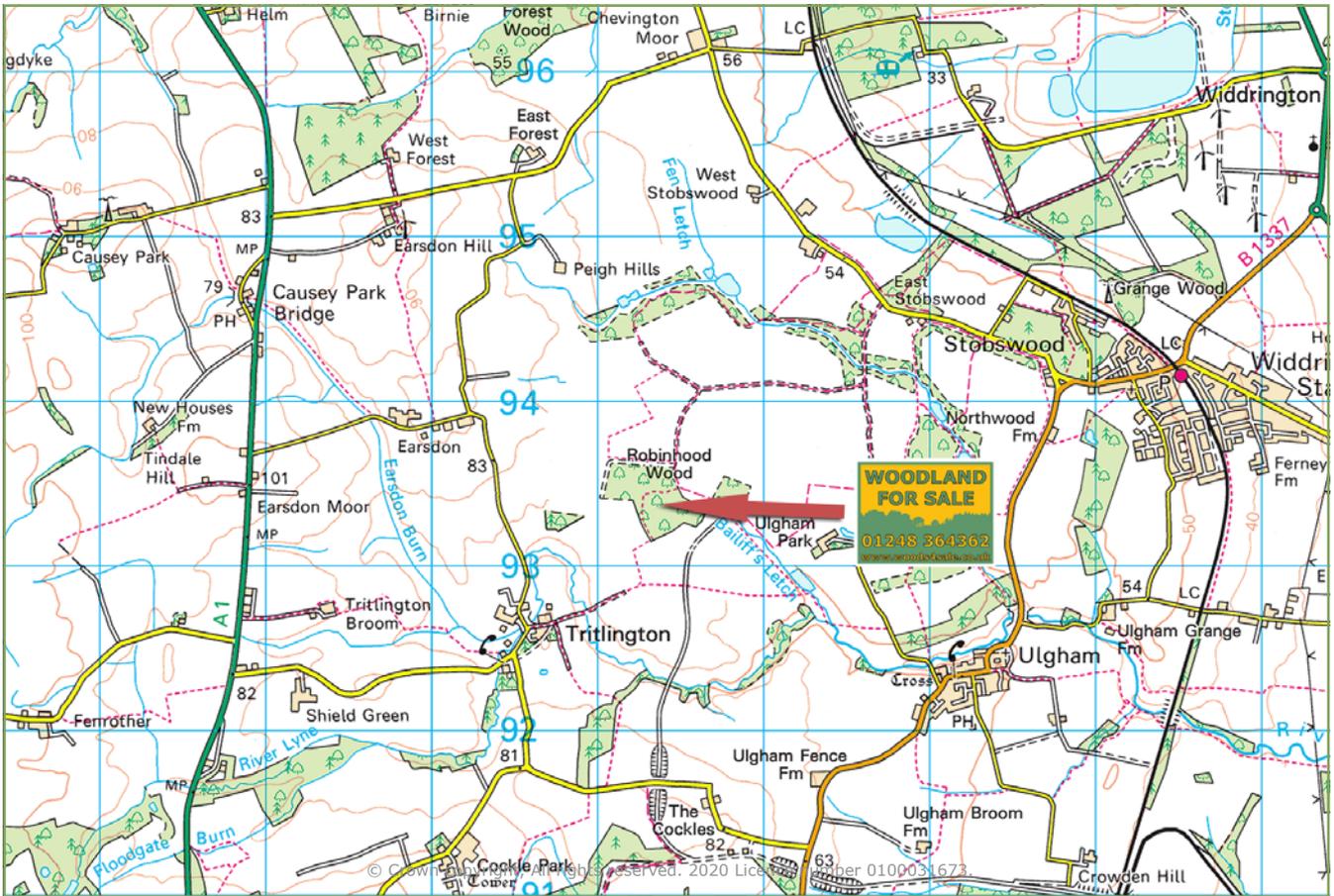
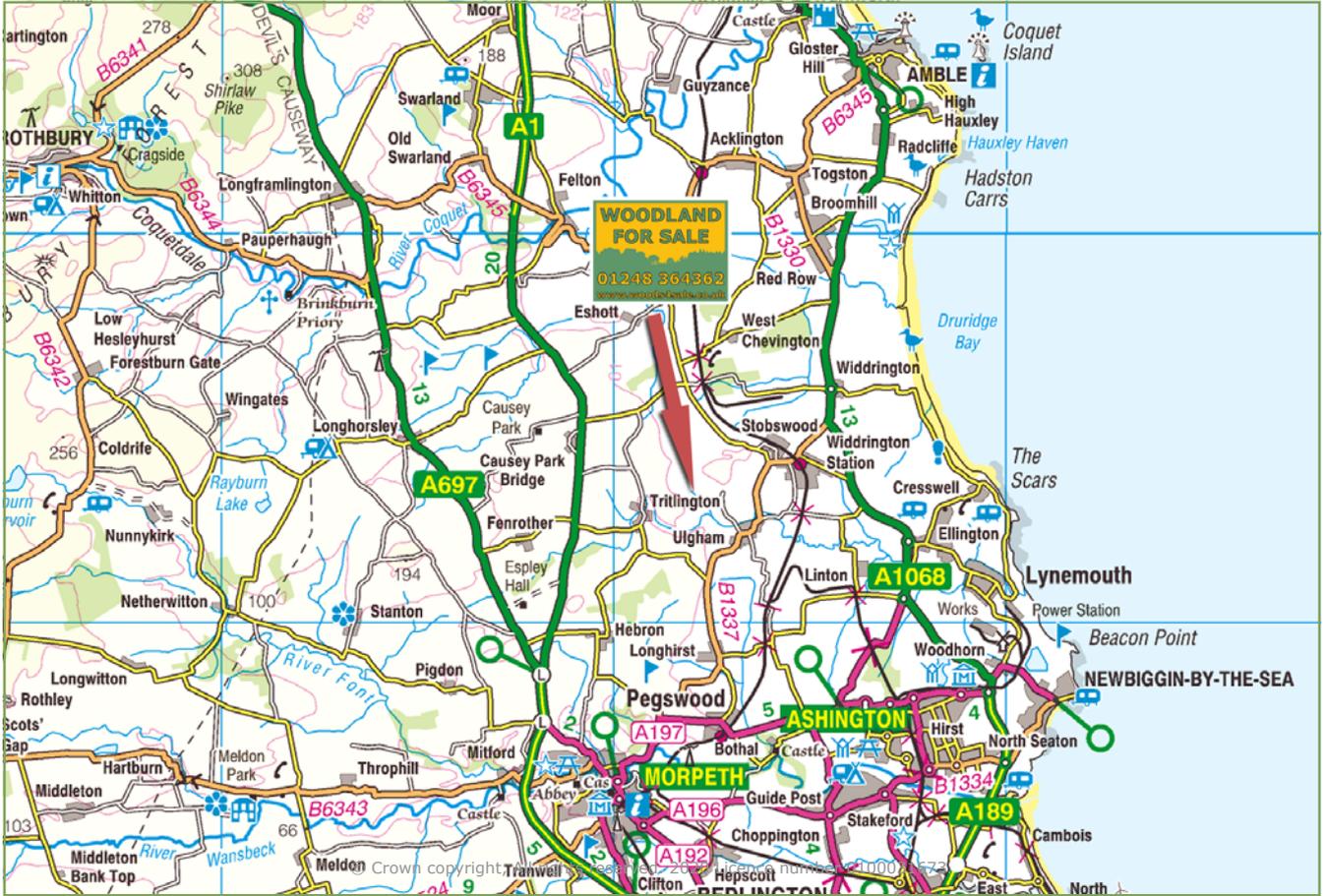
Woods4Sale Interest

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.

Lyne Wood, Widdrington, Northumberland

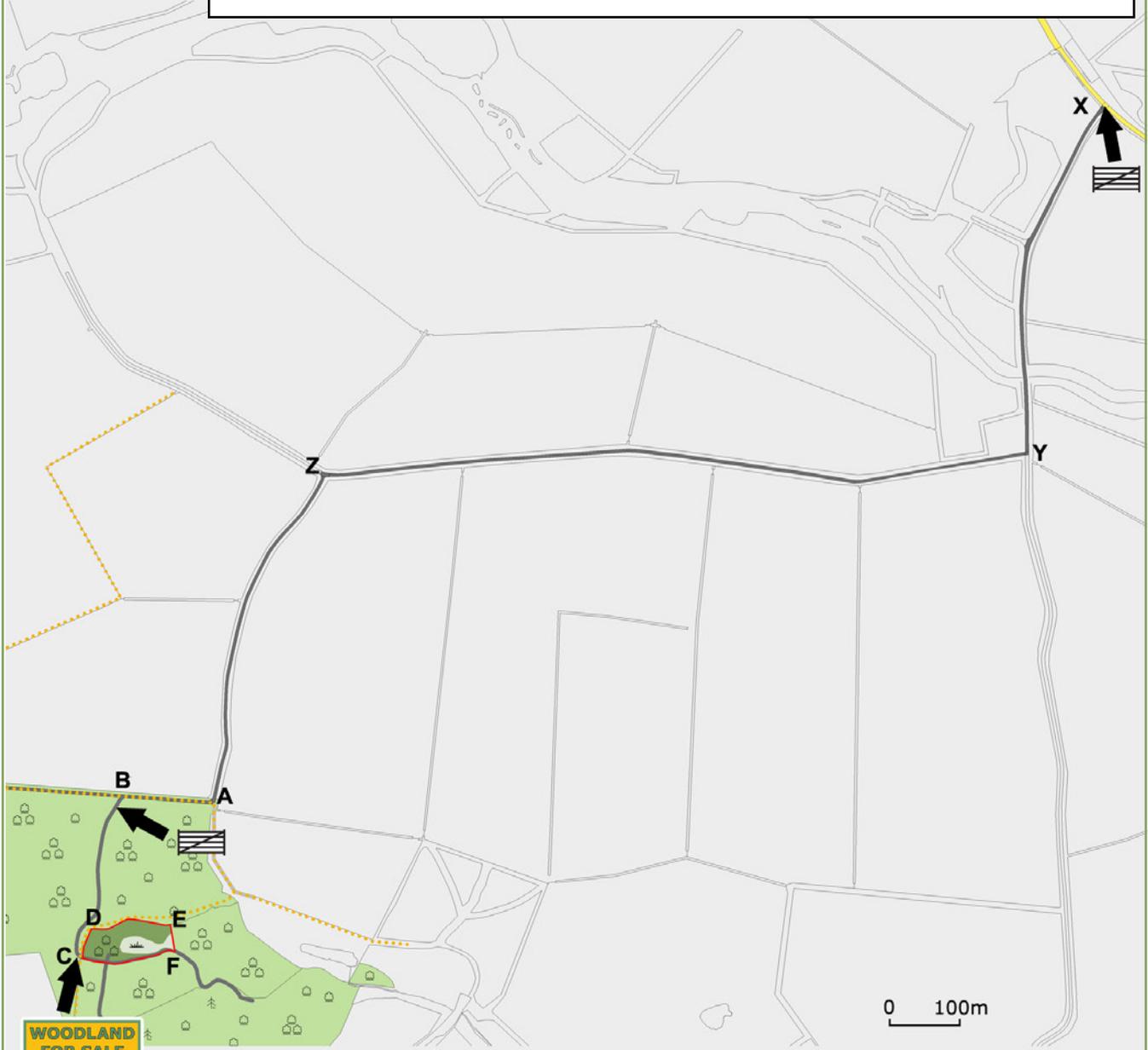


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Legend

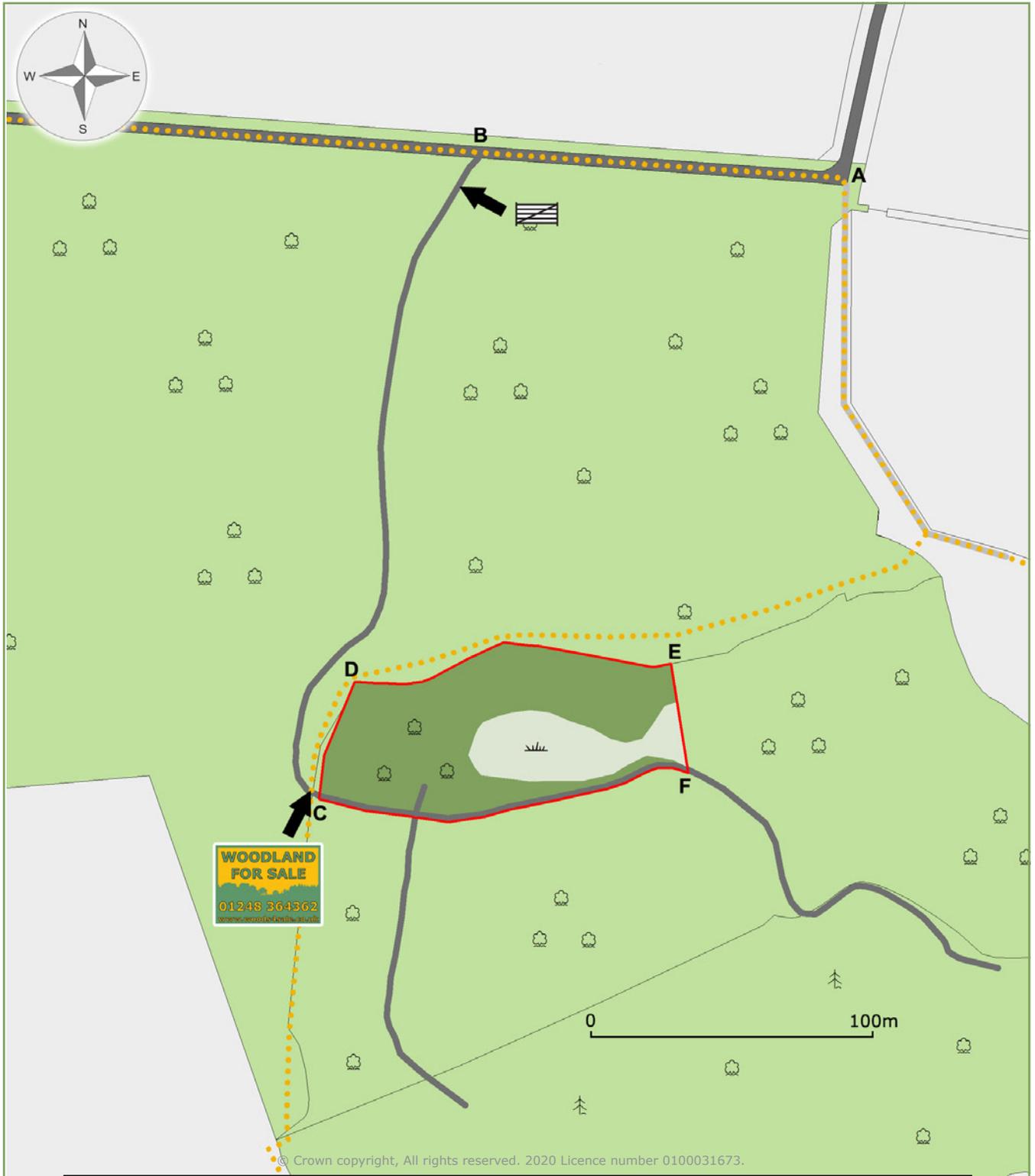
	Motorway		Hard Track		Woodland For Sale		For Sale Sign
	A Road		Unsurfaced Track		Other Woodland		Gate
	B Road		Bridleway		Paddock/Meadow		Broadleaf
	Minor Road		Public Foot Path		Paddock/Meadow		Conifer
	Unclassified Road		Public Byway				
	Railway		Path				
	Water Course		Wall				



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