

# WOODS 4 SALE

Phone: 01248 364 362  
[www.woods4sale.co.uk](http://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.



## Merlay Wood

Longhorsley, Northumberland. Maturing mixed woodland with a beautiful fringe of mature oak. 2.11 acres for £25,500 (freehold)

Mature oak, maturing stems and open glades with excellent access just east of Northumberland National Park.

## Merlay Wood, Longhorsley, Northumberland



### Description

Merlay Wood lies on level ground on the west side 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.

The wood is essentially composed of three parts; a small area of maturing spruce and larch in the southwest corner, lightly stocked birch glades to the north and a rather wonderful fringe of full canopy oak on the west edge. Other species present include hazel, willow and rowan.

The area is full of wildlife. Deer, foxes and badgers are all resident in the wider woodland. I saw nuthatch and tree-creepers when viewing and heard a wide variety of songsters along with the mewing of buzzards above. Red kites, kestrels and sparrow-hawks are also present.

A newly-constructed stone track gives car access all the way to a private parking spur at the southwest corner offering excellent access for maintenance across the entirety of this easily-managed wood.

Merlay really has a little bit of everything, with outstanding amenity, the prospect of a little silviculture and the opportunity of planting to further enrich this already vibrant habitat.

### If It Were Mine

I camped in the oak glades when surveying this wood. Utterly delightful!

The conifers would benefit from a thin. I'd also want to do some planting of native fruit-bearing trees and shrubs in open areas on the north side to further encourage wildlife.



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:

- Roadside gate: NZ 113 964

- Centre of wood: NZ 110 961

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 takes 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**) (sorry, but we do not give

## Merlay Wood, Longhorsley, Northumberland



out keys for viewing) and follow the stone track along the field edge for 350 metres to double field gates leading into woodland (**A**).

- Climb the gates and continue on the stone track straight ahead for about 350 metres to a gentle left bend where the track dips and crosses a small stream (**B**).
- Merlay Wood is on your right after this point.

### Boundaries

- The west boundary (**DE**) is believed to be the earth bund just inside the field edge stock fence.
- The north boundary (**BE**) is marked by white-topped posts.
- The east boundary (**BC**) is the east side of the hard track marked by blue-topped posts.
- The south boundary (**CD**) is the south side of the hard track marked by red-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 **XAB**.
- A right of access is reserved to others over the route **BCD**.
- 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

The western field edge fence is 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

## Merlay Wood, Longhorsley, Northumberland



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.

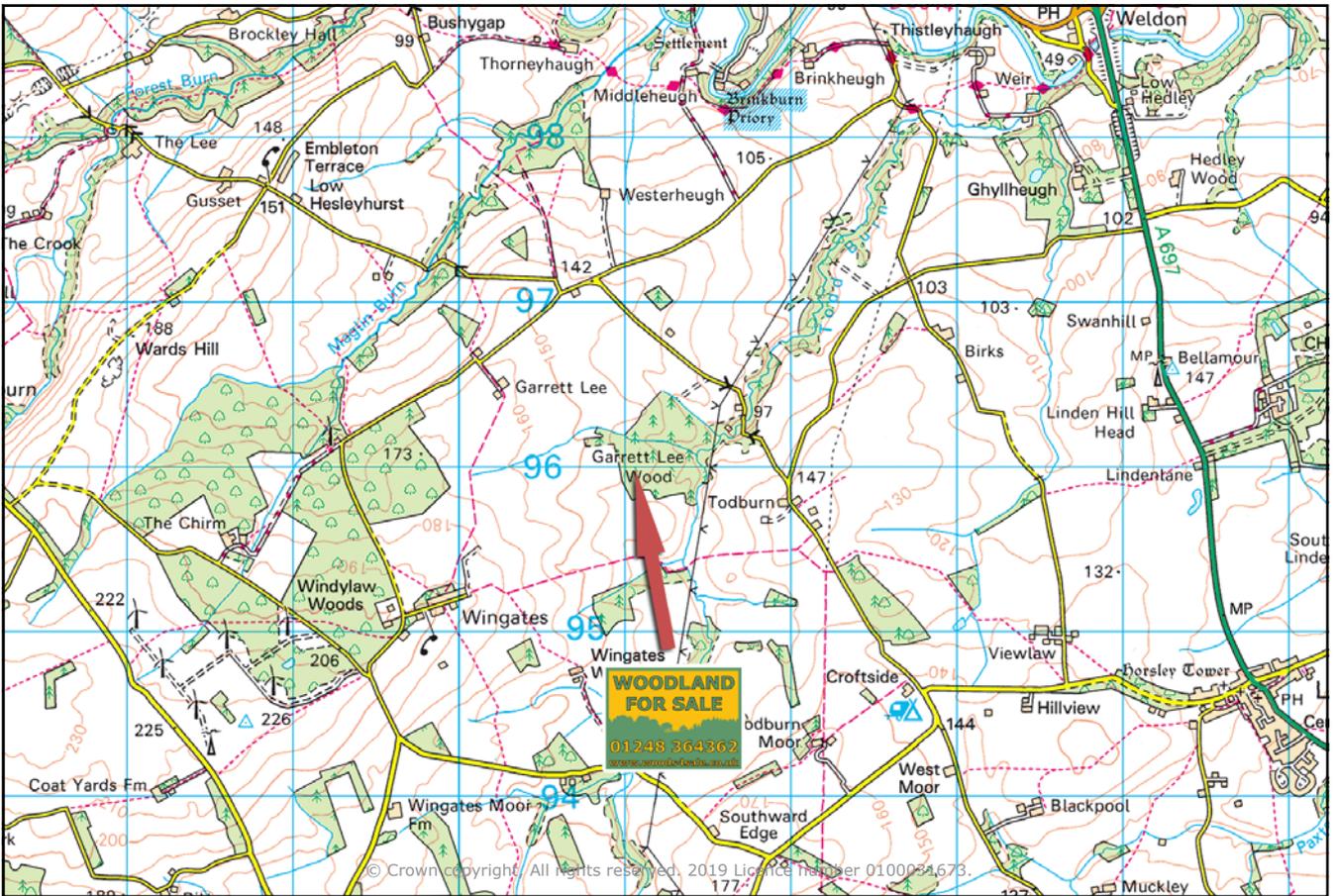
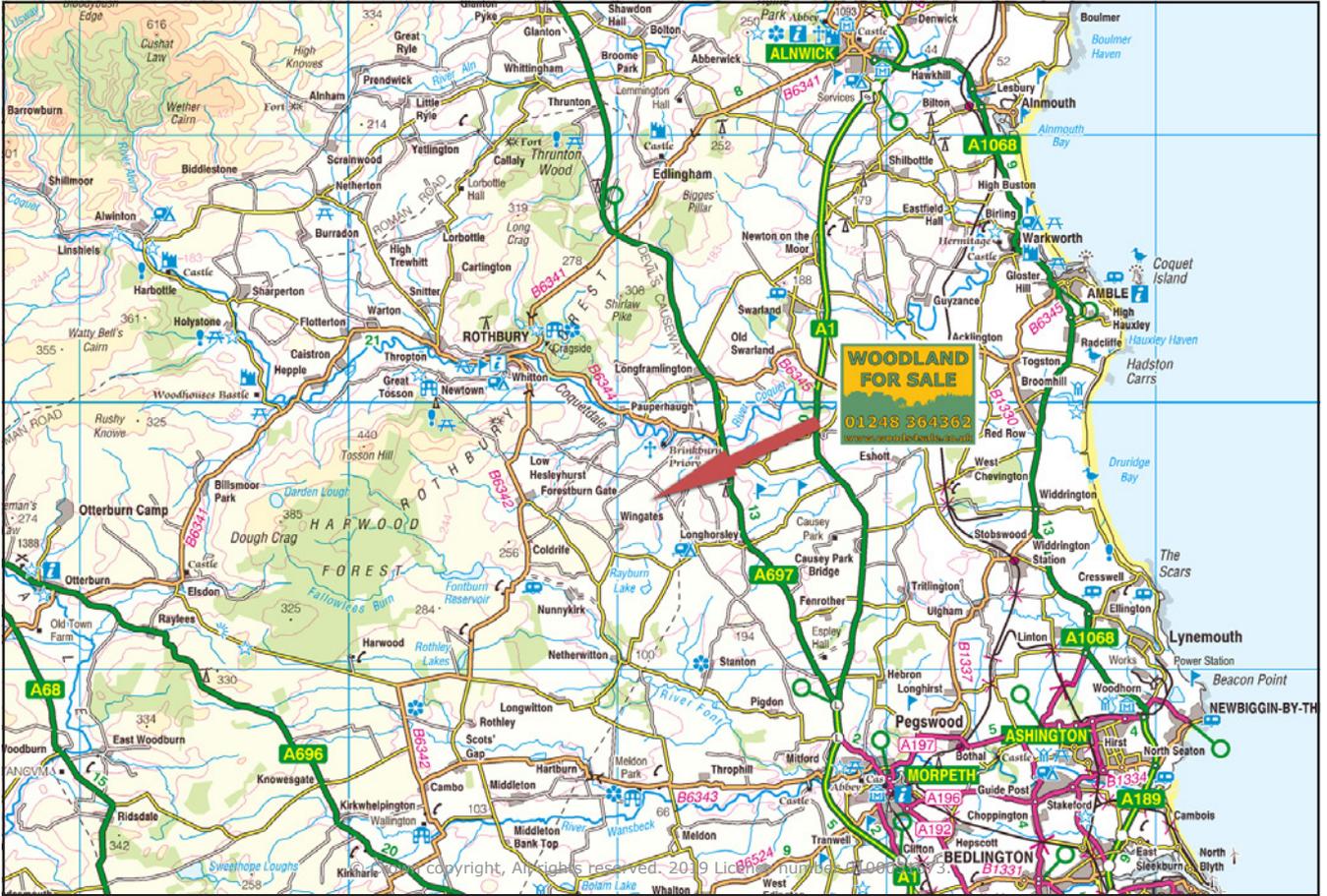
### **Woods4Sale Interest**

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](mailto:info@woods4sale.co.uk).

# Merlay Wood, Longhorsley, Northumberland

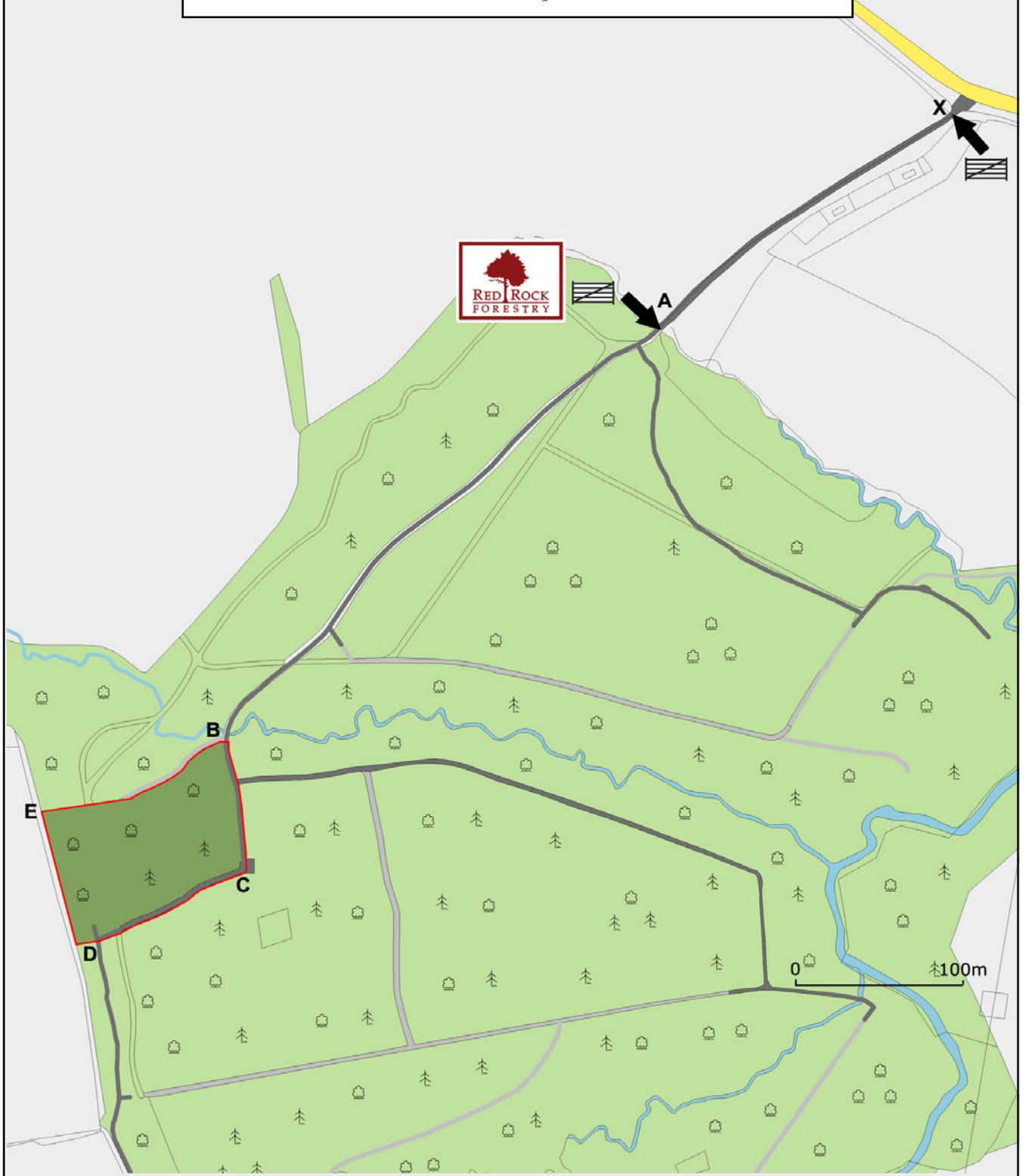


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# Merlay Wood, Longhorsley, Northumberland



Legend			
	Motorway		Woodland For Sale
	A Road		Other Woodland
	B Road		Paddock/Meadow
	Minor Road		Broadleaf
	Unclassified Road		Conifer
	Railway		Hard Track
	Water Course		Unsurfaced Track
			Bridleway
			Public Foot Path
			Public Byway
			Path
			Wall
			Woods4Sale Sign
			Manager's Sign
			Gate



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