

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.



Peal Wood

Longhorsley, Northumberland. 1.69 acres of mixed-age streamside woodland for £23,000 (freehold)

A variety of tree species of differing ages with open areas and water frontage.

SALE

Peal Wood, Longhorsley, Northumberland



Description

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

The wood has a central area of scattered mixed broadleaves and grassland fringed with maturing larch stems near the track on the south edge and some more mature hardwoods on the streamside which forms the north boundary. Species include oak, birch, ash, alder, holly, hazel and willow. In between are areas of scrub and pockets of grass and rush. A variety of woodland flowers are present including honeysuckle, foxgloves and bluebells.

The rich habitat in this small wood encourages a variety of wildlife with roe deer, foxes and badgers all resident in the vicinity. 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.

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

Peal Wood's varied habitat belies its modest size and should give the purchaser plenty of scope for enjoying a variety of woodland pastimes.

If It Were Mine

I would thin some of the streamside stems to admit some light and also respace the denser areas of larch and birch by the trackside. I would then seek out a site for camping, possibly enhanced with a small deck. I'd also flail the bracken to encourage the

ground flora beneath.

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 115 965

- Centre of wood: NZ 115 962

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 A697.
- 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

Peal Wood, Longhorsley, Northumberland



gateways.

- Climb the field gate (**X**) and follow the stone track to the woodland entrance gate (**A**).
- Enter the woodland via the personnel gate (**A**) and follow the track to your left for about 140 metres until you see a line of orange-topped posts to your left (**B**).
- Peal Wood is on your left after this point.

Sorry, but we do not give out keys for viewing.

Boundaries

- The northeast boundary (**DE**) is the far bank of the stream.
- The southeast boundary (**CD**) is marked by red-topped posts.
- The southwest boundary (**BC**) is the northeast side of the hard track.
- The northwest boundary (**BE**) is marked by orange-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 **XABC**.
- 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 fencing obligations.

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

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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.

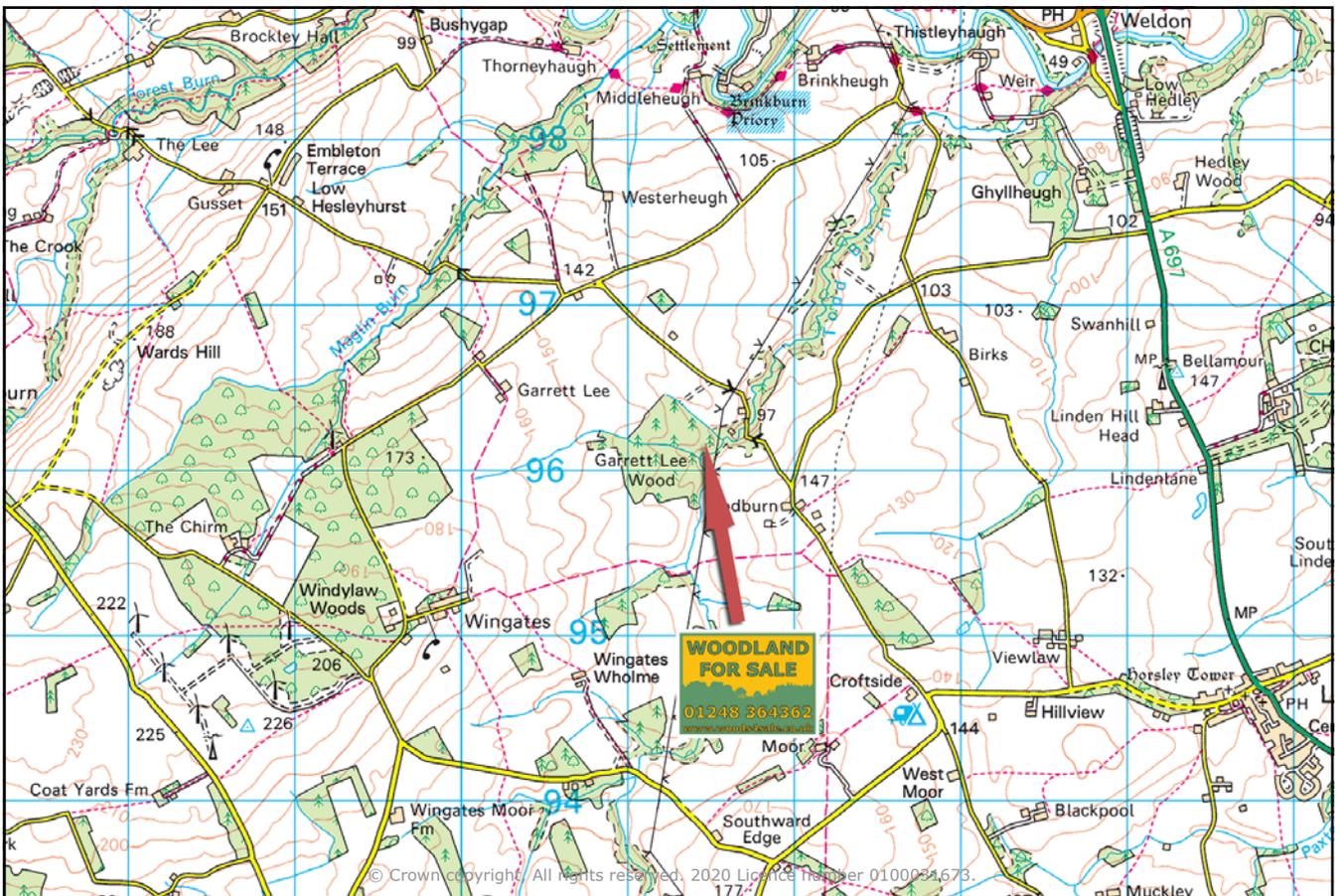
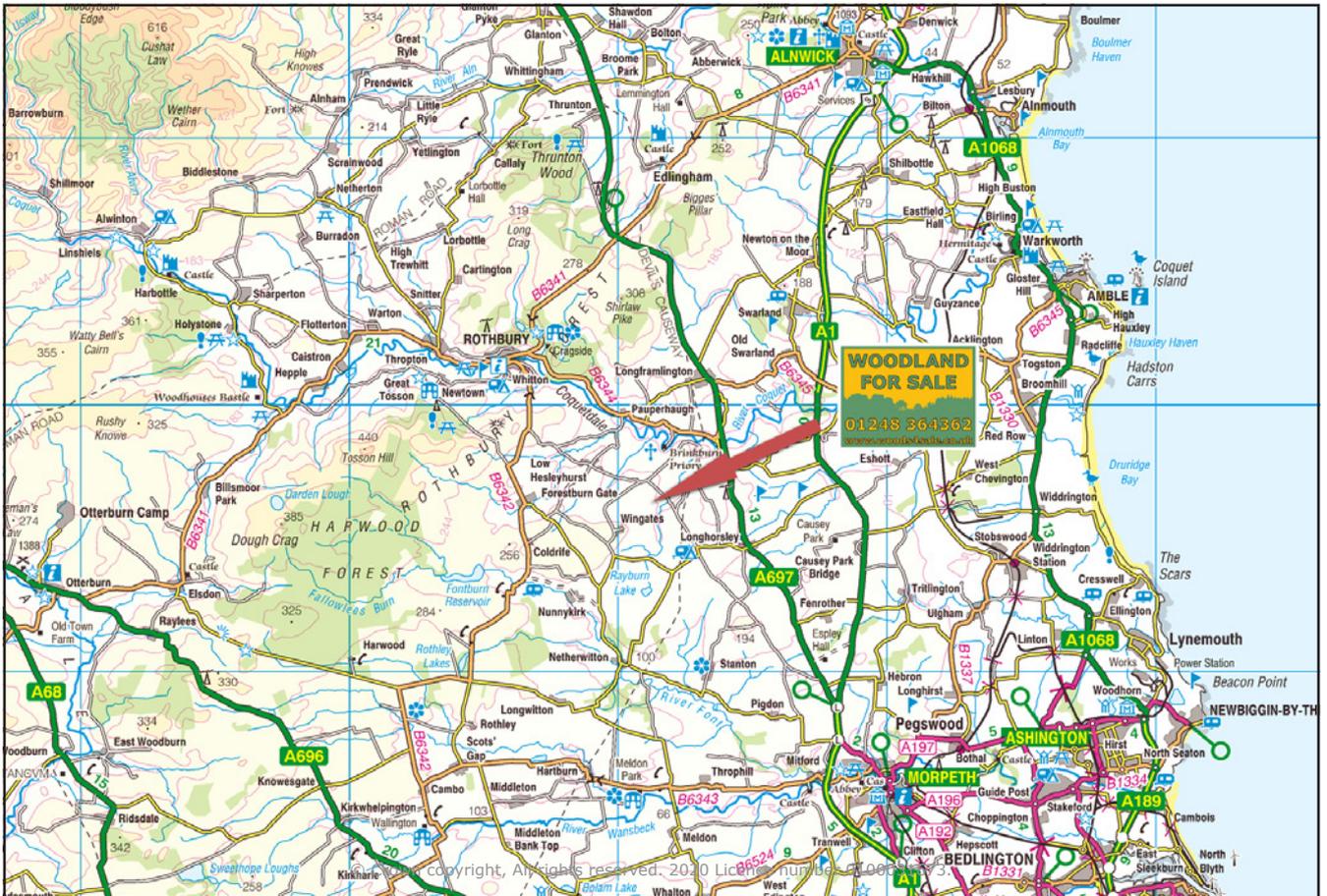
Woods4Sale Interest

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.

Peal Wood, Longhorsley, Northumberland



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