

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.



Pottsden Wood

Stocksfield, Northumberland. An extensive and private broadleaf woodland half an hour from Newcastle city centre. 14.13 acres for £87,500 (freehold)

A mosaic of mature hardwoods, woody shrubs and open ground on gentle slopes with good access.

Woods4Sale Ltd. Jubilee Chapel Church Lane Huxley Chester CH3 9BH UK

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Pottsden Wood, Stocksfield, Northumberland



Description

Pottsden Wood lies on the bright southern edge of a substantial broadleaf woodland known as Hyons Wood, two miles southwest 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 wood occupies level and gently-sloping ground bisected by a few shallow gullies, some of which carry seasonal water-flows. The terrain is also pock-marked with indentations – the only evidence that this area was actively mined until the middle of the last century. It is now a green haven occupied by deer, badgers and a wide variety of birds.

The wooded areas are primarily composed of mature birch within which are a number of oak, beech and ash. There are also a few alder, rowan and willow especially on the northern fringes. The sub-canopy is dominated by hazel, hawthorn and holly bushes along with patches of gorse. There are also several open glades of varying size making Pottsden a bright and airy property.

The wood is served via a well-found stone track that leads to a private parking spur at the west end of the wood. There is a secondary (unsurfaced) access leading to the east side.

This sizeable and private property offers a wide range of future projects to the incoming owner, while demanding very little in the way of immediate management requirements.

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 varied vegetation cover in Pottsden offers plenty of scope for diversifying the habitat. I'd look to control the bracken in the open areas which would not only enhance amenity but would also allow a development of the herb layer beneath. I'd also free the young oak where overshadowed by larger stems.

Planting a variety of native trees and shrubs would enrich the habitat and I might also take advantage of the seasonal streams to create a pond or two. The larger size of Pottsden also invites a little rough shooting with plenty of pigeon and the occasional pheasant and woodcock.

Family recreation days, evening BBQs and overnight camps are definitely on the menu. I stayed overnight when surveying the wood – blissful! Whatever your inclination there's no shortage of management and recreation options here.

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).

Pottsden Wood, Stocksfield, Northumberland



What3Words

Entrance: [///campsites.classed.blank](#)

Centre of wood: [///radically.puppy.breezes](#)

Ordnance Survey Grid References

OS Landranger Series Sheet No: 88

- Entrance (**A**): NZ 082 611
- Centre of wood: NZ 090 600

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). Sorry we do not give out keys for viewings.
- 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**) cross the hardstanding and then take the first hard track up to your right (**C**) heading south into a wooded area.
- Continue for about 500 metres to the end of the hard track (**D**).
- Pottsden Wood is now ahead of you.

Pottsden Wood is almost a mile from the public road. A bicycle may assist viewing access.

Boundaries

- The northwest boundary (**DE**) is marked by a line of orange-topped posts.
- The east boundary (**EF**) is the east side of the unsurfaced track indicated by blue-topped posts which may be off set by a short distance.

- The southeast and southwest boundaries (**FGHJD**) are the field edge stock fences.
- **Note:** The title technically extends southwest of the fence **GHJ** into the adjacent field as indicated on the plan. The stated sale acreage in these particulars excludes this area (which measures 0.34 acres).

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 routes **XABCD** and **CKE**.
- 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.
- Note: The unsurfaced track **KEF** is close to and overlies a main gas pipeline. Vehicular use should be checked with Northern Gas Networks. The main stoned track crossing at **K** has been re-enforced.

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

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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.

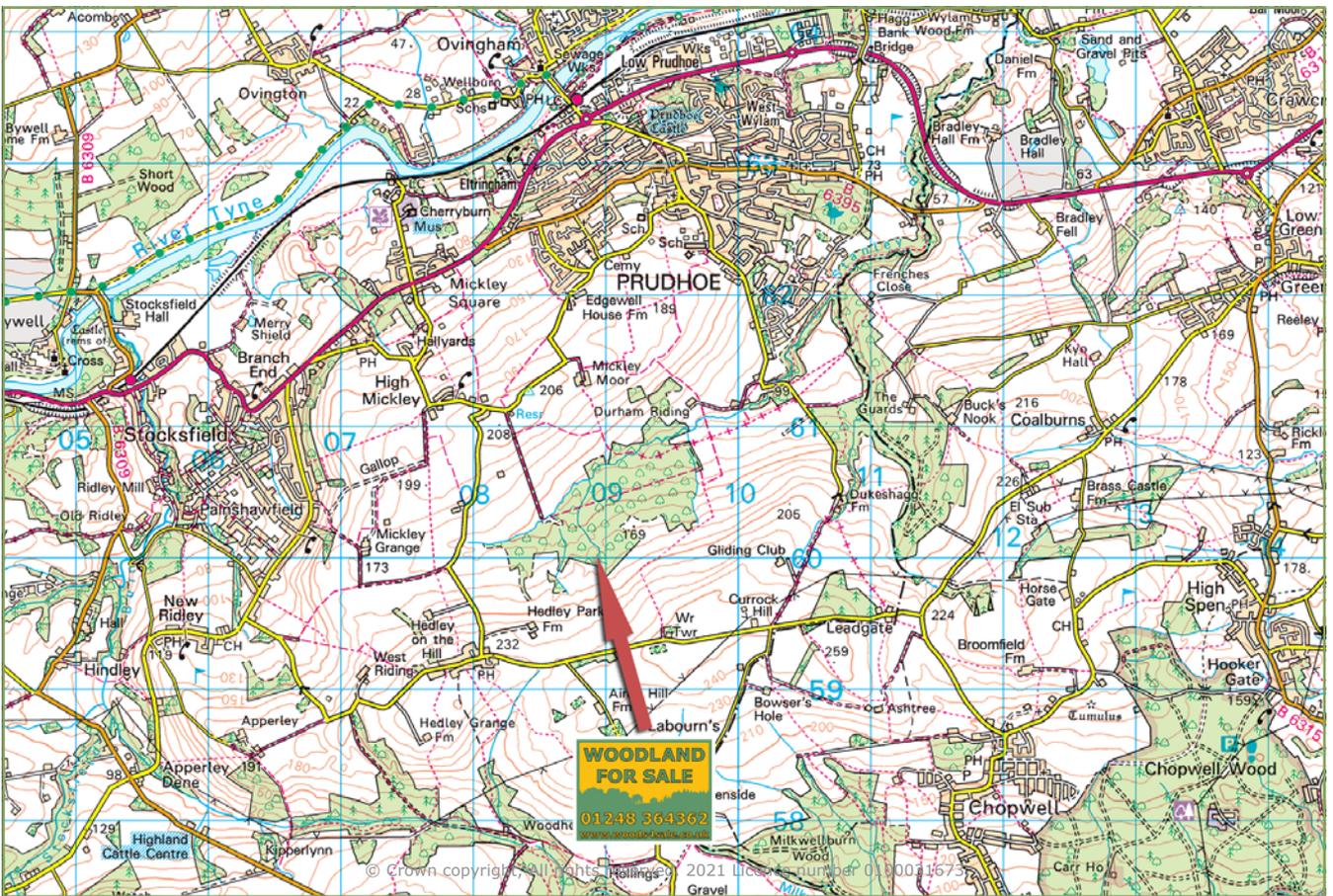
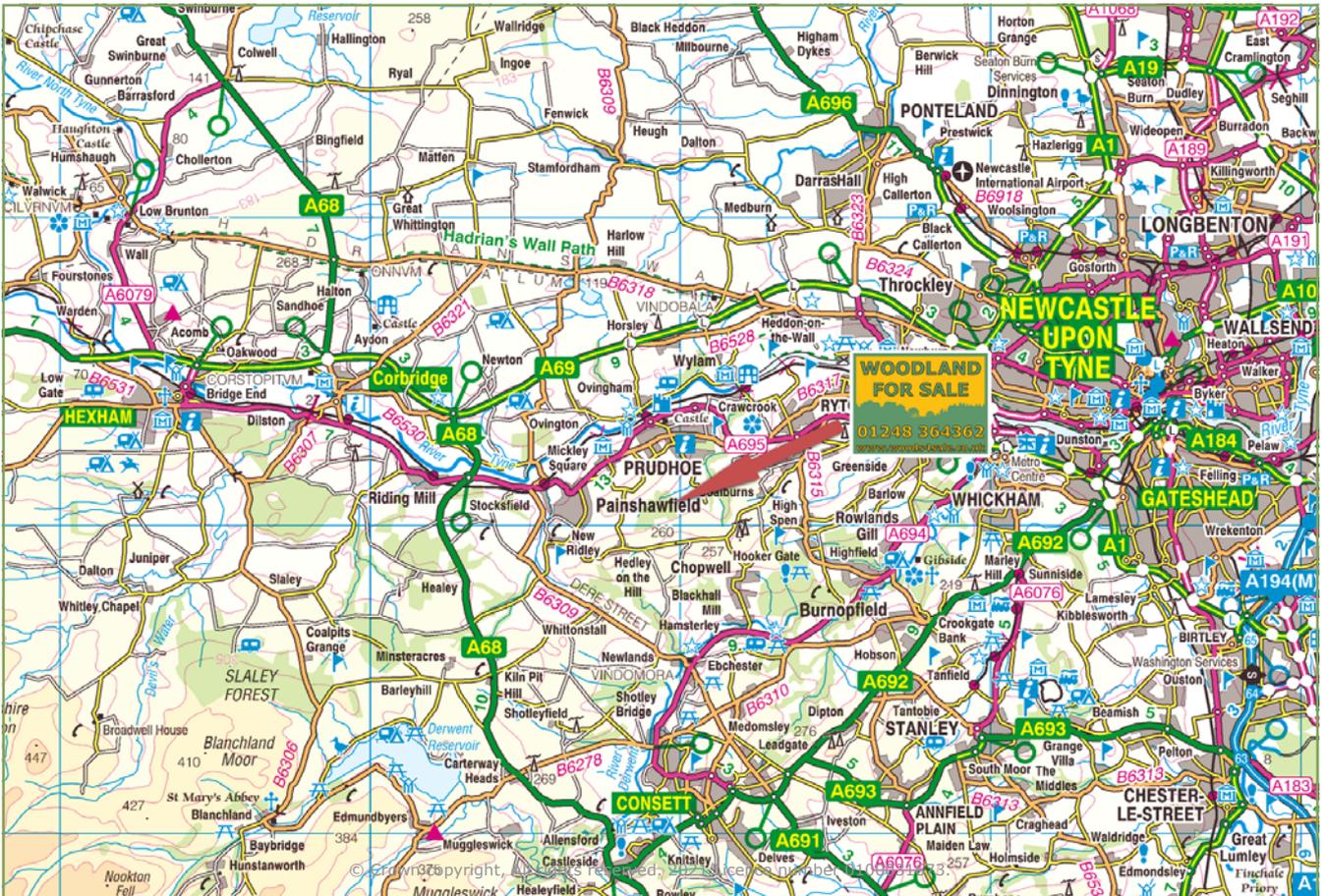
Note

Plans, areas and particulars are for reference only. 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

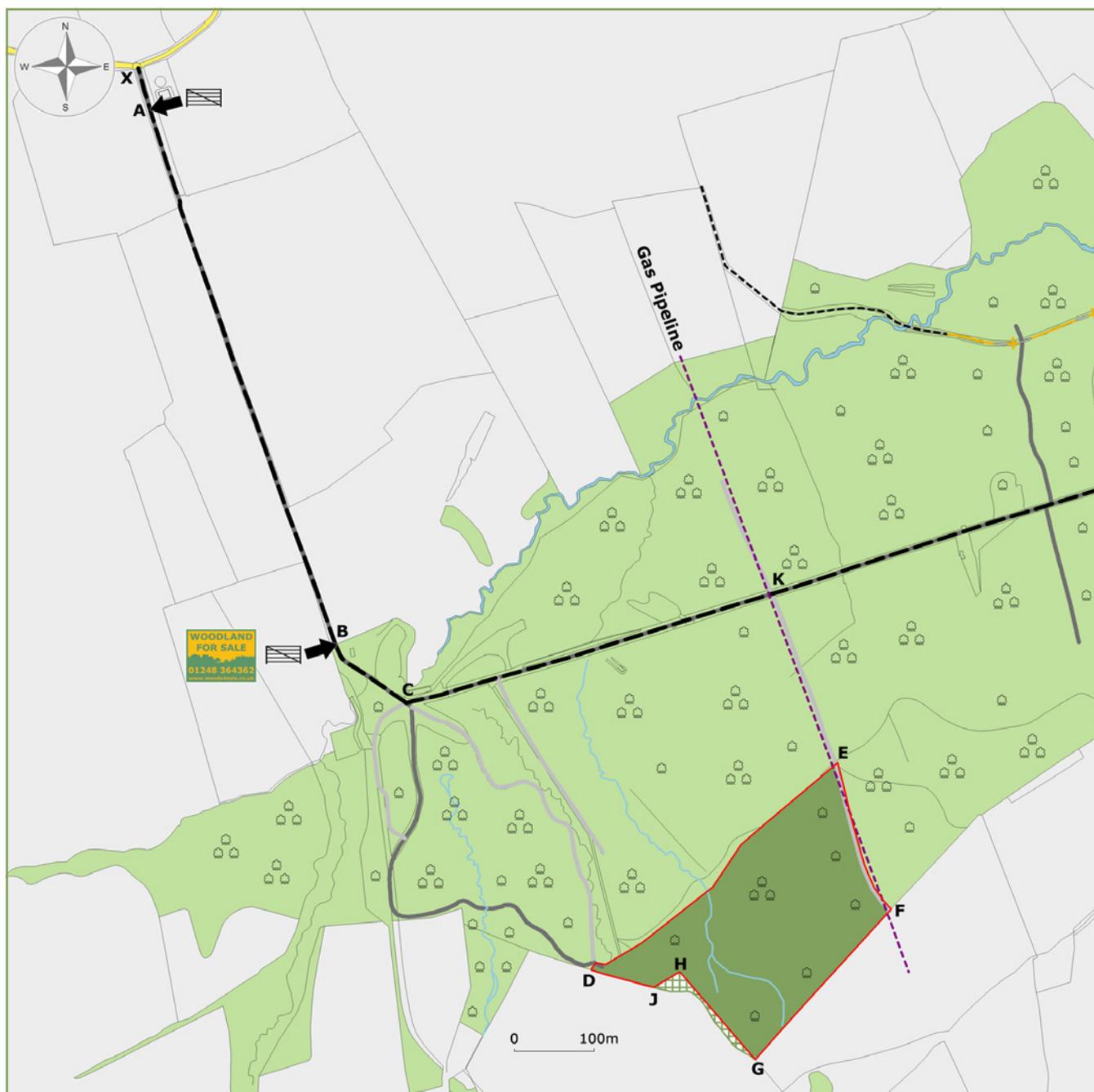
Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

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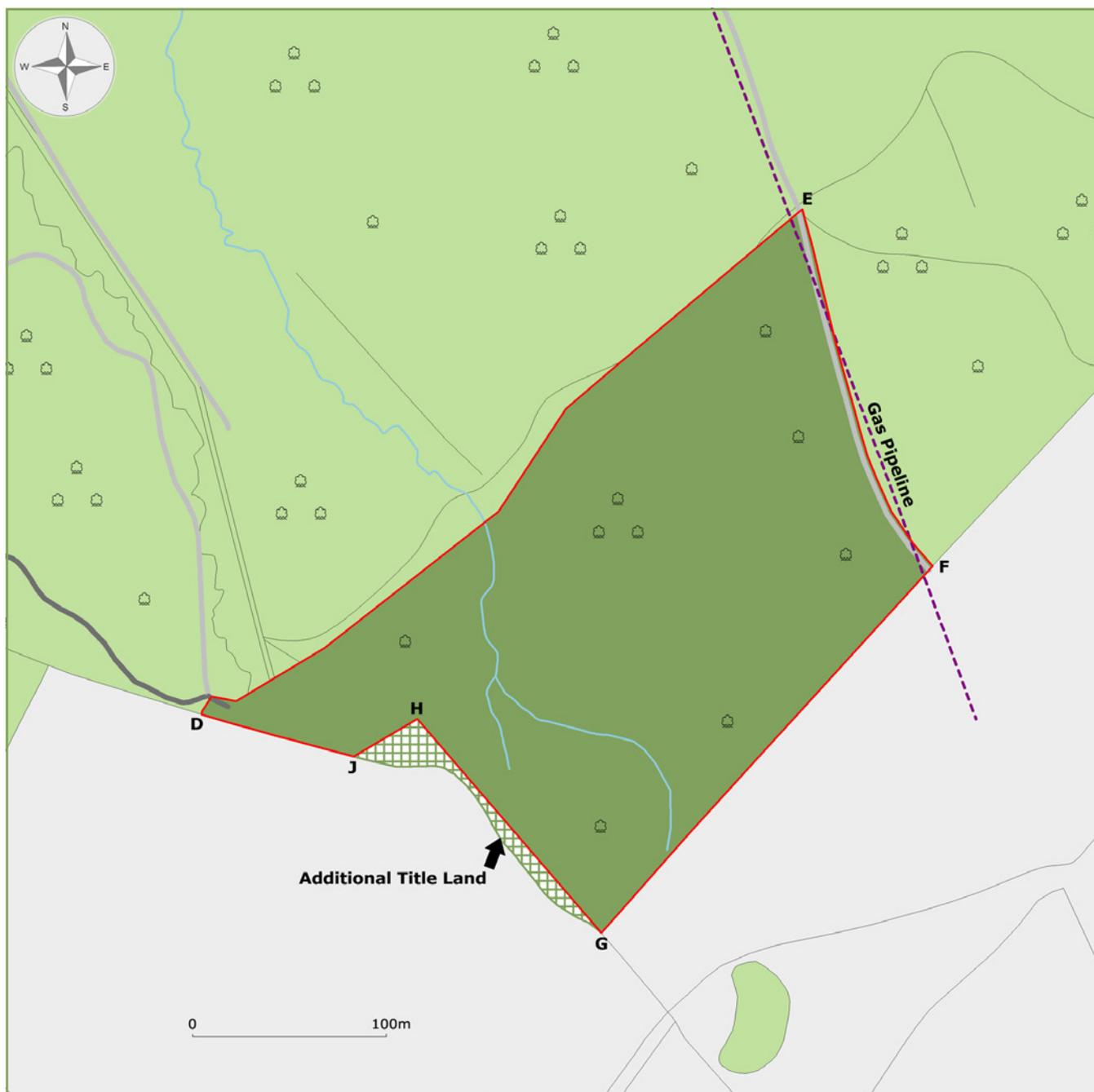


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Legend

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 Footpath		Conifer
Unclassified Road	Public Byway		
Railway	Path		
Watercourse	Well		

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