

# WOODS 4 SALE

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[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.



## Reivers Wood

Longhorsley, Northumberland. Maturing mixed stands in the heart of a larger gated woodland. 3.13 acres for £27,000 (freehold)

Mid-rotation spruce and birch, with 2WD access just east of Northumberland National Park.



## Reivers Wood, Longhorsley, Northumberland



### Description

Reivers Wood lies on level ground towards 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 previous conifer crop was felled about 15 years ago. Restocking was achieved by a mixture of planted spruce and natural regeneration resulting in an attractive mosaic of spruce and birch plus occasional rowan, larch and willow.

The area is full of wildlife. Deer, foxes and badgers are all resident in the wider woodland. A range of songsters frequent the canopy, while red kites and buzzards patrol above.

A newly-constructed stone track gives car access all the way to a parking area on the west side of the wood, which coupled with the level terrain also promises easy management and extraction of woodland produce.

Reivers offers affordable access to ownership of a wood with plenty of promise situated in a most private and attractive corner of Northumberland.

### If It Were Mine

I would thin the entire stand favouring both the best conifer stems and the most promising birch. This should create a woodland that is both visually attractive (with more light entering the canopy) and of enhanced timber quality. I would tie this in with the creation of a meandering path through the wood – perhaps connecting with a small clearing towards the centre for private recreation.

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 111 961

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 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 gateways.
- Climb the field gate (X) (sorry, but we do not give out keys for viewing) and follow the stone track

## Reivers Wood, Longhorsley, Northumberland



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 400 metres until you see a hard track to your left (**B**).
- Continue south for a further 50 metres to reach the parking spur (**F**). Reivers Wood is on your left.

### Boundaries

- The west boundary (**BF**) is the east side of the hard track and (**FE**) a woodland ride, both marked with blue-topped posts.
- The north boundary (**BC**) is the south side of the hard track marked by white-topped posts.
- The east boundary (**CD**) is the west side of the grass ride marked by red-topped posts.
- The south boundary (**DE**) is the north side of the grass ride marked by white-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 and for all purposes over the routes **XABC** and **BF**.
- 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 take the woodland off the market and we will not accept any other offer.



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### 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

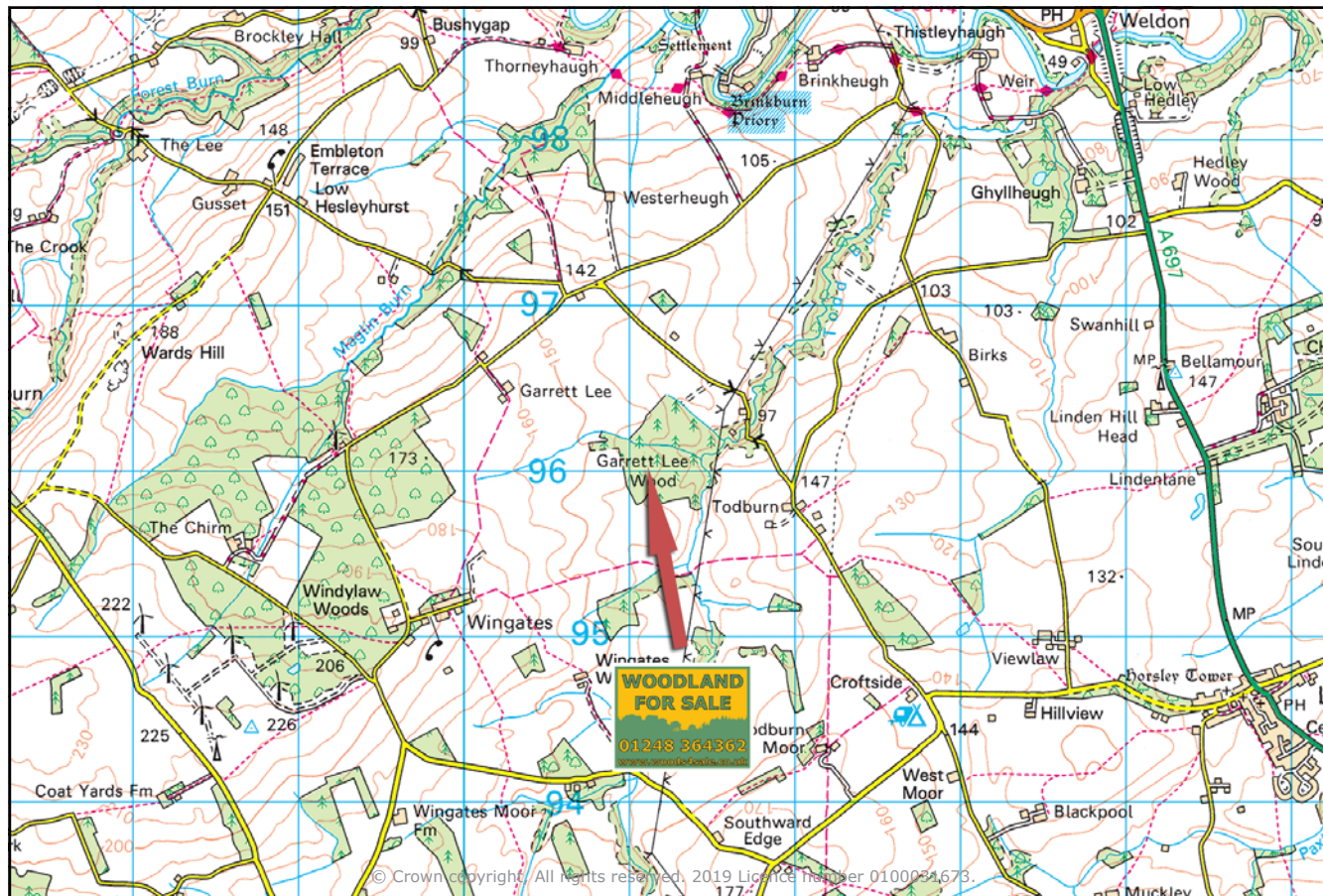
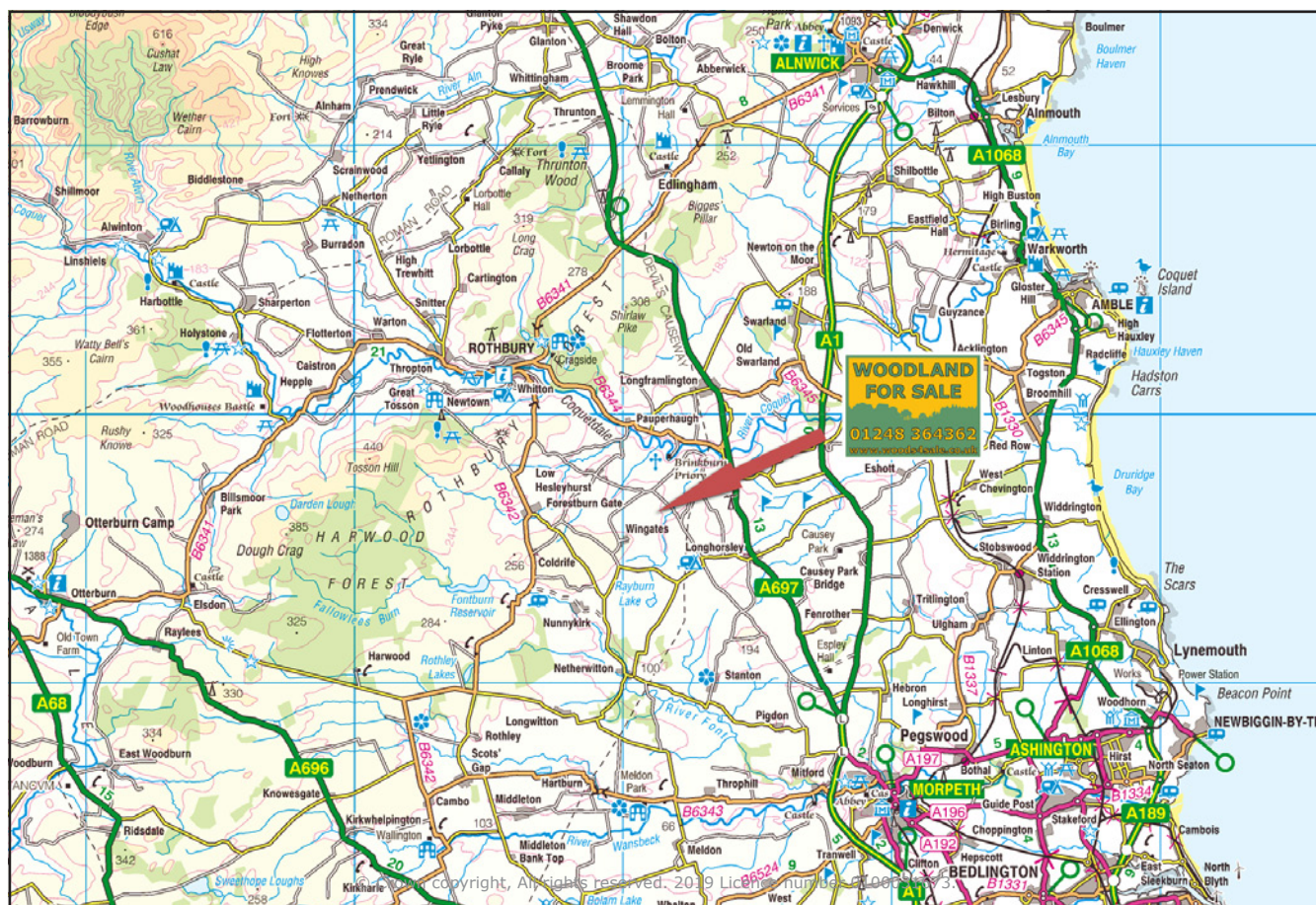
Woods4Sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.

### 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).



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