

WOODS 4 SALE

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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.



Riddells Copse

Longhorsley, Northumberland. Mixed waterside woodland.
4.82 acres for £44,000 (freehold)

A secluded and varied woodland of pole-stage conifers, scattered broadleaves and streamside grassland.

SALE

Riddells Copse, Longhorsley, Northumberland



Description

Riddells Copse lies on moderately sloping terraces on the east side of a larger gated woodland just outside Northumberland National Park, midway between Morpeth and Rothbury. This secluded location is just 5 miles from the A1, giving easy access to Newcastle which is some 40 minutes to the south.

The wood is essentially composed of three parts; a young stand of larch on the upper northwest side, a mid-terrace of woody shrubs and young trees, and an area of riverside grassland by Todburn. Riddells is generously favoured with water frontage on three sides. A pylon line clips the east side of the wood. The nearest pylon is over 100 metres from the woodland boundary.

The previous crop of conifers was felled about 18 years ago. It appears that larch then regenerated naturally producing a young stand of varying density on the west side. The middle area below became populated with woody shrubs plus a scattering of larch and occasional broadleaves including oak, birch and hazel. Lower down the vegetation is predominantly grass and fern with patches of bluebells, bramble and emerging shrubs fringed by alder on the riverbank.

The area is full of wildlife with roe deer, foxes and badgers all resident. The open and varied composition of Riddells encourages a wide variety of birds. Nuthatch, tree-creepers and green woodpeckers (among many others) frequent the wider woodland along with red kites, kestrels and sparrow-hawks.

A newly-constructed stone track gives good car access, terminating in a private parking area on the north side of the wood. An unsurfaced track to the west and mid-south side gives good management access to other areas.

Riddells is a delightful and varied water-side woodland

offering plenty of opportunity for the new owner to further enhance its environmental credentials.

If It Were Mine

There is considerable scope to plant some native broadleaves in the more open areas while the lower riverside terrace is an obvious spot for quiet recreation – perhaps enhanced by the removal of a few alder from the streamside.

Some of the denser areas of larch would benefit from respacing.

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 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

Riddells Copse, Longhorsley, Northumberland



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 gateways.
- Climb the field gate (**X**) (sorry, but we do not give out keys for viewing) and follow the stone track to the woodland entrance gate (**A**).
- Climb the gate and follow the track to your left to its end (**C**).
- Riddells Copse is on your right.

Boundaries

- The north boundary (**BC**) is the north side of the hard track indicated by red-topped posts, and (**CD**) a line of blue topped posts.
- The northeast boundary (**DE**) is the centreline of a small stream.
- The southeast boundary (**EF**) is the southeast bank of the river and (**FG**) the centre line of the river.
- The southwest boundary (**GH**) is the centreline of a small stream.
- The northwest boundary (**BJ**) is the northwest side of the unsurfaced track marked by blue-topped posts and (**HJ**) a line of blue-topped posts running downslope to the stream.

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 **BC**.
- 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 is a positive covenant to maintain field-edge boundaries in stock-proof condition. This may affect the southeast (river-side) boundary.

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

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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.

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.

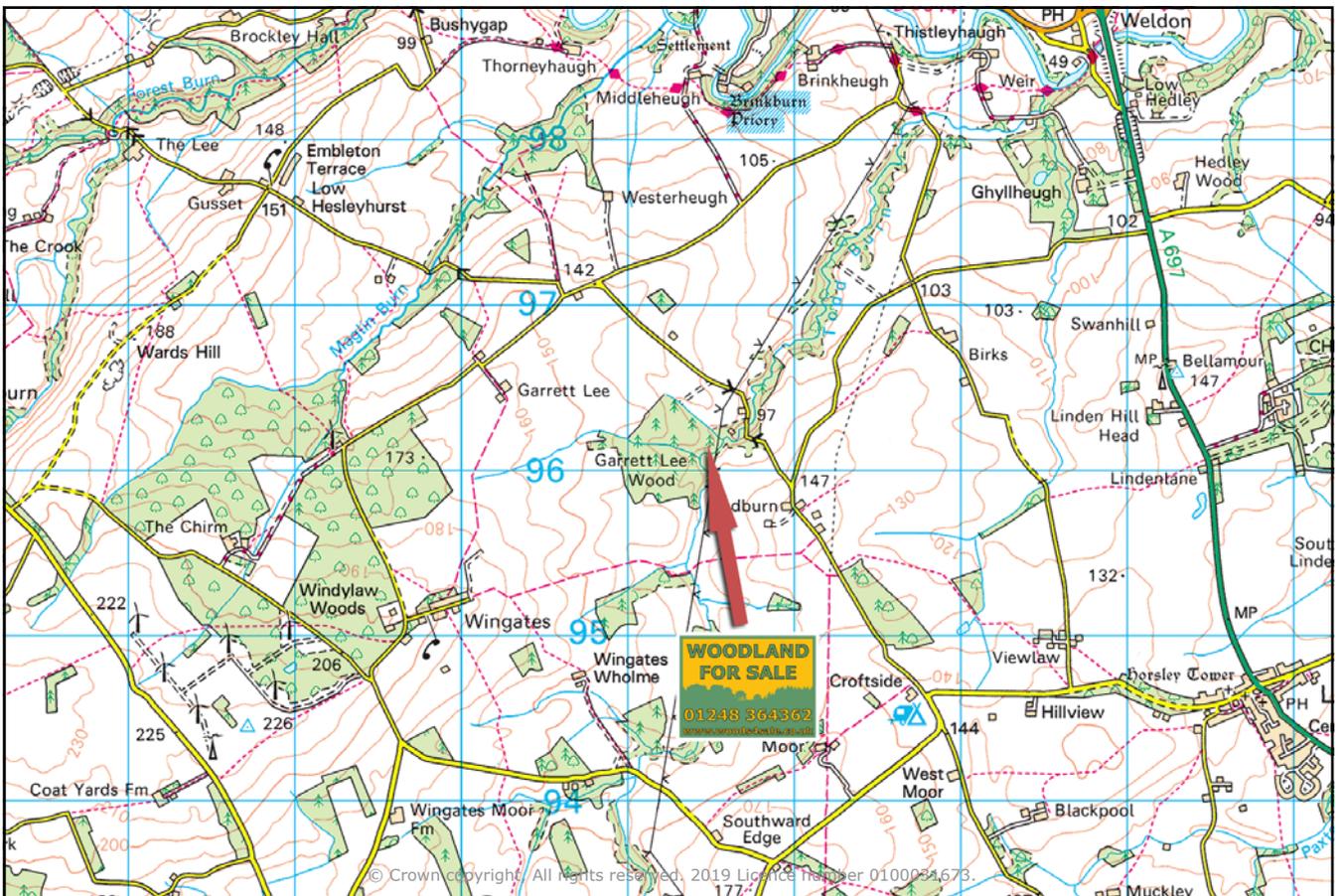
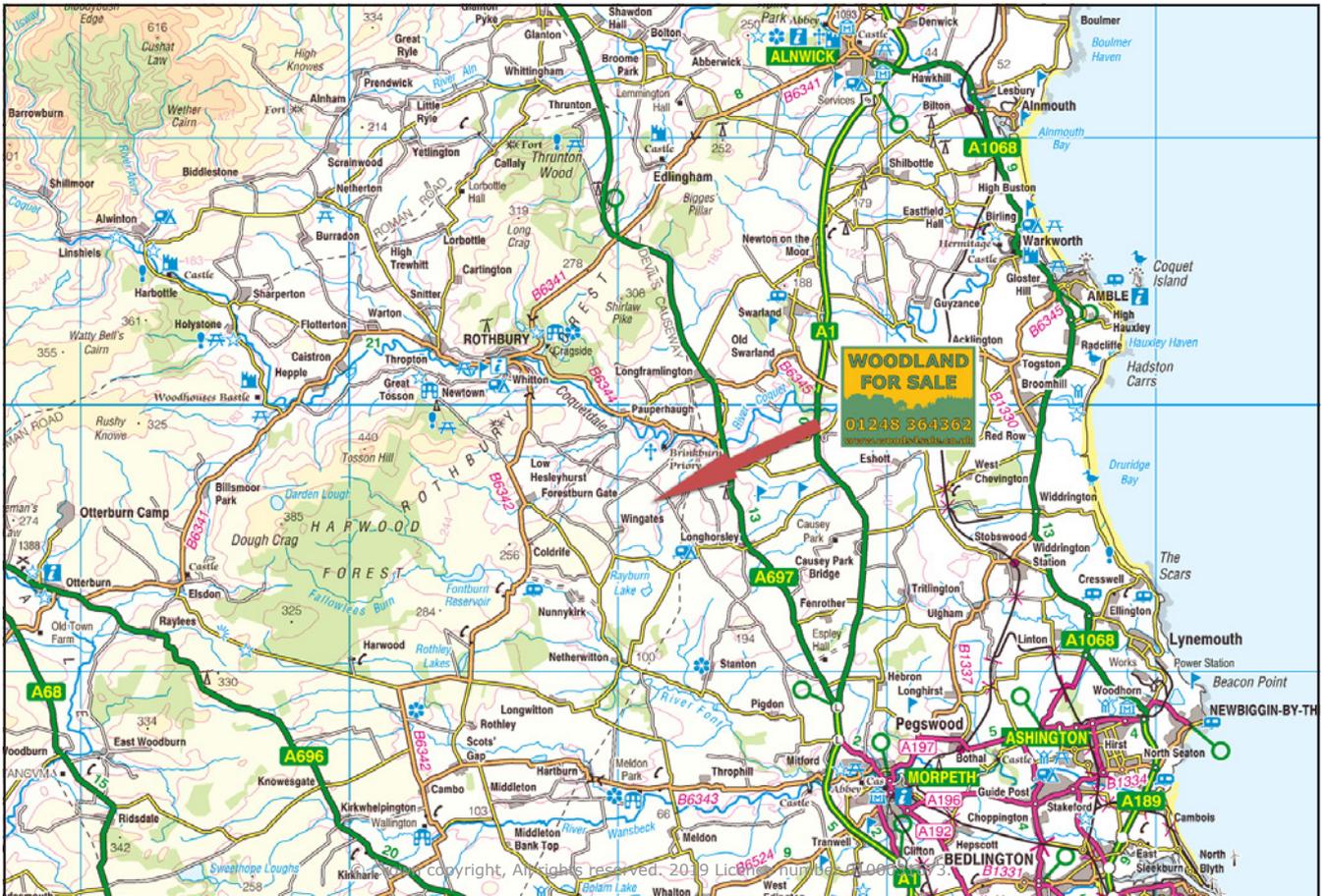
Woods4Sale Interest

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.

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