

WOODS 4 SALE

Phone: 01248 364 362
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.



Waysend Wood

Widdrington, Northumberland. Mature broadleaf woodland at the end of a private track about 20 minutes north of Morpeth. 3.32 acres freehold for £32,500

A variety of species and ages in a most private location but with excellent access.

Waysend Wood, Widdrington, Northumberland



Description

Waysend lies at the end of a long track on the east side of an island of mature woodland surrounded by wide open agricultural fields. Rothbury is about 20 minutes to the northwest and Morpeth a similar distance to the south. Newcastle is about a 45 minute drive.

The wood lies on level and slightly sloping ground with a gentle westerly aspect overlooking grazing land to north, east and south. Tranquillity is pretty much assured in this private location, and the wider woodland has become something of a refuge for wildlife. Roe deer, badgers and bats are all resident and the wood is invariably alive with birdsong. We also saw pheasant and woodcock and heard lapwing and curlew in adjacent fields.

Though not formally designated, Waysend has many of the hallmarks of ancient woodland with a lush ground flora of grasses, herbs, flowers and ferns including bluebell, dog's mercury, wood sorrel and wild garlic. Above this there is a rich shrub layer with abundant hazel, plus hawthorn, holly and elder, all vying for light with the emerging saplings from parent trees. The canopy above is a mix dominated by native species – oak, birch, ash and willow along with occasional elm and rowan.

The woods are served by a substantial and well-proven track which links with a newly constructed track within the woodland suitable for 2WD. There is a useful double-spur parking and turning area within Waysend.

There is no urgent management required, but the woodland enthusiast will certainly find plenty to occupy themselves in this attractive wood.

If It Were Mine

I might cut a circular path to better see the mammals and birds that take refuge here and perhaps fell the odd stem for the log store. Creating a small clearing for camping would also be on the cards.

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:
- Entrance off public road (X): NZ 227 946
- Centre of wood: NZ 216 933
Nearest postcode: NE61 5DW

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

- Head north out of Morpeth on the B1337.
- One mile after Ulgham (and just before entering the village of Widdrington Station), turn left onto the unclassified road signed for Stobswood and Felton.
- Drive for exactly one mile and then turn left through the metal field gate onto a hard track (X on the plan). The gate is opposite a parking area

Waysend Wood, Widdrington, Northumberland



and adjacent to a lone ash tree. PLEASE ENSURE THE GATE IS LEFT CLOSED.

- Drive south between open fields on the track for 500 metres, then turn first right (**Y**) shortly after some wooden railings over a culvert.
- Continue west for 1,000 metres and then take the first left turn (**Z**).
- Continue south for a further 500 metres then turn right (**A**), then left after 120 metres onto the new stone track at **B**.
- Continue for a further 530 metres (entering mature woodland) to the end of the track (**C**).
- Waysend Wood is now ahead of you.

Boundaries

- The west and northwest boundaries (**CD** and **CG**) are marked by blue-topped posts.
- The northeast boundary (**DE**) is a ditch adjacent to the stock fence.
- The southeast and southwest boundaries (**EF** and **FG**) are the field edge stock fences.

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 route **XYZABC**.
- A shared maintenance clause covers all the shared rights of way, with liability according to use.
- There are no public rights of way in the woodland.

Fencing Liabilities

There are no known fencing obligations.

Third Party Rights

An overage (clawback) agreement, ending in 2044 exists whereby 20% of the increase in the value of the land attributable to securing planning permission for use or development (other than for agriculture or forestry) is payable to a previous 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.

Waysend Wood, Widdrington, Northumberland



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.

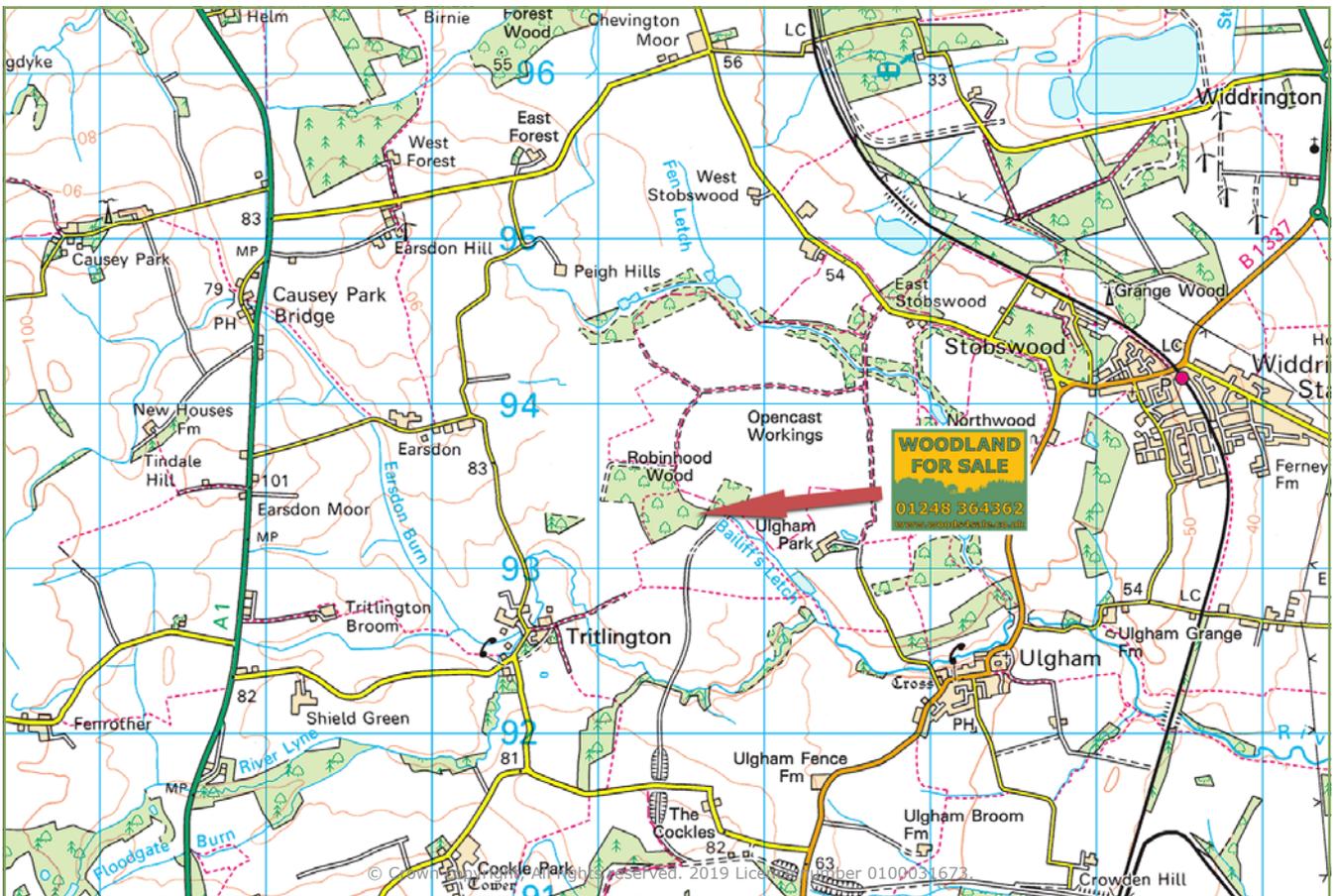
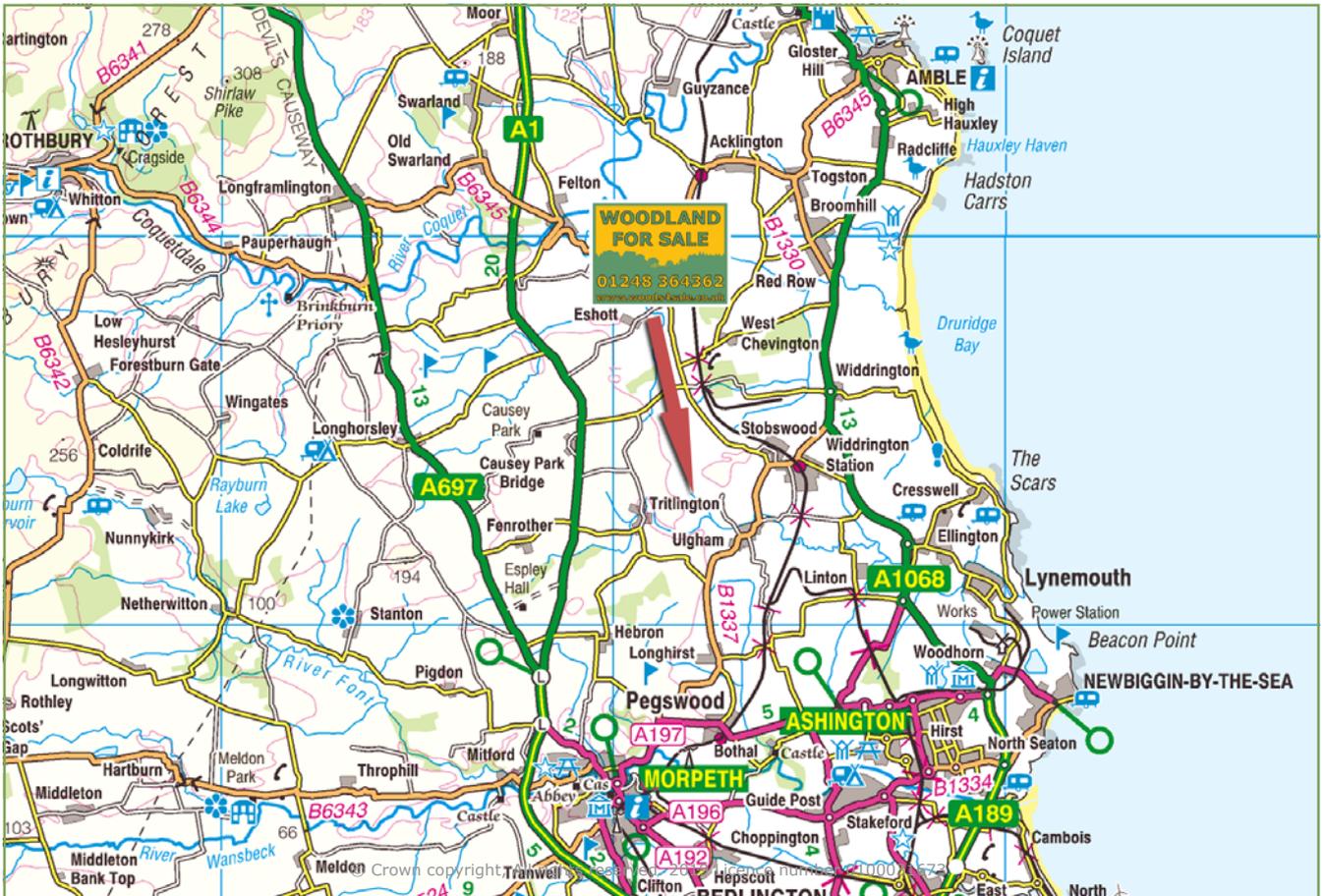
Woods4Sale Interest

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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