



Healey Wood, Stocksfield, Northumberland

6.28 acres, £58,000 (freehold)

Nearest postcode: NE42 5PD **OS Map No:** 88, NZ 082 611 **What3Words:** Main entrance **(A):** [///campsites.classed.blank](https://www.what3words.com/?q=///campsites.classed.blank)

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An attractive broadleaf wood with good access and stream frontage.

Healey Wood is part 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 has a gentle northern aspect and lies towards the base of a wide shallow valley with its north boundary incorporating a length of the Stanley Burn – a tributary of the River Tyne. It also has extensive frontage to a seasonal stream on its southeast side. A former mining area, the last coal left here some 70 years ago, since which time nature has reclaimed the territory. Roe deer, badgers and foxes all live here, as do a range of woodland songsters in the canopy above. The mew of buzzards is often heard in the day and the hoot of owls at night.

Healey Wood has a healthy mix of broadleaves many of which are native species. Birch, oak, ash, willow, holly, alder and sycamore are all to be found along with the occasional beech and elm. An understorey of saplings and woody shrubs including hazel, hawthorn and elder lies atop a woodland floor of soft grasses, ferns, and a variety of woodland flowers.

The wood is served by a well-found hard track. The length on the south boundary belongs to Healey Wood.

Conservation and quiet recreation are in prospect for the new owner of this pretty wood.

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.

Our Forester's Thoughts

Alastair says...

"I would want to create a hard standing area on the south side of the wood for parking and perhaps link this with a path through to a locus for camping deeper in the wood. Fallen deadwood will provide plenty of fuel for my campfire.

Conservation projects would appeal. Initially a scattering of bird boxes would encourage nesting and I might also try an owl box (as there are plenty of tawnies in the wider wood)."

Please remember some management operations require approval and/or a licence.

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You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Directions

- 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).
- Walk south down the track beyond the steel barrier for 800 metres to the woodland gate (**B**).
- Enter the wider woodland via the personnel gate (**B**).
- Cross the hardstanding and after 100 metres fork left at C onto the main central track.
- Continue for about 130 metres until you see a line of red-topped posts to your left (**D**).
- Healey Wood is on your left after this point.

Rights of Way

- *There is a right of way at all times for all purposes over the route **XABCD**.*
- *A right of access is reserved to others over the route **DH**.*
- *A maintenance clause covers all shared rights of way with liability according to use.*
- *The track on the south edge of the wood (**DH**) is a public bridleway.*



Boundaries

- The southwest boundary (**DE**) is a line of red-topped posts.
- The northwest boundary (**EF**) is the line of a derelict stock fence just short of the burn.
- The north boundary (**FG**) is the north bank of Stanley Burn.
- The southeast boundary (**GH**) is the line of a seasonal stream periodically indicated by blue-topped posts.
- The south boundary (**DH**) is the south side of the track.

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 contact us if you would like further information.

Fencing Liabilities

There are no fencing liabilities.

Restrictive Covenants

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.



Residential Planning Permission

You are extremely unlikely to get residential planning permission for this woodland.

Note

Plans, areas and particulars are for reference only. We cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves as to the condition of the land.

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How To Buy

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*
- *Please confirm how you will be funding the purchase and that you have cleared funds available*
- *The full contact details of your instructed solicitor (including name of company, contact name, email address, telephone number and full address)*

More information is available on our website where you will also find a list of recommended solicitors

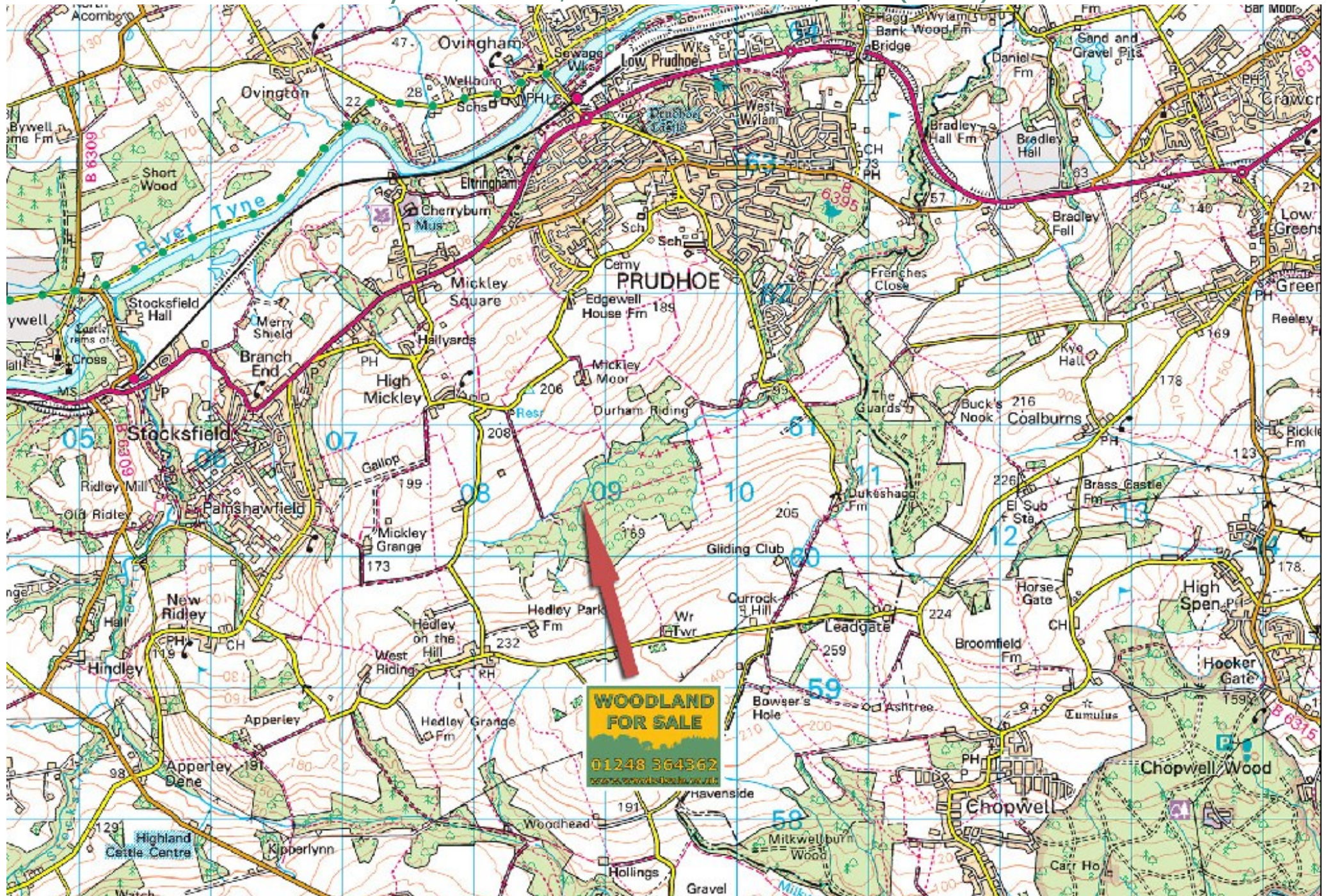
Third Party Rights

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 attributable to securing certain types of planning permission is payable to Harworth Estates.



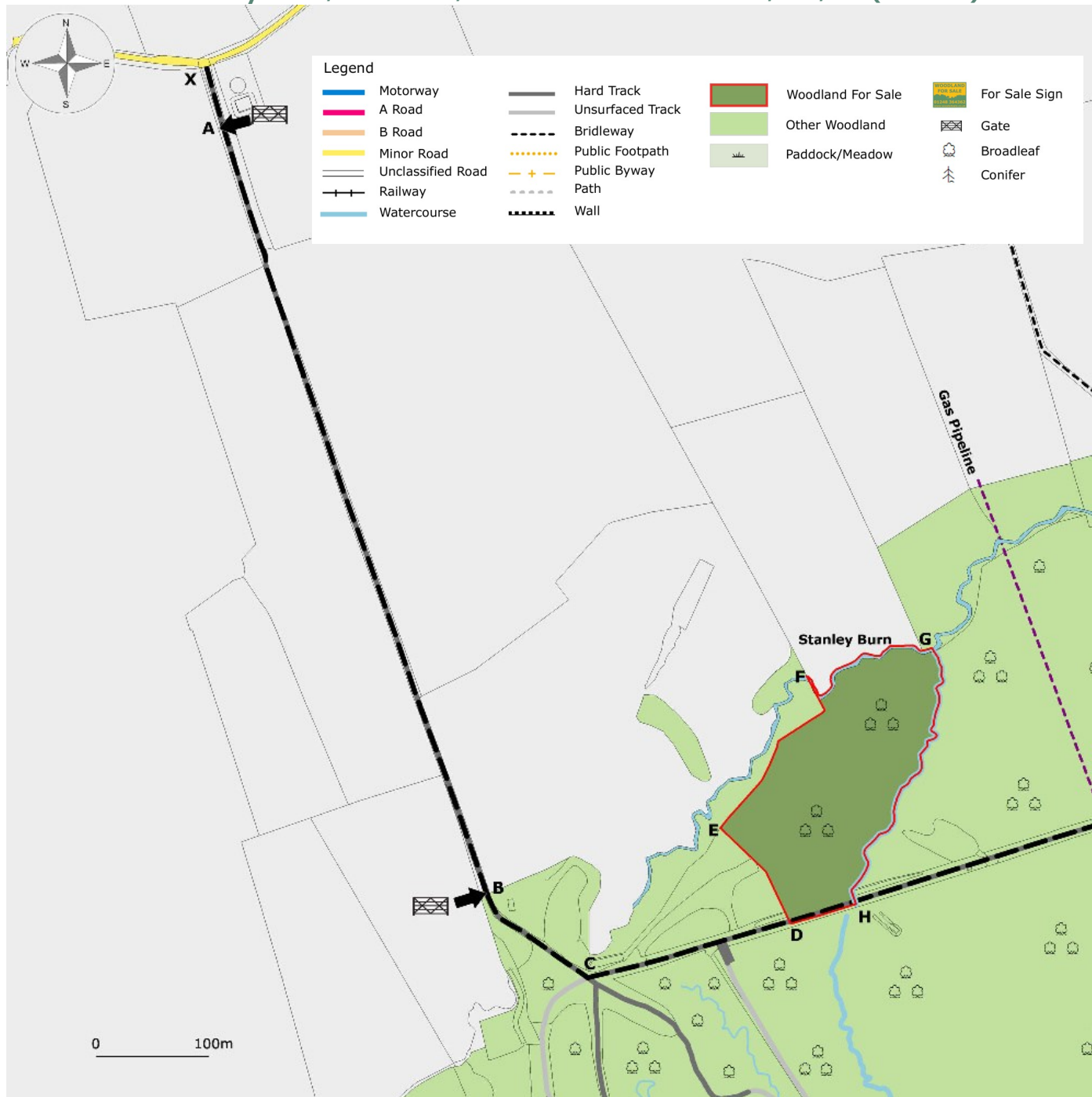
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