



Riding Copse, Stocksfield, Northumberland

9.23 acres, £79,000 (freehold)



Woods4Sale

Nearest postcode: NE42 5PD **OS Map No:** 88, NZ 082 611 **What3Words:** Main entrance (A): [///campsites.classed.blank](https://www.what3words.com/?w3w=///campsites.classed.blank)



A private woodland of mature broadleaves and open glades on gentle slopes.

Riding Copse 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. A former mining area, the last coal left here some 70 years ago. Over time, nature has convincingly 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 tawny owls at night.

The heart of Riding Copse is dominated by birch, within which you will find a number of scattered oak and beech. There is also a most attractive stand of

mature oak towards the west side of the wood. The shrub layer is a mix of hawthorn, holly, hazel and gorse along with a few patches of young oak stems. The woodland floor is composed of soft grasses, ferns, honeysuckle, foxglove and a variety of woodland flowers. Towards the upper south side of the wood tree density progressively reduces, linking to a number of small glades within which the vendor has recently planted a variety of saplings including oak, field maple, spindle and wild pear.

Two streams cross the property and there is a small seasonal pond near the middle of the wood. The wood is served by a well-found stone track for the most part, but the final link to Riding Copse is an unsurfaced track usually navigable by 2WD, with a title right to upgrade with stone if desired.

Riding Copse demands little in the way of immediate management but with its secluded location, obvious amenity and generous acreage it is an attractive proposition.

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'd release a small stand of young oak which are currently overshadowed by mature birch, and also look to control the bracken (without chemicals) in the open areas in the hope of encouraging the ground flora.

I'd like to enlarge and line the pond in the hope of creating a year-round feature to attract additional insect and avian species. A few birdboxes would I imagine be well used. Off-grid weekends would certainly feature."

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

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.
- After 100 metres turn right onto a short length of hard track at **D**. (W3W ///diamond.childcare.paddocks)
- Continue up the unsurfaced track ahead of you for 200 metres to enter Riding Copse at **E**, marked by red-topped posts to either side.

Rights of Way

- *There is a right of way at all times for all purposes over the route **XABCDE**.*
- *A maintenance clause covers all shared rights of way with liability according to use.*
- *There are no public rights of way in the wood.*



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.

Boundaries

- The north boundary (**JEF**) is marked by red-topped posts.
- The east boundary (**FG**) is marked by white-topped posts.
- The south boundary (**GH**) is marked by orange-topped posts.
- The west boundary (**HJ**) is the east side of an unsurfaced track just to the west of a meandering ditch.

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.

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.

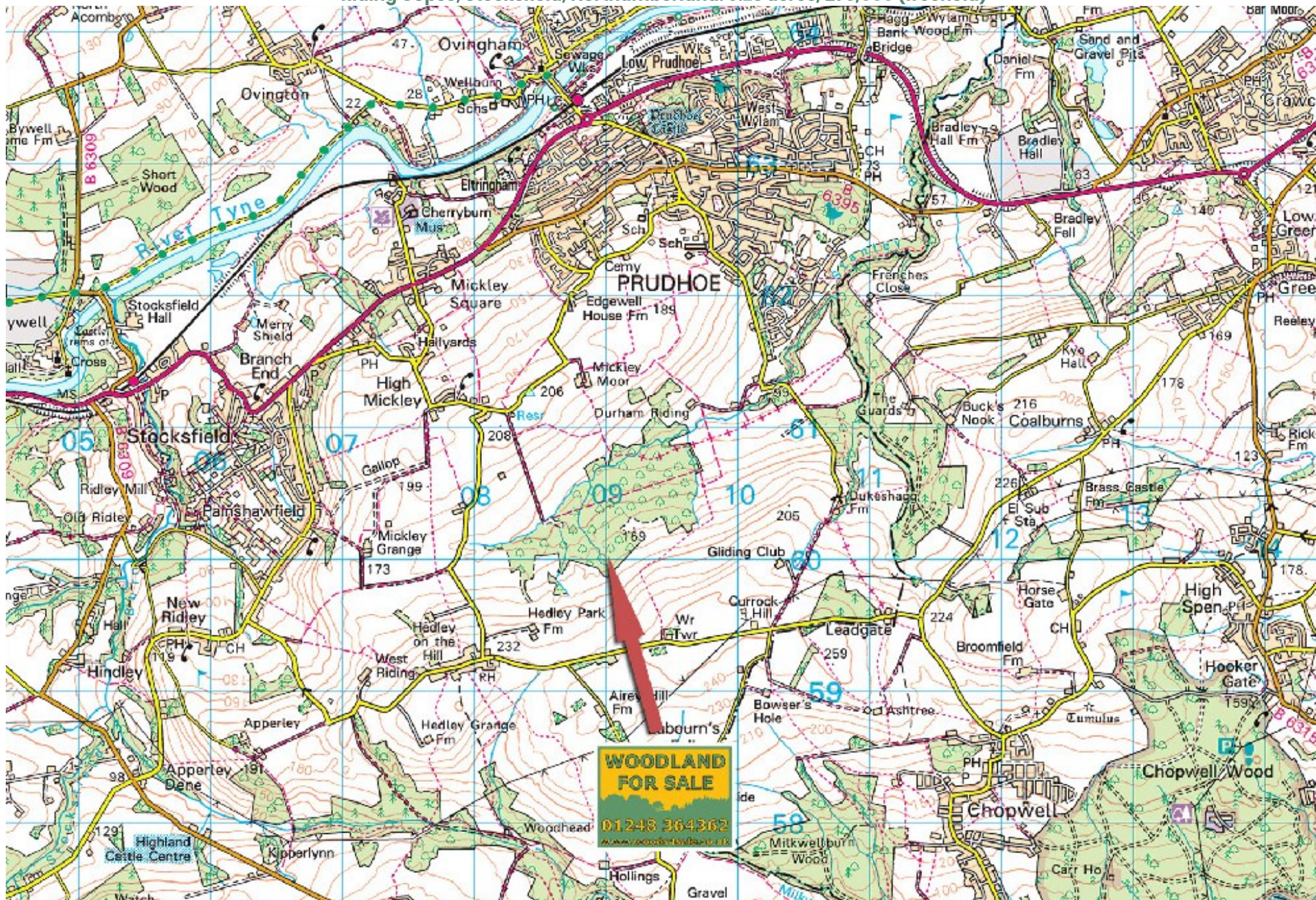
Third Party Rights

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.



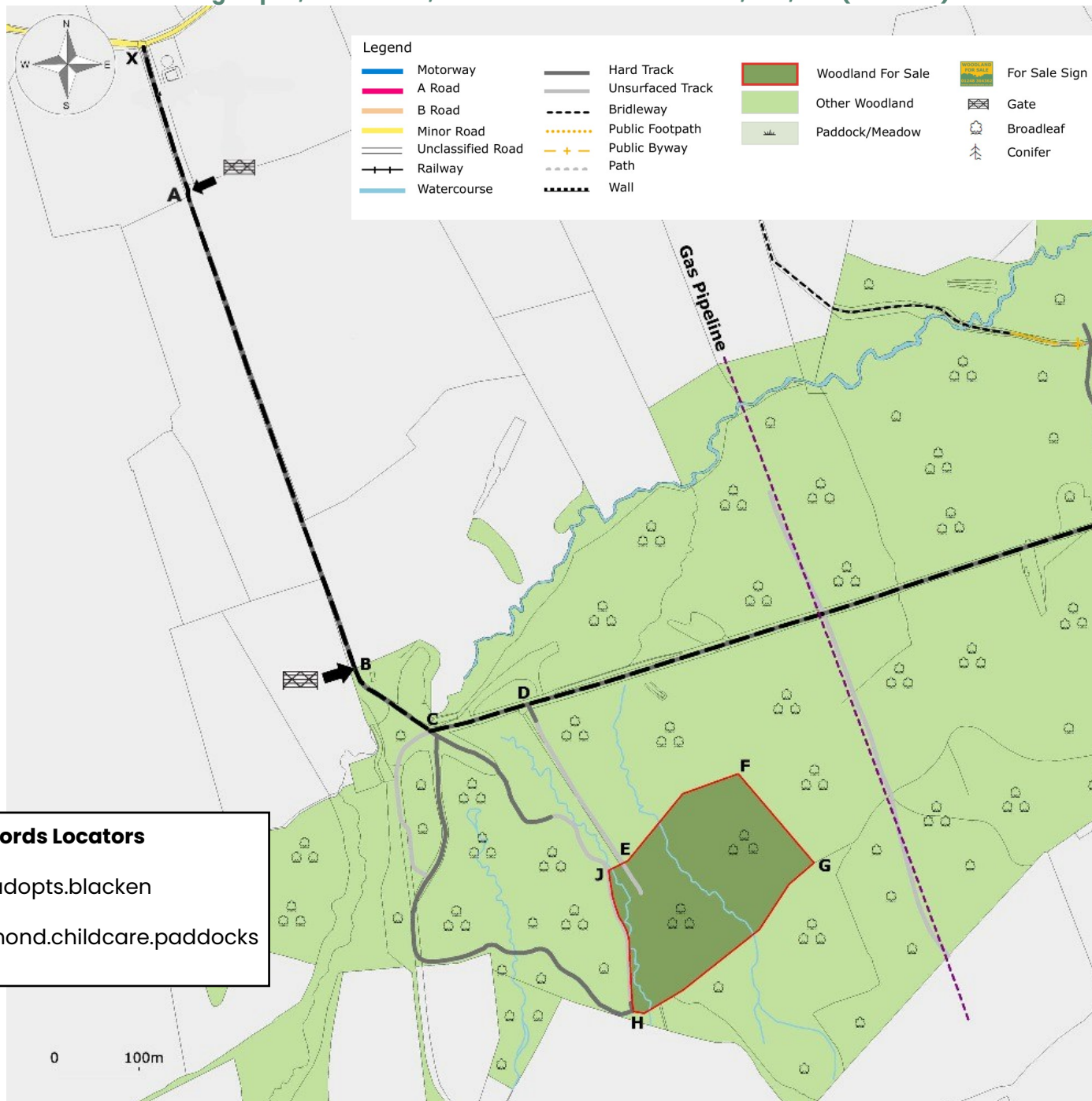
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What 3 Words Locators

Point A: ///gobblers.adopts.blacken

Junction (D): ///diamond.childcare.paddocks

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Woods4Sale

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