



## **Pilots Wood, Tranwell, Morpeth, Northumberland**



**Woods4Sale**

**2.11 acres, £35,000 (freehold)**

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**Nearest postcode:** NE20 0AW **OS Map No:** 81 NZ 166 820 **what3words:** Woodland Entrance: ///proposes.constants.womb



**An attractive birch wood with good access and a sizeable hardstanding area at its heart, ideal for a motorhome.**

Pilots Wood lies in a larger gated broadleaf woodland in the lowlands of the Northumberland countryside. The bustling market town of Morpeth with its wide range of facilities is three miles to the northeast and the A1 is ten minutes away giving easy access from north and south.

The woodland and access to it overlies part of the former Tranwell Airfield. Known as RAF Morpeth in WW2, it housed the No. 4 Air Gunnery School, with trainees flying to nearby Druridge Bay to practice live fire. Nature has convincingly reclaimed the area in the intervening years and apart from the taxiway there is little evidence of its former use.

Pilots Wood is dominated by elegant silver birch stems within which a number of other broadleaves species are scattered including oak and rowan, plus some willows on the woodland fringe. We also noted a variety of regenerating

saplings along with a few sub-canopy woody shrubs. The woodland floor is a mix of grasses, blackberry and fern along with some seasonal fungi.

The wood is served by a well-found concrete track, this being the taxiway for the former airfield. This leads to a substantial area of hardstanding (some of which is overgrown with grass) near the centre of the wood, offering an outstanding location for overnighting in a caravan or motorhome. It also offers a handy location for processing forest produce.

The wider woodland is host to a variety of birds. On our visit we noted kestrels, buzzards, sparrowhawks and tawny owls along with a range of woodland songsters in the tree canopy.

With excellent access and generous hardstanding, Pilots Wood has many appealing characteristics for the amenity and recreational woodlander.

**Our Forester's Thoughts**

**Alastair says...**

*"My first job would be to clean off the full extent of the hardstanding. A little landscaping adjacent would then make this a most attractive overnight locus for caravan or camper (with cheap fuel and LPG available close by in Morpeth).*

*A light thin of the birch would provide plenty of wood fuel for the campfire. At the same time I would want to control the brambles with a view to encouraging the ground flora and improving pedestrian access across the wood."*

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

#### Directions

- From Morpeth head southwest in the B6524.
- Pass under the A1 dual carriageway, then after 1.2 miles take the second turn to the left signed for Ponteland, Kirkley and Shilvington.
- After 0.7 mile you will see the main woodland entrance to your right (**A** on the plan) – a substantial metal gate and railings.
- Park clear of the gate and continue on foot (sorry we do not provide keys for viewings).
- Walk round the right side of the railings then follow the broad concrete taxiway ahead of you for 230 metres until you see a line of blue-topped posts in a ride to your right (**B** on the plan).
- Pilots Wood is on your right after this point.



#### Rights of Way

- *There is a right of way at all times and for all purposes over the mid-section of the taxiway **AB**.*
- *A right of access is reserved to others over the mid-section of the taxiway **BC**.*
- *A maintenance clause covers all shared rights of way with liability according to use.*
- *There are no public rights of way in the wood.*

#### Boundaries

- The arced northwest boundary (**BC**) is near the northwest side of the taxiway.
- The northeast boundary (**CD**) is a line of red-topped posts in a ride.
- The south boundary (**BD**) is a line of blue-topped posts in a ride.

**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.**

### **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.

### **Fencing Liabilities**

There are no known fencing obligations.

### **Residential Planning Permission**

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

### **Overage Clause**

An overage (clawback) agreement exists until 2047 whereby 50% of the increase in the value of the land attributable to securing certain types of planning permission is payable to a previous owner.

### **Restrictive Covenants**

As part of this sale you will be required to enter into a covenant that states that the property shall not be used in such a way as to create a nuisance to the neighbouring owners, and specifically that you will not:

- i. use the Property for any sort of racing whether with motorcycles car or other vehicles
- ii. use the Property as a commercial campsite
- 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
- v. dispose of part or parts only of the Property whether by sale, lease, gift, charge or otherwise.

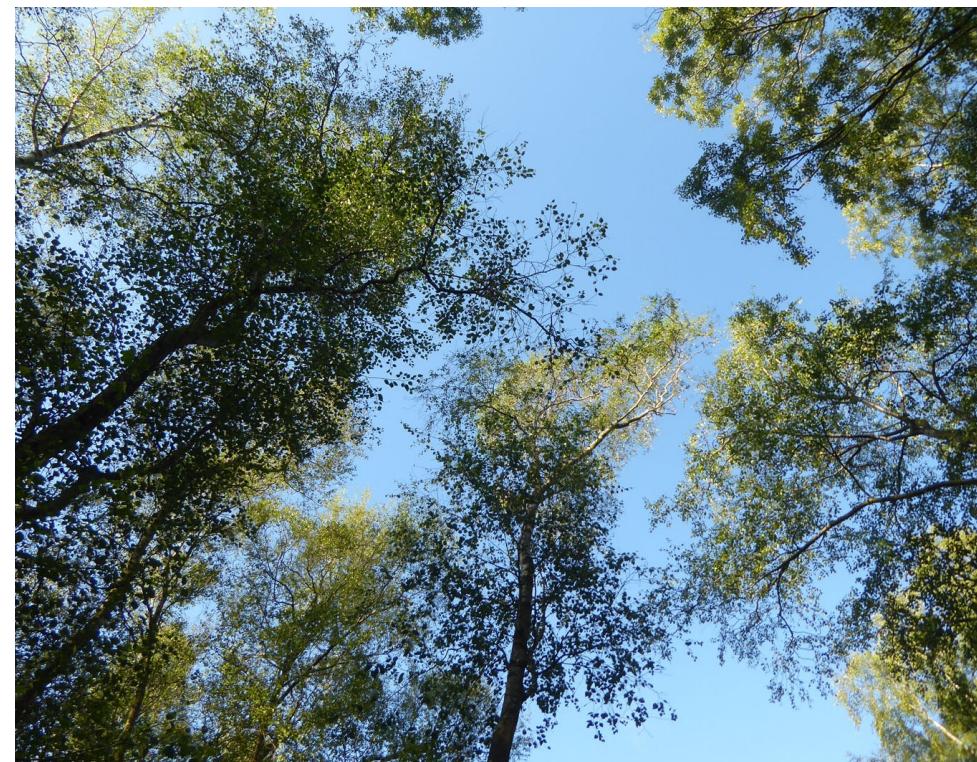
### **How To Buy**

*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





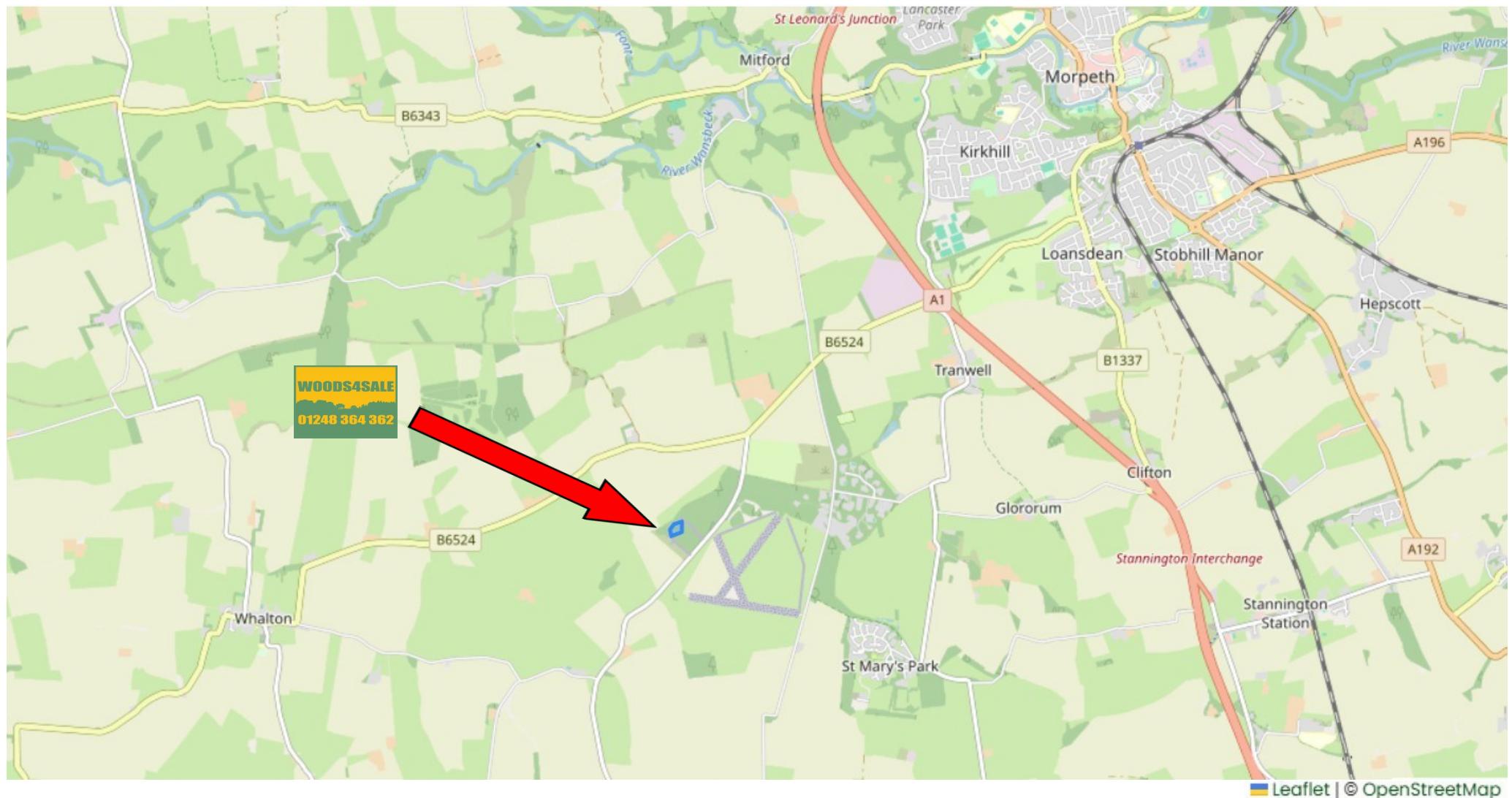
#### Disclaimer

Woods 4 Sale Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Woods 4 Sale Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Woods 4 Sale Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

#### Note

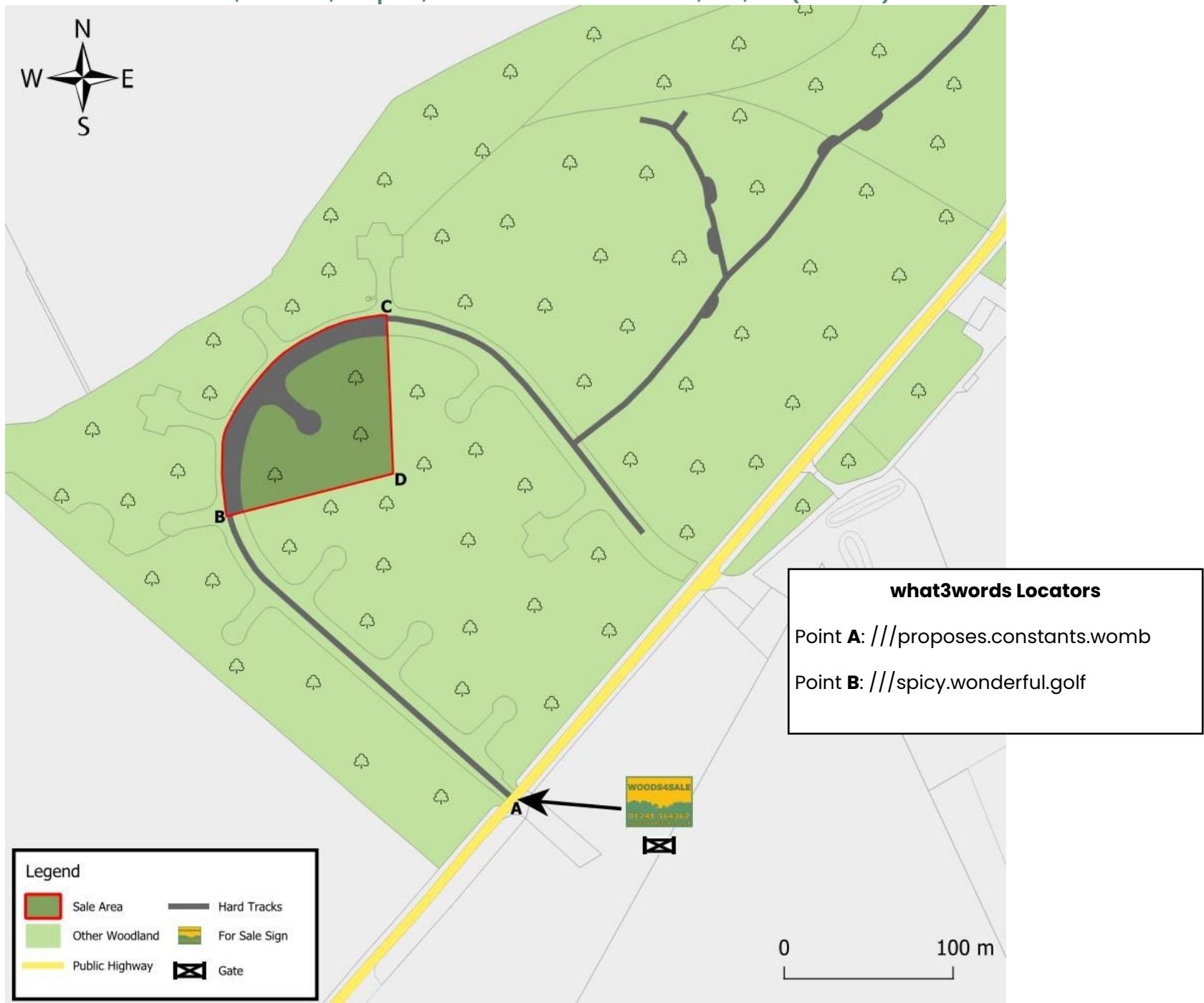
*Woods4sale Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.*

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**Woods4Sale**

Jubilee Chapel, Church Lane, Huxley, Chester, CH3 9BH

Tel: 01248 364362

Email: [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk)