



## **Great Wood, Stocksfield, Northumberland**

**14.59 acres available as a whole or in 2 lots from £62,000 (freehold)**

(see page 2 for details)

**Nearest postcode:** NE42 5PD **OS Map No:** 88 NZ 082 611 **what3words:** Entrance Gate [///campsites.classed.blank](https://www.what3words.com/?q=Entrance+Gate)



**Woods4Sale**

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**An extensive broadleaf wood on gentle slopes with good access and generous stream frontage.**

Lot 1	8.23 acres	£76,000
Lot 2	6.36 acres	£62,000
<b>The whole</b>	<b>14.59 acres</b>	<b>£135,000*</b>

**\*A saving of £3000 on the combined lot price**

Great Wood is part of a substantial broadleaf woodland known as Hyons Wood, located two miles southwest of Prudhoe and is offered for sale as a whole or in two lots. Hexham is about 10 miles to the northwest and Newcastle a similar distance to the east. Both are easily reached in half an hour by car.

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. A former mining area, the last coal left here some 80 years ago, since which time nature has convincingly reclaimed the territory. Roe deer, badgers and foxes all live here, as do a range of woodland songsters

in the woodland canopy above. The mew of buzzards is often heard in the day and the hoot of tawny owls at night.

Great Wood supports extensive well-spaced stands of birch interspersed with a variety of other species including some fine oak stems and the occasional mature beech. You will also find a smattering of willow, ash, alder and sycamore. The shrub layer is a mix of hawthorn, holly and hazel atop a woodland floor of soft grasses, ferns, honeysuckle, foxglove and a variety of woodland flowers such as bugle and wood sorrel.

The wood is served by a well-found stone track which links to two stoned parking spurs on the south side for in-wood parking, and thanks to a 'clean' woodland floor there is easy pedestrian access across most of the woodland.

Aside from its conservation and habitat credentials, Great Wood offers enormous potential for woodland recreation.

**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...

*"The two useful parking places (one in each lot) have grassed over and just need scraping back.*

*There is real potential to steer the evolution of this naturally regenerated woodland and further enhance its diversity through expanding the range of native species on site. To do this I'd fell a few small coupes (retaining all oak stems) and plant the resultant gaps with species like cherry, rowan and wych elm, plus perhaps a few Scots pine for winter colour. I'd also seek out any oak seedlings and protect them from browsing to increase the presence of this habitat-rich species.*

*The opportunity to lose yourself in the sylvan glades here for a few hours (or overnight) is self-evident!"*

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

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### 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.
- Staying on Bowlers Hill Road, turn left at the 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). Sorry we do not provide keys for viewings
- 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 a further 400 metres until you see a line of orange-topped posts in a broad ride to your left (**J**) and a Woods4sale sign in an adjacent tree.
- You are now at the boundary between lots 1 and 2 of Great Wood.

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### 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 **DJH**.*
- *If lots are sold separately, lot 2 will be granted a right of access over the route **DJ** on the south side of lot 1, while granting access to others over the route **JH**.*
- *A shared maintenance clause covers all shared rights of way with liability according to use.*
- *The track on the south boundary (**DJH**) is a public bridleway.*



### Boundaries

- The northwest boundary (**DE**) is the line of a seasonal stream indicated periodically by blue-topped posts.
- The northwest boundary (**EFG**) is the north bank of the Stanley Burn.
- The east boundary (**GH**) is an old earth bund indicated periodically by blue-topped posts.
- The south boundary (**DJH**) is the south side of the track.
- The boundary between the lots (**FJ**) is marked with orange-topped posts which are for the most part in a broad 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.**

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### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

The mineral rights are excluded from the sale.

### Fencing Liabilities

There are no known fencing obligations.

### Residential Planning Permission

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

### Designation

The woodland lies within the former Tynedale Greenbelt.

### Gas Pipe

A main gas pipeline runs through the property in a north-south direction as marked on the plan, (almost congruent with the boundary **FJ** between lots 1 and 2).

### Third Party Rights

A right is reserved to Harworth Estates to enter with plant and machinery to carry out environmental tests and geological surveys.

### Overage

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.

### Restrictive Covenants

The historic covenants that apply to this (and adjacent) woodland state that you cannot 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.
2. There is a covenant not to use the property other than for agricultural or forestry purposes.

### 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



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**Disclaimer**

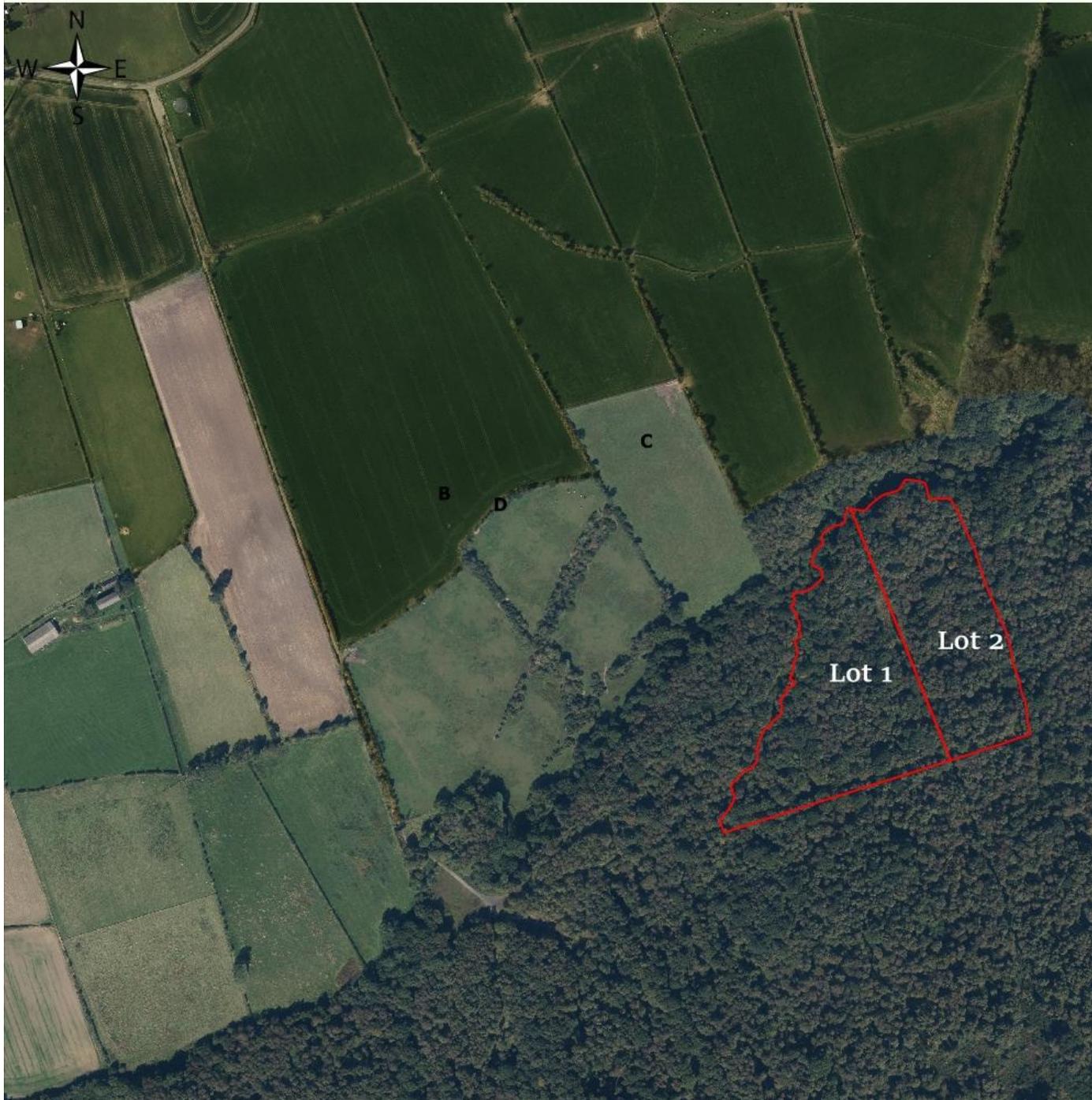
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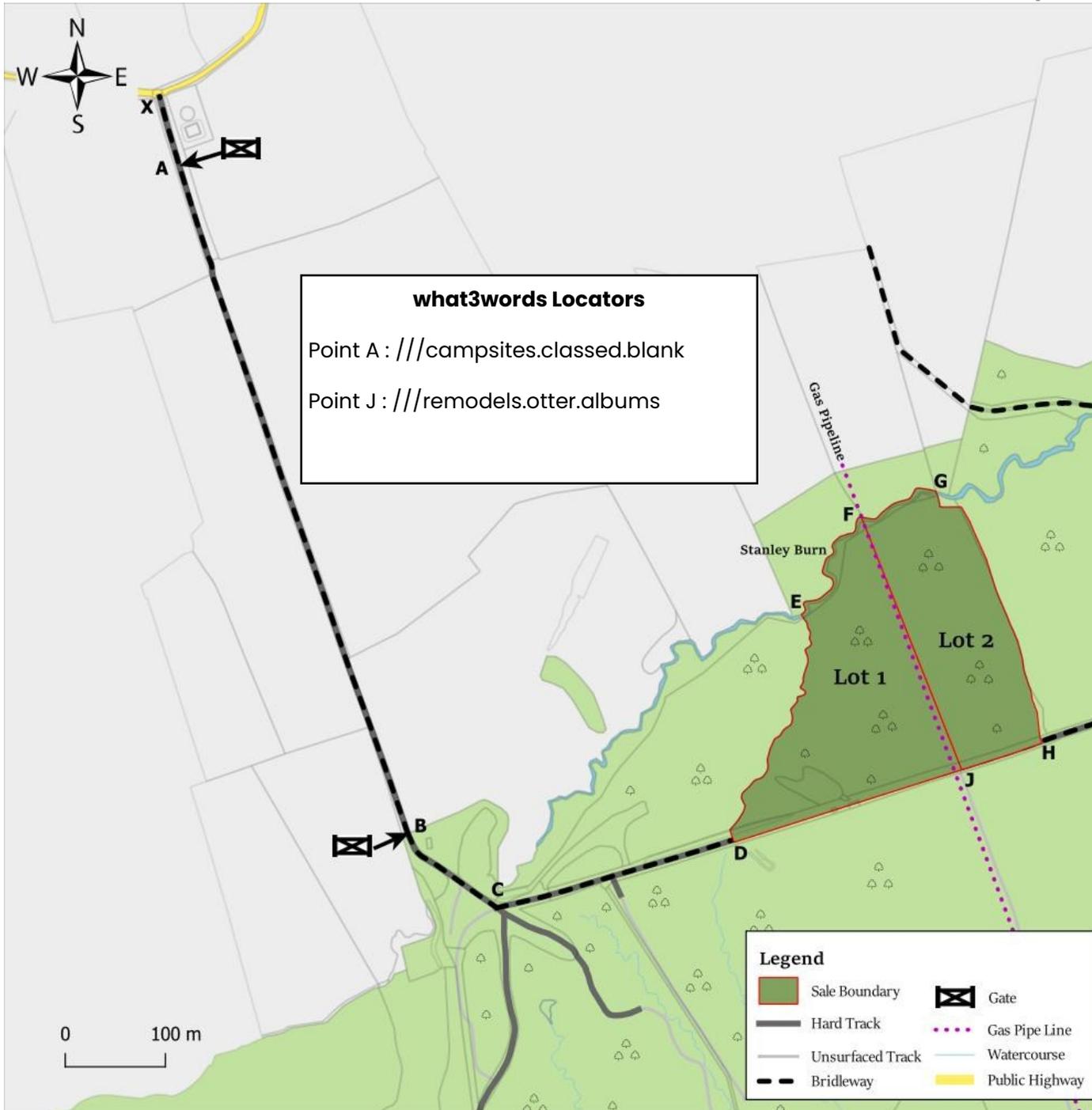
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