

Horseclose Wood

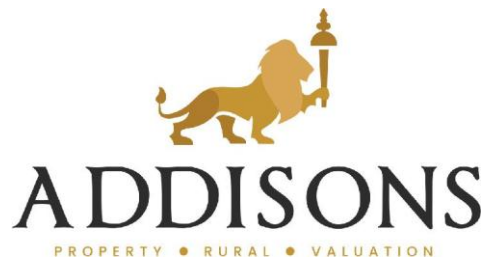
Prudhoe



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE LAND

An opportunity to purchase an area of amenity woodland situated on the western fringe of Prudhoe. The woodland comprises a mix of broadleaved/deciduous species of varying maturity. It is designated ancient and semi natural woodland is subject to tree preservation order protection. The woodland is shown edged red on the attached plan and extends to approximately 1.65Ha (4.07 acres).



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



INFORMATION

LOCATION

The land is woodland is located on Eltringham Road, close to the A695 on the western outskirts of Prudhoe.

WHAT3WORDS

///press.jiggle.chuck

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights of way, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining landowners (if any) affecting the same and all matters registerable by any competent authority pursuant subject to statute.

The land is crossed by two paths which are not shown highlighted on the definitive map. The vendor believes the aforementioned paths are public footpaths. A public right of way runs adjacent to the southern boundary.

SERVICES

No services are connected.

TENURE

The land is freehold, and the title is registered under title number ND184144. Vacant possession is available on completion.

Sporting & Mineral Rights

The mines and minerals together with the ancillary powers of working are excepted.

Any sporting rights which are owned are included in the sale.

OVERAGE

The woodland is sold subject to an existing overage condition. The vendor has advised the overage runs until 2041 at a rate of 25%

NOTE

The woodland is designated ancient and semi natural woodland. The woodland is subject to a Northumberland County Council Tree Preservation Order.

METHOD OF SALE

The land is offered for sale by private treaty. All interested parties are advised to register their interest so they can be advised on how the sale will be concluded. We reserve the right to proceed to final offers.

PRICE

Guide price £45,000

COSTS

Each party is to bear their own costs.

LEGAL FORMALITIES

Exchange of contracts will take place as soon as possible, but in any event no later than the expiry of 8 weeks from instruction of solicitors, with completion 7 days thereafter.

VENDOR COMMENTS

1. The woodland includes a gated and fenced off compound which has previously been used for camping.
2. The woodland includes a flat area of land (approx. 0.5 acres) which may be suitable for a forest school or similar activities.

Interested parties are advised to discuss any proposed use with the relevant authorities.

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T:01833 638094 opt 1

LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, Northumberland, NE612EF.

Telephone (01670) 533885

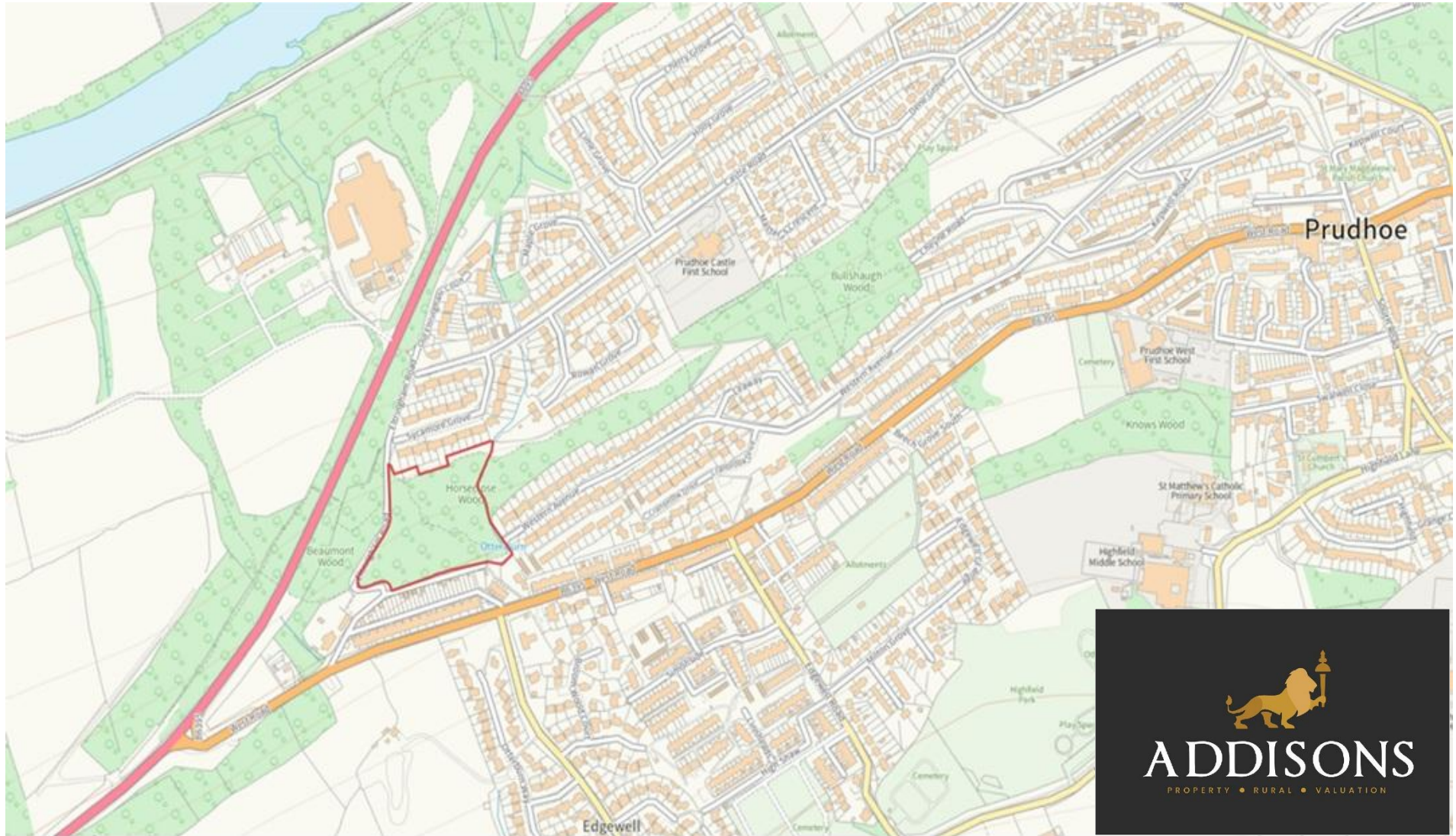
Web: www.northumberland.gov.uk

BROCHURE

Photographs taken August 2025.

Brochure prepared August 2025.

Plan



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK