



Upton Wood Northumberland

A very pleasant, open conifer woodland in the heart of rural Northumberland, within easy reach of Newcastle or Carlisle.

Details

Price: £35,000 Freehold

Location: Dilston, Hexham, Northumberland

Size: Just over 3 ½ acres for sale

OS Landranger: OS No 87

Grid ref: NY 973 619

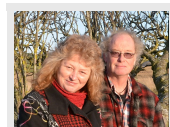
Nearest post code: NE45 5RL

Local manager

David and Sarah Alty

07795 104 594

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Description

Upton Wood is in a quiet rural setting, bounded by greater woodland, in a general area of mixed farmland. The wood is predominantly [Norway spruce](#) with a lesser proportion of its close relative the Sitka spruce. An occasional self-seeded birch stretches upwards for a share of light, a hint back to the woodlands origins and its former name of Birchy Plantation.

Walking through the wood is a very pleasant and easy experience, as the trees are well spaced and the floor is a soft carpet of mosses and ferns. A few deep furrows, originally intended as drains for the young trees, cross the wood. A couple of them retain enough water to support their own micro-ecosystem of damp loving plants and invertebrates.

The wood rises gently to the south towards a transverse access track which joins the main hard access through the woods. Seasonal fungi proliferate on the woodland floor giving the mushroom seeker abundant opportunity. Deer and squirrels are easily spotted and the canopy supports a wide variety of birds. Jays chatter in the canopy, woodpecker hammer away at standing deadwood and an occasional [woodcock](#) bursts from cover, startling the unprepared. An overnight camping stay is an attractive proposition facilitating wild life watching at the prime times of dusk and dawn.

The large amount of growing timber could be sustainably harvested as a [domestic wood fuel source](#) and this would encourage a greater diversity of trees or flora to flourish in the space and light created.

The woods at Dilston were formerly part of the estate of the Radcliffes of nearby Dilston Hall. Now serving as a much more useful Mencap further education college the hall was built to rival nearby 18th century mansions but was never completed. At the outbreak of the [Jacobite Rebellion](#), work was suspended, never to be resumed. All that remains are the ruins of Dilston Castle, situated on the banks of the Devils water, a lively tributary of the River Tyne.

Access: Is through a wooden field gate off the B6307 then along a short track to a hard standing and turning area in the wood.

Surrounding Area: **Upton Wood** is part of a larger area of woodland which runs down to the River Tyne. The Tyne is considered to be England's best salmon river which together with sea trout runs allows opportunity for excellent [fishing](#). This is a quiet rural setting with many public footpaths with good walking. Nearby is [Hadrian's Wall](#) with the more challenging Hadrian's Wall Long Distance Path.

The attractive market towns of [Hexham](#) with its historic abbey and Roman [Corbridge](#) lie a short drive away. Rowing and canoeing are popular from Tyne Green riverside park.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Upton Wood is about ½ hour's drive west of Newcastle just south of Corbridge and 4 miles south east of Hexham.

Satnav: the postcode NE45 5RL is for the point shown by the red dot on the location map. Coordinates for the gate on the lane entrance. N54:57:13, W2:02:54.

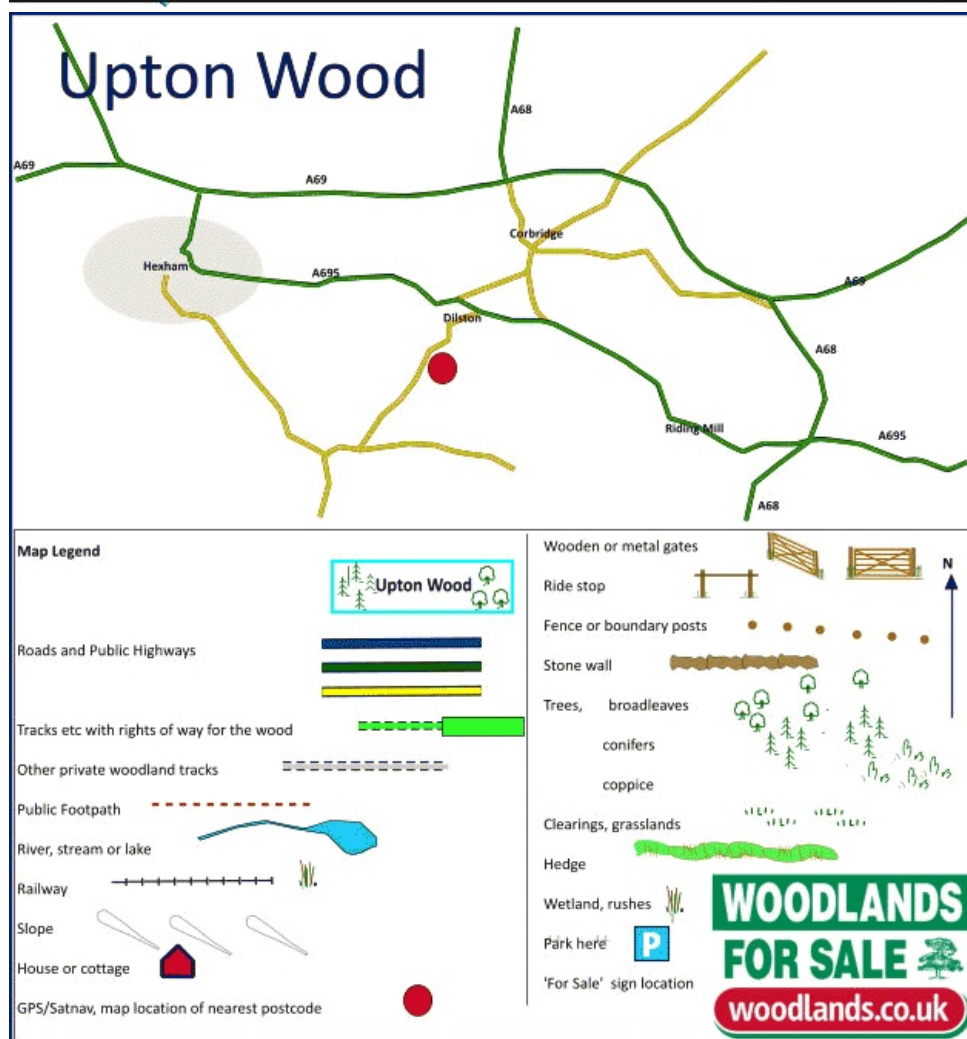
[Click here for Directions from Bing maps](#) - enter your own postcode (Upton Wood coordinates are already entered) and click on the blue "Go" box. This will take you to the parking area by the entrance.

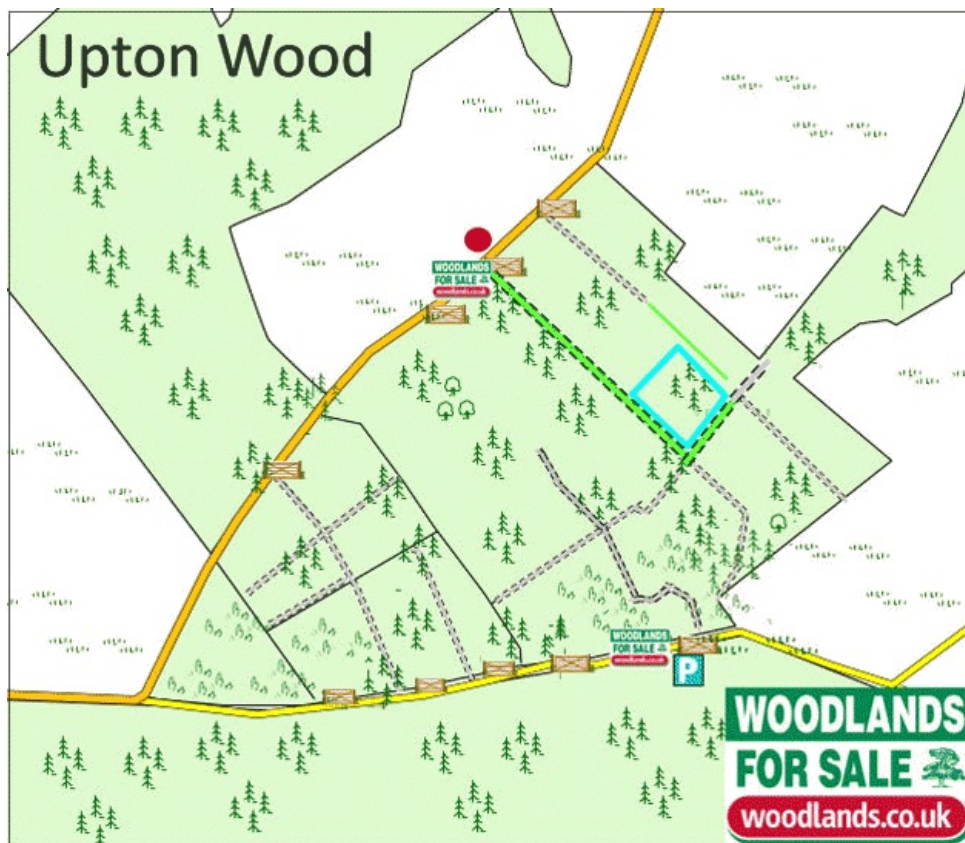
- Travelling along the A69 take the A6079 towards the centre of Hexham.
- Cross the river, over a mini roundabout, over the railway and turn left at the second mini roundabout, sign-posted Prudhoe A695. Pass Matthew Charlton hire shop on the left and turn left onto Perth Head. At the T junction bear left back onto the A695.
- Pass the Physic garden at Dilston and turn first right continuing on the A695. Turn right onto the B6307 sign-posted Blanchland.
- Go under the power line, the entrance to Coria Wood is from the second gate on the left.
- Go through the gate and along the track, Upton Wood is the third wood on the left with a sign marked ridestop.

- Please park safely off the public road.

Boundaries:

The boundaries are marked by turquoise painted topped fenceposts.





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.