

THE CRAGG ESTATE

West Woodburn, Northumberland



SHOOTING RIGHTS TO LET

JM Osborne & Co
Rural · Professional · Sporting



Location

The Cragg Estate is located in rural Northumberland, on the edge of the small village of West Woodburn. The nearest town is Hexham 20 miles away.

Newcastle City Centre is 31 miles away, whilst it is 24 miles to Newcastle Airport.

Description

The Cragg Estate extends to approximately 1,000 acres, the majority of which is grassland or rough grazing with approximately 80 acres of mixed woodland.

The Estate is bounded to the West by the river Rede. The small village of West Woodburn adjoins and has a pub and a shop.

The land rises from the valley bottom a further 500ft and provides some very exciting terrain, capable of showing challenging birds.

There are currently six release pens and nine main drives, but we believe there is plenty of scope to improve and adapt existing drives but also to improve the Partridge and Duck shooting. The shooting rights includes two former flight ponds which could be resuscitated. There is also some excellent Snipe and Woodcock shooting on the lower lying ground.

The Estate is wonderfully quiet and a true rural gem.



Woodland

There is approximately 80 acres of mixed conifers and deciduous woodland in six main blocks and the Estate is committed to carrying out a detailed plan of improvements to its woodland, so far as to enhance the sporting potential. These works will be carried out in a way so as not to disrupt the Shoot, but will help warm up the woods and include some new plantings as well as thinning work and the creation/improvement of flushing points.

Keeping

For the past few years, Cragg has had one 'full time' Keeper, who may be available to continue or a tenant may prefer to utilise a part-time gamekeeper. Accommodation for a gamekeeper may be available if required.

Previous Shooting Policy

In recent years, the Estate has released about 2,000 Pheasants and 500 Partridges and shot eight main days of between 50-120 birds per day. The letting agents believe that there is a potential to release up to 3,500 Pheasants and perhaps 1,000 Partridges with some improvements to the habitat, pens etc being undertaken.





Shoot Buildings

As well as the possibility of a Gamekeepers house, the let will include storage for shoot equipment. Included in the let is a very nice shoot lunch room, which has recently been refurbished, with cooking facilities and a toilet.

Terms of Letting

The shooting rights are to let for an initial term of up to 7 years. It is the intention of the Estate to find a capable tenant who will make the most of the potential on offer at Cragg. The tenant will have to purchase the gamekeeping equipment at valuation, but the release pens will be left without charge.

Directions

Travelling from Newcastle on the A69 to Corbridge, take the Stagshaw junction, signposted Jedburgh A68 and Corbridge B6529. At the roundabout take the 3rd exit signposted Jedburgh A68 and Newcastle (A69), continue on the A68 for approximately 17 miles. After passing through Ridsdale village the road bears left and then descends into West Woodburn. Before you reach West Woodburn, the entrance to the Estate is on the left, 400 yards before you cross the River Rede.

From the North, take the A68 South towards Otterburn. At the T-junction turn right and follow the A68 signposted; Corbridge, West Woodburn and Bellingham. Follow the A68 for 6 miles. Pass through the village of West Woodburn and over the River Rede. The entrance to the Estate is 400 yards on the right.

Postcode: NE48 2RJ

Viewing

Viewing strictly by prior appointment with JM Osborne & Co. Please contact Mark Osborne or Sam Windross on: 01295 277197 or email jmopa@jmosborne.co.uk

CRAGG ESTATE, WEST WOODBURN

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