



Ulpha

Woodland, Ulpha, Broughton-in-Furness, LA20 6DU

To be sold by tender with offers to be received by the 8th September

Located within the Lake District National Park in the beautiful Duddon Valley lies Stonegarth Wood. An ancient coppice woodland of approximately 3.75 acres. The woodland has Holehouse Gill, a fast flowing beck, as a boundary and there are the remains of a smithy by the roadside which would have serviced the copper mine to which there is an adit nearby.

For those seeking their own little piece of the Lake District, congratulations, you have found it.

Guide Price: £25,000

Property Reference: G2816



Directions: To reach the property, from the roundabout at Greenodd on the A590, follow the A595 for 'Western Lake District' towards Broughton in Furness (about 10 miles). Just beyond Broughton at 'Duddon Bridge' turn right signposted 'Ulpha' following the river alongside Dunnerdale Fell to Ulpha Bridge. Turn left at the bridge into Bobbin Mill Lane and the woodland can be found, around half a mile, a little further up on the right hand side after the property Bobbin Mill.

Services: No services are supplied.

What3words: <https://what3words.com/thatched.juniors.plausible>

Local Authority:| Lake District National Park, Murley Moss, Kendal, Cumbria, LA9 7RL

Tenure: Freehold with vacant possession. No subsidies or grants are associated with the woodland. The woodland is sold subject to and with the benefit of any way-leaves or easements, whether mentioned or not.

SSSI Information: It has SSSI status as at one time it was one of the most northerly sites with a colony of dormice. The 50 or so dormouse nesting boxes have now fallen into disrepair as the dormouse population is no longer monitored.

Tender Forms:

Are available from the Grange Office and are to be received by 12 noon on the 8th September 2023.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds provided by <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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