



Woodland development site extending to 5.64 acres with
planning for 30 static homes and adjacent land extending to
22.77 acres for sale

Spruce Grove, Penton, CA6 5QR



Property Details

Development Site and Land at Spruce Grove,
Penton, CA6 5QR

Guide Price

Whole - Guide Price £430,000

Lot 1 - Guide Price £350,000

Lot 2 - Guide Price £80,000

Description

We are delighted to bring this development opportunity for 30 static homes and land extending to 22.77 acres 9.21 Ha to the market.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





- Full planning permission for 30 static home sites, with unrestricted residency rights and parking spaces for 2 cars with each static home.
- Both mains water and electricity located in close proximity to the development site
- Available as a whole or in two lots
- Lot 1 Woodland development site extending to 5.64 ac (2.28Ha) for 30 static homes. A material start has been made retaining the planning permission.
- Lot 2 Grazing land extending to 22.77 acres (9.21 Ha). In the Southeast corner of the field there is a large pond area
- Rare opportunity to purchase a development site and adjacent land in the desirable hamlet of Catlowdy.
- Situated in an elevated position with open views of the countryside.





Situation

The development site and land is located on the outskirts of the hamlet of Catlowdy, just outside the market town of Longtown which benefits from an extensive array of local amenities which include a primary school, post office, petrol station, medical centre and pub. The site has excellent road links with Carlisle (M6 J44) approximately 13 miles west and Junction 22 of the M74 approximately 20 miles to the west. A wider range of amenities are available in Brampton and Langholm both 13 miles away

Directions

Heading northbound along the A7 through Longtown take the third right turning along Netherby Street towards Penton, continue for 6.5 miles and at the Penton Bridge Inn turn right towards Catlowdy, continue for 1.3 miles where the land and woodland is located on your right just before the village of Catlowdy.

Lot 1 What3words:///blueberry.unpacked.sunblock

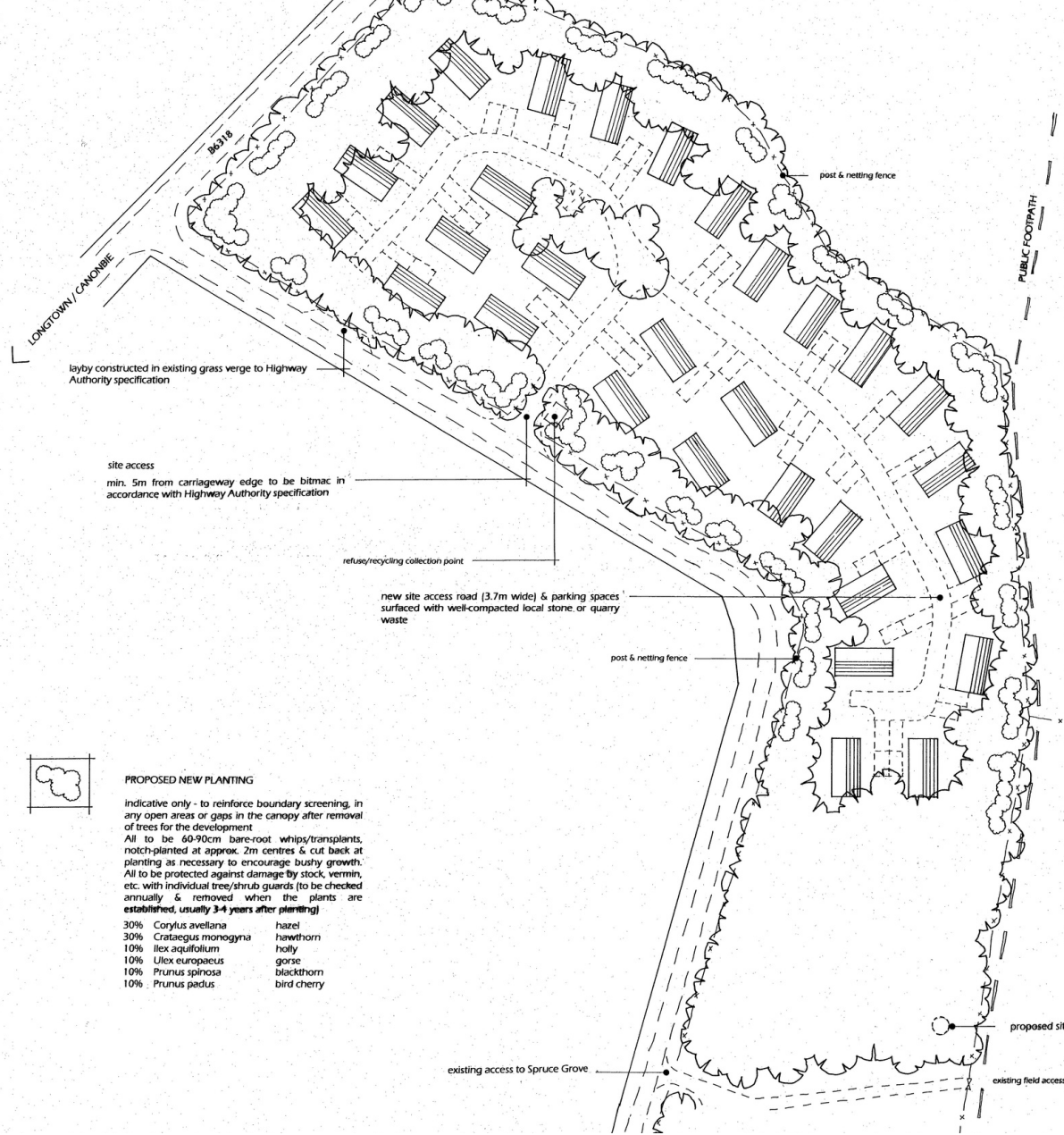
Lot 2 What3words:///rekindle.reinvest.swatted





PLANTS, PLANTING & MAINTENANCE

- All new plant material to comply with BS 3936 & be planted in accordance with BS 4428
- All new plant material shall be of local provenance where possible.
- All new plants to have a 1m diameter circle maintained weed-free for a period of at least 3 years after planting.
- Any plants which fail in the first 5 years after planting will be replaced with those of a similar size & species unless agreed otherwise with the LPA.



CONSERVATION MEASURES

1. to convert the woodland to a mixed wood, retaining stable spruce for shelter & to maintain woodland conditions until new broadleaved planting is established
2. to manage the spruce wood, selectively thinning out dead, dying & suppressed trees, creating clearings to improve habitats & convert the woodland to mixed wood
3. new planting of native broadleaved trees & shrubs (of local provenance if available) to improve & enhance the visual & wildlife interest of the woodland
4. fallen & rotten trees left as habitats away from paths
5. protect young trees & woodland vegetation from damage by deer, grey squirrels, rabbits, etc.
6. protect badgers, red squirrels, bats & any other special wildlife which are characteristic of the woodland
7. install feeding/nesting boxes for squirrels, owls, bats, insects
8. provide a recycling collection point
9. provide a conservation & interpretation notice board
10. local contractors, suppliers & products to be used
11. water run-off minimized by use of unbound surfaces for the road, parking spaces & bases
12. no chemical fertilizer or herbicide to be used



EXISTING TREES TO BE RETAINED
 Indicative only, not surveyed - see woodland management notes



EXISTING WOODLAND

Originally a small spruce plantation (typical of the area), now over-mature, with some larch, beech, oak, sycamore, willow, hawthorn, holly & alder, many self-seeded & now semi-mature & mature, filling the gaps in the canopy where spruce have been removed or been uprooted. Many of these blown / uprooted trees are still lying & have put up new vertical trunks, themselves now mature. The ground is wet and there will be a risk of further wind damage in this location if conventional thinning is carried out.
 The aim is to retain as many healthy, windfirm trees as possible on the boundaries, removing any dead, dying or dangerous trees and underplanting (as above) to reinforce the boundary screening as well as introducing a shrub layer which will help diversify wildlife habitats.
 Within the site, all dead, dying, leaning, dangerous trees will be removed & the static units positioned in the gaps created by this management. Healthy, stable trees, particularly the broadleaves, will be retained where possible.
 It is recommended that a suitably-qualified Tree Surgeon is employed to advise on the stability of the trees & the management of the woodland.



PROPOSED NEW PLANTING

Indicative only - to reinforce boundary screening, in any open areas or gaps in the canopy after removal of trees for the development
 All to be 60-90cm bare-root whips/transplants, notch-planted at approx. 2m centres & cut back at planting as necessary to encourage bushy growth. All to be protected against damage by stock, vermin, etc. with individual tree/shrub guards (to be checked annually & removed when the plants are established, usually 3-4 years after planting)

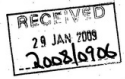
30% Corylus avellana	hazel
30% Crataegus monogyna	hawthorn
10% Ilex aquifolium	holly
10% Ulex europaeus	gorse
10% Prunus spinosa	blackthorn
10% Prunus padus	bird cherry

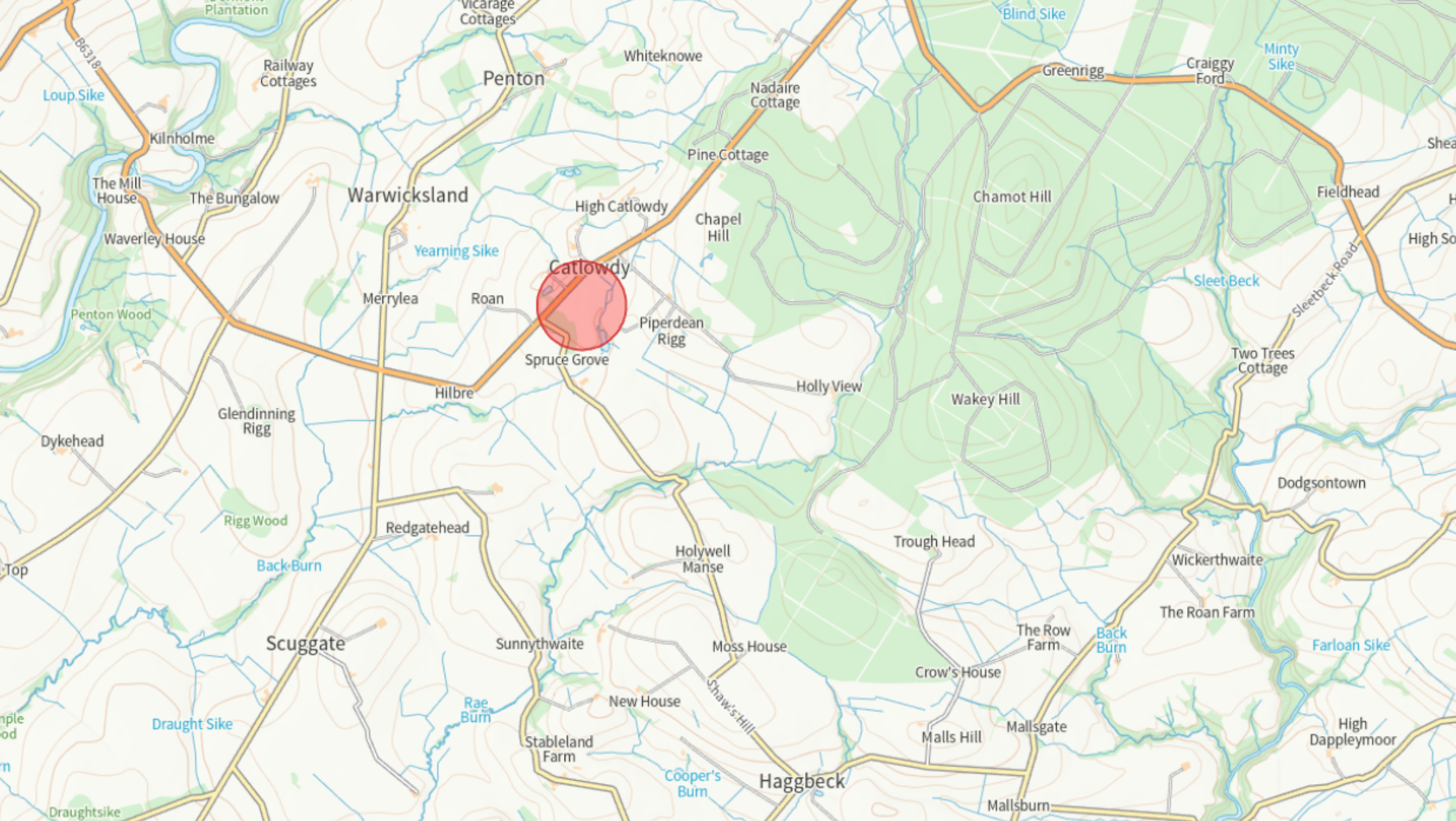


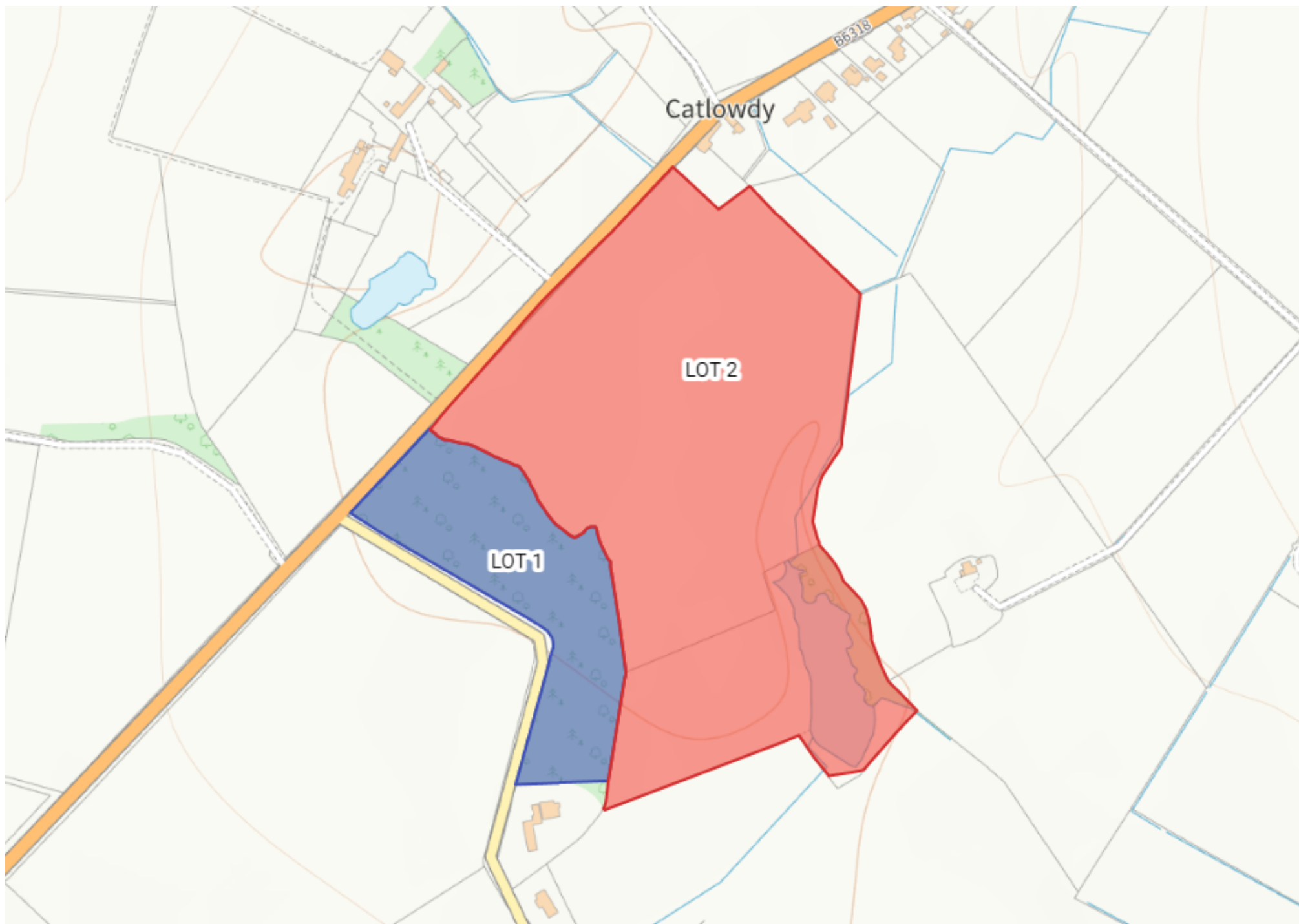
SPRUCE GROVE
 PENTON, CARLISLE

for Mr & Mrs Waters

job	
SITE FOR 30 STATIC UNITS	
drawing	
scale	A : 27-01-09 revision
drawing no	SG. 010808
date	August 2008







Planning: Original Planning permission was granted in 1984 but was amended in 2008 for 30 static homes and associated works. For more details of this consent to include plans, decision notice and other documentation these can be viewed on the Carlisle Council Planning website using reference number 08/0906.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters. Should the lots be sold separately then an easement will be retained allowing the purchaser of lot 1 to install the waste treatment pipe for the static home site to the watercourse in the south east corner of Lot 2

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Services: Mains electricity and water are located in close proximity to the site and the sewage treatment works have already been installed.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Local Authority: Carlisle City Council Civic Centre, Carlisle, Cumbria, CA3 8QG Tel: 01228 817200.

Solicitors: TBC

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on [@cdrural](https://instagram.com/cdrural).

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

Sporting and Mineral Rights: Mines and mineral rights are included in so far as they are owned

Basic Payment Scheme: The BPS claim for 2023 will be retained by the vendor





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