

Sowerby Wood

Dalston | Carlisle

109.83 Hectares / 271.39 Acres







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A mixed commercial and amenity woodland close to major timber processors and transport links

- Sizeable reserve of Scots pine ready for harvest
- Excellent access and internal roading
- Amenity and sporting potential
- Prime location with easy access to major sawmills
- Possible development potential

Freehold For Sale As A Whole

Guide Price £1,400,000

Goldcrest Land & Forestry Group
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PO Box 804
Northwich CW9 9WN
Tel: 07570 246 022
Email: oliver@goldcrestlfg.com
Ref: Oliver Thompson MICFor



Location

Sowerby Wood is located approximately 3.5 miles from the centre of Carlisle. This area is renowned for commercial forestry production due to its favourable growing conditions, excellent transport links and close proximity to multiple major timber processors.

To locate the property, please refer to location and sale plans within these particulars. The nearest postcode is CA5 7LB and the What3Words code is: [///entertainer.attend.scam](https://www.what3words.com/entertainer.attend.scam)



Access

Sowerby Wood is accessed from Lingeyclose road onto the B5299. The B5299 provides access north and south onto major trunk roads and on to local and national timber markets. Lingeyclose road is a dead-end road accessed from the south and used by neighbouring residential properties. The entrance of the access is shown as A1 on the Sale Plan. There is a pedestrian access shown at A2.

Internally, there is a forest road which has been constructed to a robust standard.



Description

Sowerby Wood is a mixed commercial and amenity property which has seen extensive felling and restocking over the last 15 years. The younger, well-established crops are comprised of Sitka and Norway spruce. Regeneration of birch is extensive throughout these areas and whilst some respacing work has been carried out, more might be required to maximise the commercial potential. Alternatively, the property could be managed using continuous cover silviculture, this would allow it to develop into a stunning mixed woodland.


There is an extensive area of mature Scots pine towards the south of the property. In places, it is developing understory of beach and is interspersed with birch and rowan. Within the crop there is a charming small flight pond which could be enhanced. There is a lesser area of Japanese larch to the northern edge.

Native broadleaves have been used primarily to improve biodiversity and add species diversity to the landscape. Groups of native mixed broadleaves have been planted throughout the forest, but there are also some clusters which have naturally regenerated.

Some residential development has been carried out near the boundary of the woodland. Consultation with the relevant authorities would be required, but it may be possible to seek consent for residential development within Sowerby Wood

Woodland Management

The property is currently well managed by Wildwoods & Forestry. For more information please contact Ewan Batchelor on ewan@wildwoodsandforestry.co.uk or 07588482381



Species	Planting Year				Area (Ha)
	1960	2013	2015	N/A	
Scots pine / Japanese larch	24.96				24.96
Mixed broadleaves			20.27		20.27
Mixed conifer / MB	2.27	60.73			63.00
Open ground				1.60	1.60
Total	27.23	60.73	20.27	1.60	109.83

Sporting Rights

Sporting rights are included with vacant possession. A local volunteer group has had permissive access to control grey squirrels.

Mineral Rights

The mines and minerals are excepted and held by a third party.

Boundaries

There are no known fencing liabilities.

Wayleaves & Third-Party Rights

There is a right of access to maintain a drain which runs into the property from a neighbouring dwelling. The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

Clawback Agreement

The sale is subject to a Clawback Agreement in favour of the seller in respect of any future renewable energy development affecting any part of the property (including for access purposes). The Agreement will require the purchaser to pay 25% of income derived from any renewable energy development (excluding any timber compensation payments) for the life of the development if established within a period of 20 years from the date of sale. A first ranking standard security over the property will be required to secure this entitlement to income.

Forest Grants & Management

There are no active grant schemes on the property. For more information please see: <https://www.gov.uk/government/publications/woodland-grants-and-incentives-overview-table/woodland-grants-and-incentives-overview-table>

Viewing

Viewing is possible at any time, unaccompanied. Please contact Goldcrest Land & Forestry Group to arrange a viewing. For your own personal safety, please be aware of potential hazards when inspecting.

Offers

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

Selling Agent

GOLDCREST Land & Forestry Group LLP

England & Wales Office, PO Box 804
Northwich CW9 9WN
Tel: 07570 246 022
Ref: Oliver Thompson MICFor

Seller's Solicitor

Brodies LLP

Gillian Watson
58 Morrison Street, Edinburgh, EH3 8BP
Tel: +44 (0)131 228 3777
Ref: PJH/GHW

Area Measurements

Measurements stated in the brochure are from recent management records. The property will be sold as per the Titles.

Authorities

Forestry Commission

Ghyll Mount
Gillan Way
Penrith 40 Business Park
Penrith
Tel: 0300 067 4900
Email:
nwwm@forestrycommission.gov.uk

Carlisle County Council

Civic Centre,
Rickergate,
Carlisle CA3 8QG
Tel: 01228 817200

Taxation

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

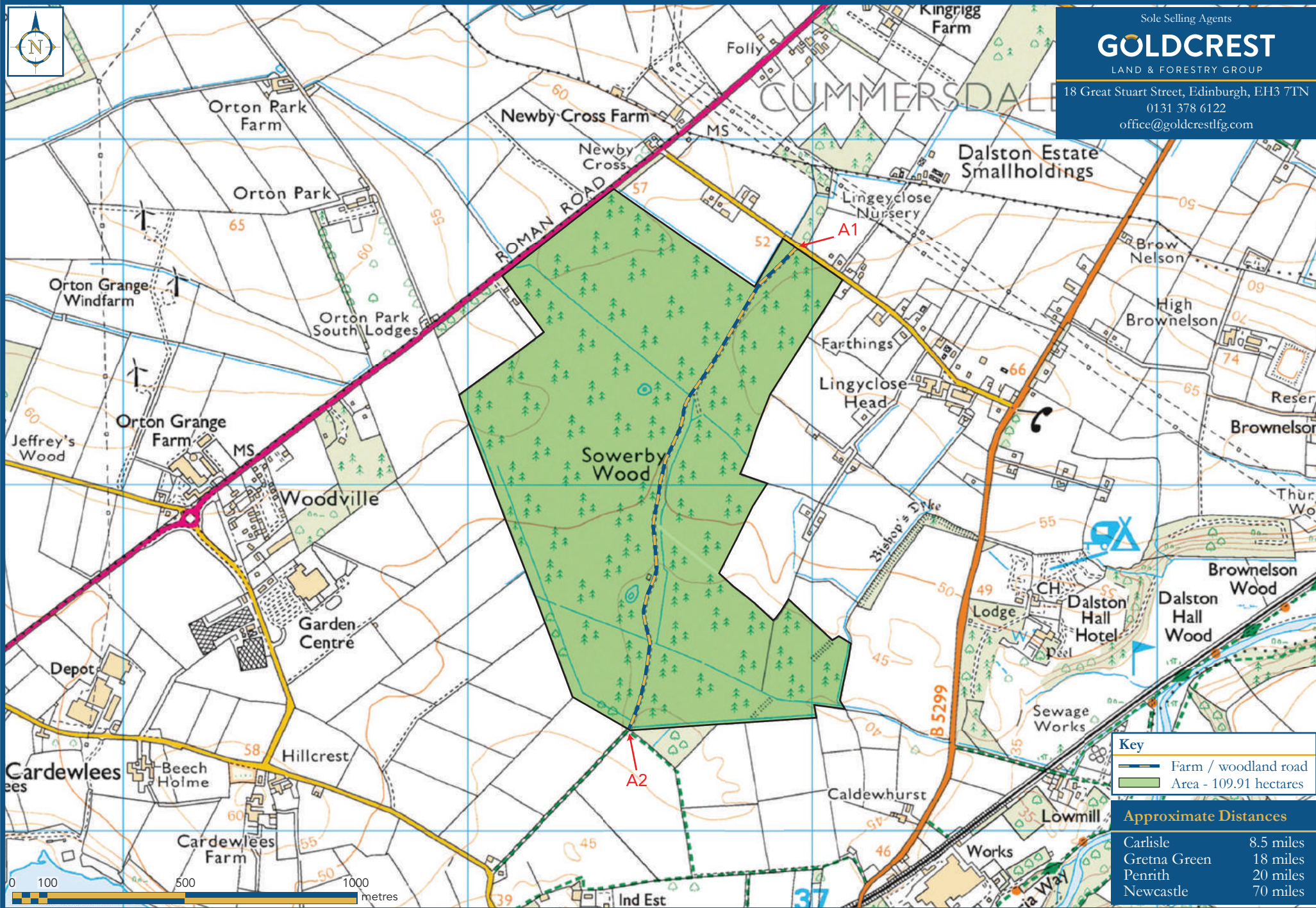
Financial Guarantee/Anti Money Laundering

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017.



Sole Selling Agents
GOLDCREST
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 0131 378 6122
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