

IR Ian Ritchie
Land Agents

Shannondale, Newbiggin, Penrith CA11 0HT
Mobile: 07885 813 686 Office: 07719 470 597
Email: office@ianritchielandagents.co.uk
www.ianritchielandagents.co.uk

RS Robin Steel
Land Agency Ltd.

Chestnut House, Thursby, Carlisle CA2 6JP
Office: 01228 711439 Mobile: 07543 398509
Email: robinsteel@runbox.com
www.robinsteel.co.uk



Commercial Woodland
Part of Swaledale Watch Wood
Westward, Wigton
CA7 8NQ

**Commercial Woodland
Part of Swaledale Watch Wood,
Westward, Wigton
CA7 8NQ Cumbria**

**A BLOCK OF COMMERCIAL WOODLAND
OF APPROXIMATELY 24 ACRES (9.71 HECTARES)**

J41 M6 Penrith 17 miles – Carlisle 13 miles – Wigton 5 miles – Caldbeck 5 miles
(all distances are approximate)

The main part of the woodland consists of two compartments of Sitka Spruce with areas of broadleaved trees planted along the two natural runners which flow down through the wood into Townthwaite Beck to the north.

The What3words location of the land is panics.otter.sandbags

FOR SALE BY PRIVATE TREATY AS A WHOLE

Guide Price: Offers in region of £150,000

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within



Introduction:

Swaledale Watch Woodland is situated just outside the Lake District National Park, about 4 miles northwest of the village of Caldbeck and about 5 miles southeast of the market town of Wigton. It lies on an elevated site and enjoys panoramic views across the Solway Plain to the Solway Firth and across to the hills of southwest Scotland beyond.

Directions/Location

Please refer to the attached location plan attached to these particulars.

The What3words location of the access point to the property is:

///panics.otter.sandbags

The Ordnance Survey Grid Reference is NY280417

Viewing

Prospective purchasers of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars. Please ensure that the access gate is kept closed at all times and dogs are kept on a lead.

Method of Sale

The property will be offered for sale by private treaty as a whole. The vendors reserve the right to alter, divide, amalgamate or withdraw any part of the property and to generally amend the particulars or order of sale.

Offers are to be made in writing to Robin Steel Land Agency on behalf of the joint selling agents.

The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with the Joint Agents.

The Woodland

The property being sold is part of a larger block of woodland which is being retained by the vendors. The woodland being sold extends to about 24 acres (9.71 hectares) or thereabouts. It was originally planted in 2010 under a Woodland Creation Grant.

The wood consists of two compartments of Sitka Spruce extending to about 17.30 acres (7.00 hectares) together with two areas of broadleaved trees together with open ground which extends to approximately 6.70 acres (2.71 hectares). The broadleaved areas adjoin two small streams/natural runners that flow down through the property and provide excellent wildlife corridors and allow sunlight to reach the streams and woodland floor.

Guide Price – Offers in the region of £150,000

Grant Scheme

The grants and payments under the Woodland Creation Scheme and Farm Woodland Scheme have been received by the vendors and will be retained, but under the schemes the land must be retained as woodland until at least 2040.

The purchaser of the property will be required to complete the Forestry Commission Successors application form and will continue to abide by the rules of the Woodland Creation Scheme.

Rights Of Way

The property is sold with the benefit of a 4.5m wide right of way along the access track marked A-B-C on the sale plan.

The responsibility for maintaining the track marked A-B-C will be according to user, but when it is upgraded to enable timber extraction then the purchaser will be liable for 25% of the nett cost of this work.

Between the points marked D-E-F on the sale plan the vendors will retain a 4.5m wide right of way through the land to be sold to gain access to their retained area of woodland to the north.



General Remarks

Tenure

We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.

Vacant Possession and Completion:

Vacant possession will be given on completion of sale.

VAT

The sale of the property is not subject to the payment of VAT in addition to the purchase price.

Ingoings

There are to be no ingoing claims effecting the property.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Sporting and Mineral Rights

The sporting rights in so far as they are owned are included in the sale at no extra cost. The mineral rights do not form part of the property's title and are therefore excluded.

Estate Agents Act 1979

Under the above Act we must advise you that the vendors of the wood are also directors of Robin Steel Land Agency Ltd and you are advised to take independent advice before proceeding with the sale.



Boundary Maintenance

The boundary maintenance liability for the land is shown in the usual manner with inward facing "T" marks denoting liability. The eastern boundary is unfenced with the boundary being the centre of the stream/natural runner. Where no "T" marks exist, the responsibilities are not known.

Purchaser Registration

As part of Government Anti-Money Laundering Regulations relating to the sale of property, we as joint selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

Further Photographs

Additional photographs of the land can all be viewed on www.ianritchielandagents.co.uk. From the Home page, select 'Properties for Sale' and then click on the text saying 'Part of Swaledale Watch Wood' which is located next to the photograph of the land. From here you will be able to view particulars, additional photographs and plans.

Solicitors

If you require any information of a legal nature, please contact the vendors solicitors:



Cartmell Shepherd Solicitors (Mark Jackson)
Montgomery Way
Rosehill Industrial Estate
Carlisle
Cumbria
CA1 2RW
Tel: 01228 514077
E: mark.jackson@cartmells.co.uk

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the joint agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither of the joint agents or their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. The vendors reserve the right to sell the property without notice.

Joint Selling Agents



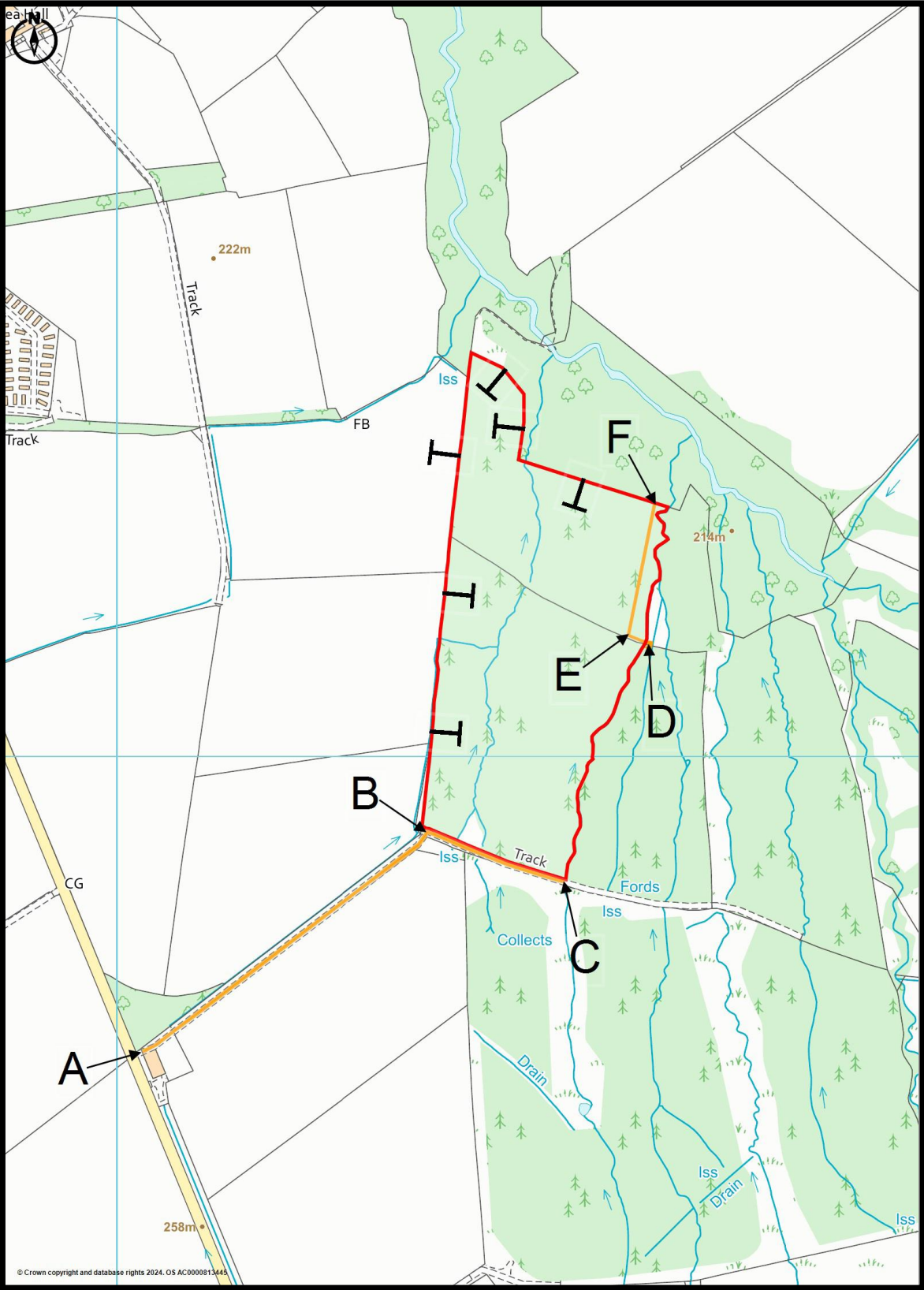
Robin Steel Land Agency Ltd
Chestnut House
Thursby
Carlisle
Cumbria
CA5 6PJ
Tel: 01228 711439 or 07543 398509
E: robinsteel@runbox.com
W: www.robinsteel.co.uk



Ian Ritchie Land Agents Ltd
Shannondale
Newbiggin
Penrith
Cumbria
CA11 0HT
Tel: 07885 813686 or 07719 470597
E: ian@ianritchielandagents.co.uk
W: www.ianritchielandagents.co.uk

Particulars prepared: October 2024
Photos taken August 2024

Sale Plan



Location Plan

