

Edwin
Thompson



BURNT WOOD COPPICE AND HORSE PASTURES WOOD

LA12 8JY, [What3words://volinist.fruitcake.yours](https://www.what3words.com/volinist.fruitcake.yours)



FOR SALE

BURNT WOOD COPPICE & HORSE PASTURES WOOD

Thwaite Head, Rusland, Ulverston, Cumbria. LA12 8JY

What3Words:///violinist.fruitcake.yours

Burnt Wood Coppice and Horse Pastures wood is a beautiful ancient oak woodland in a wonderfully secluded corner of the Lake District National Park within easy walking distance of Lake Windermere and Grizedale Forest.

The woodland is an old coppice wood which has been untouched for many years. It is a haven for wildlife but would also benefit from active woodland management and thinning.

APPROXIMATELY 8.81 hectares (21.77 acres)

OFFERS ABOVE: £250,000

Offered exclusively for sale by Edwin Thompson



GENERAL DESCRIPTION

The woodland is located in the Rusland Valley and Furness Low Fells, once the heart of a thriving Lakeland charcoal and coppice industry, and the wood's name hints at this history. The woodland runs above the Ashes beck and lower slopes of Thwaite Head fell, with the minor road to Greythwaite providing access along the eastern boundary.

The woodland is mostly enclosed by surrounding woodlands but the topography is varied with small streams, hollows and rocky ridges giving the woodland added variety. The woodland comprises of mainly maturing oak woodland but with some open areas of birch dominated woodland and alder coppice along the beck sides.

The boundaries are mainly stone walls in reasonable repair and these have been marked with green paint spots to confirm the extent of property.

GRANT SCHEMES AND CONDITIONS

The vendor confirms that there has been no woodland works, grants or licences.

This has left the woodland well stocked with timber, ripe for thinning and coppicing and a range of woodland grants could be sourced to help with management plans, boundary repairs, access improvements, thinning, coppicing and other environmental works.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession upon completion.

ACCESS

Access to the wood is via minor roads from Thwaite Head to the west or Greythwaite Hall to the east. There are two entrances through the stone wall and parking off road is just possible with care.

These two entrances could be easily upgraded to provide parking within the wood.

Viewing is available by appointment

METHOD OF SALE

The property is offered for sale by Private Treaty. Offers should be submitted to the vendor's agent, David Atkinson, Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW. The vendors reserve the right to fix a closing date for offers, change the method of sale or sell the property without notification. Therefore, prospective purchasers are advised to register their interest with the selling agents.

RIGHTS, EASEMENTS AND OUTGOINGS

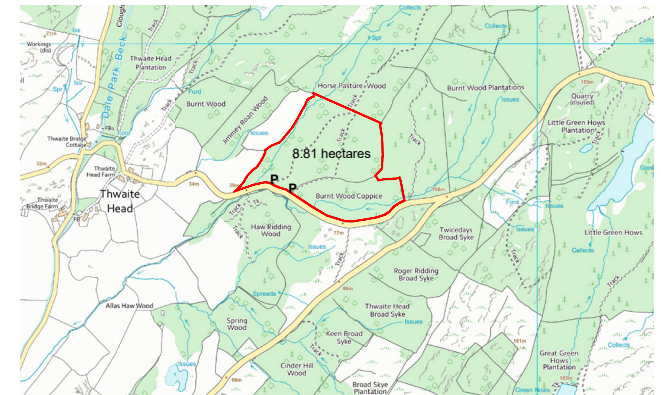
None Known.

SPORTING RIGHTS

None Known.

GENERAL RESERVATIONS:

The right is reserved by the vendors to amend or incorporate fresh provisions as appropriate in respect of all the above matters.



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