



FREEHOLD FOR SALE BY PRIVATE TREATY

63.43 Acres (25.67 Hectares)

HARROT HILL WOOD

Armaside, Cockermouth, Cumbria

Offers Around £415,000 are invited for this property

OS Grid Ref: NY152279 Lat/Long: 54.639166,-3.315446 Nearest Post Code: CA13 9TL
what3words: lunges.array.gazette

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

Find more woodland properties for sale on our website

LOCATION

Harrot Hill Wood is located 12 miles north-west of Keswick, 30 miles west of Penrith and 30 miles south-west of Carlisle. All distances are approximate.

DESCRIPTION

Planted in 1987 and offering exceptional views of the surrounding countryside, this maturing conifer wood occupies a stunning setting in the Lake District National Park.

Situated on a south-west facing slope, Sitka spruce forms the largest and most productive component of the wood whilst Douglas fir and Japanese larch also feature.

The Sitka spruce is growing well and displays good form. The crop is nearing maturity and will be ready for felling in the next 5-10 years. The Douglas fir would benefit from a thinning to allow the largest trees to develop into large, high-quality stems. The majority of these trees have good form and would add a useful mature crop to grow on if it was decided to fell the spruce first.

The larch in the north-western corner of the wood is suffering from Phytophthora ramorum and was issued with a Statutory Plant Health Notice. This larch has recently been chemically treated. This could be replanted according to a new owner's wishes.

The remainder of the wood comprises principally of ash and oak which wraps around the bottom of the forest.

There is currently no developed access into the wood although a legal right of way across a neighbouring field has been reserved as detailed below.

SPORTING AND MINERAL RIGHTS

Sporting Rights are owned and included in the sale. They are not let. Mineral rights are retained by a previous owner.

FENCING

The owner is responsible for maintaining stockproof fences between the points shown XY on the sale plan.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all agricultural, silvicultural and sporting purposes connected with the property over the route shown AB on the sale plan allowing for the construction of a 5m wide track.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to the mineral reservations.

VIEWING

You can view during daylight hours providing you carry a set of these sale particulars. Please contact the Selling Agents prior to viewing and please be aware of potential hazards within the woodland.

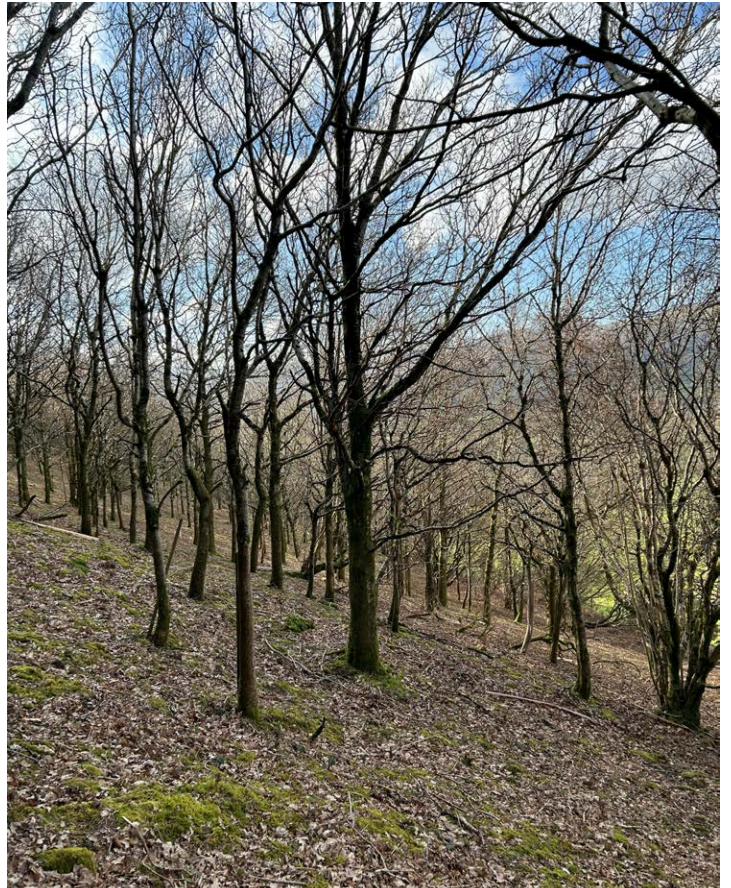
METHOD OF SALE

Harrot Hill Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

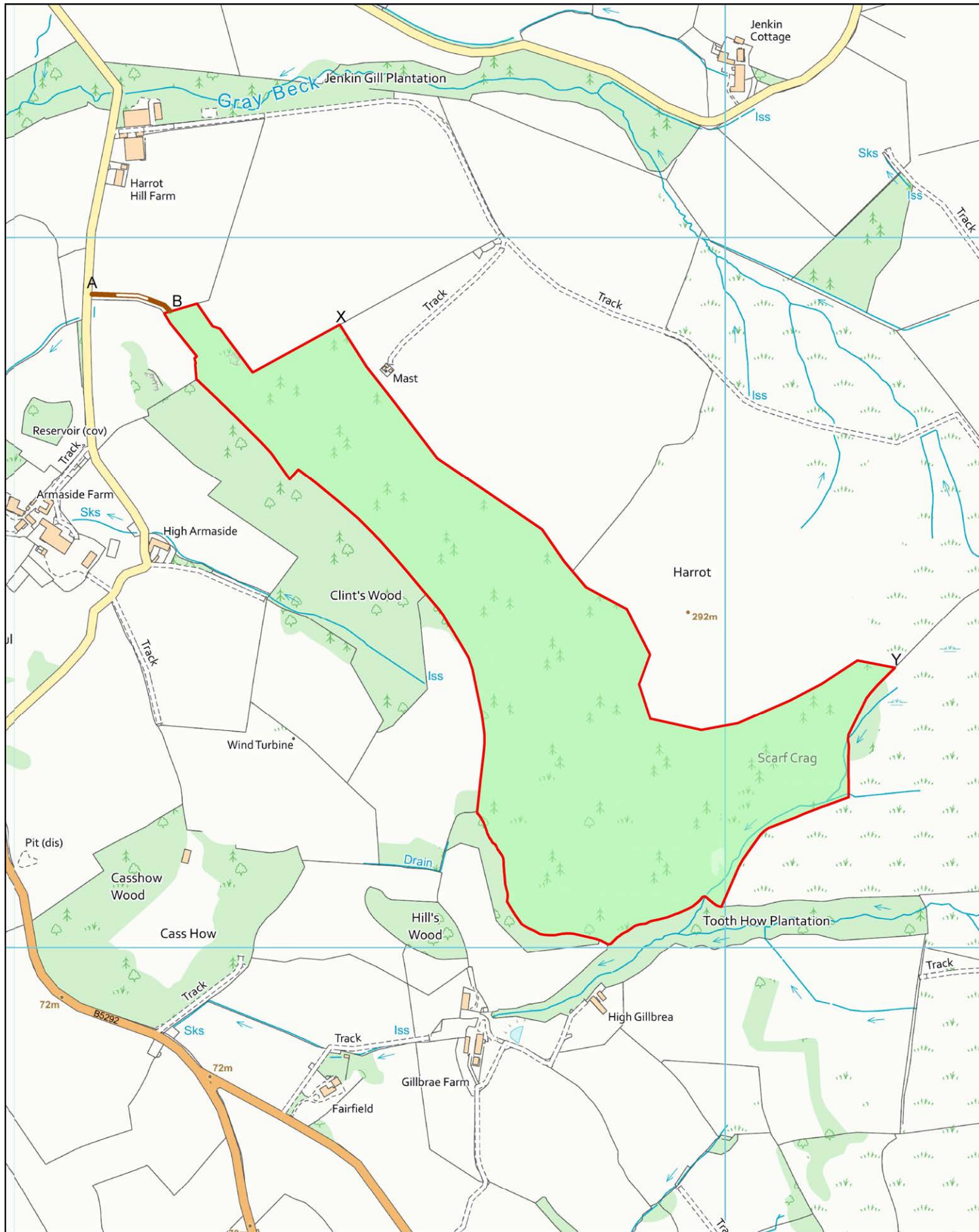
Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity and residence and proof of source of funds for the purchaser. Further information can be obtained from the HMRC website www.gov.uk





IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared April 2024.



Harrot Hill Wood

Location NY 157 274
 Scale 1:7,000 @ A4
 Drawing No. Y21979-01
 Date 04.04.24

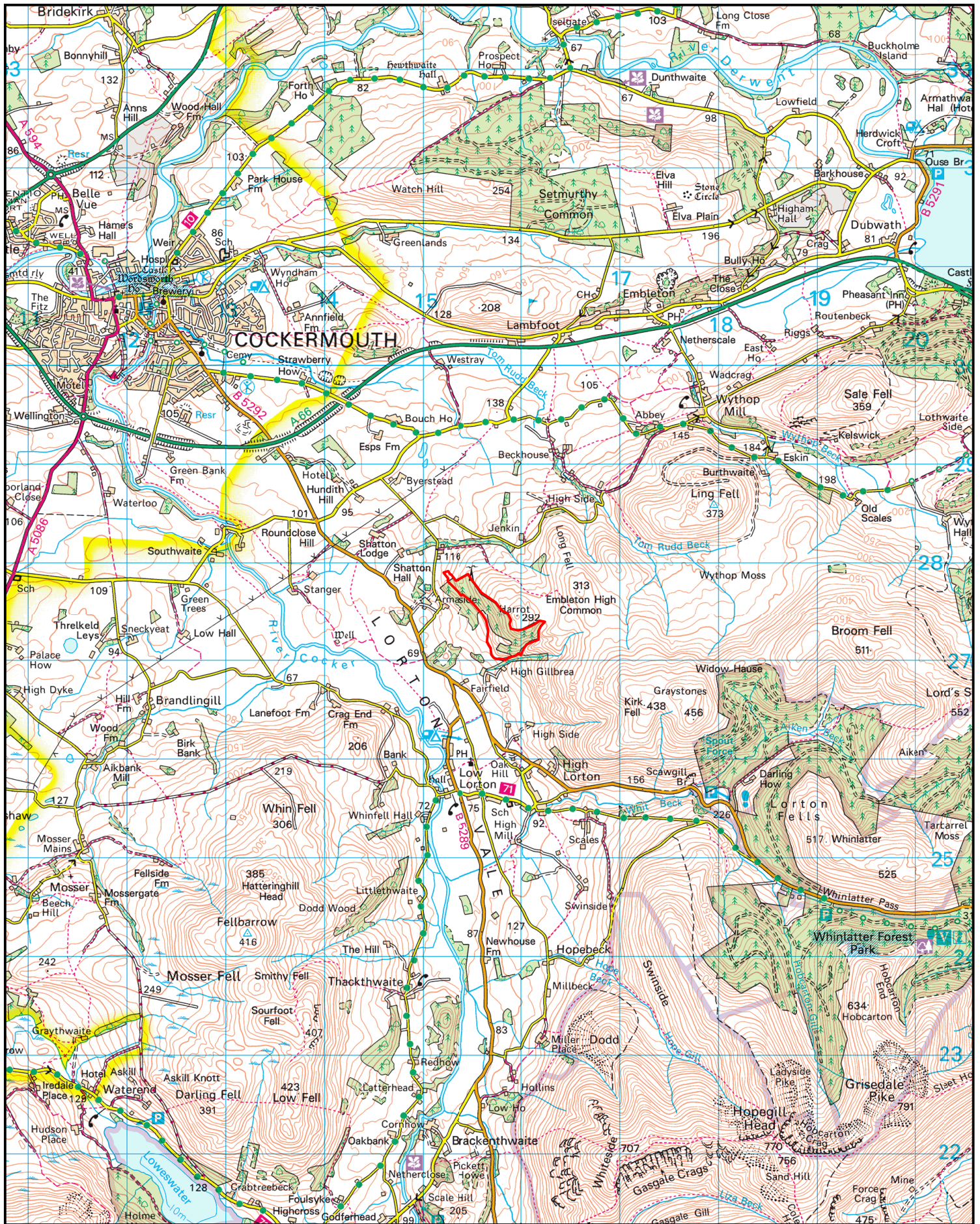


Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
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Harrot Hill Wood

Location NY 157 274
 Scale 1:50,000 @ A4
 Drawing No. Y21979-02
 Date 04.04.24



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Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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