



Amenity Woodland

Scotby, Carlisle CA4 8DE

A rare opportunity to own a small part of England. A block of amenity broadleaf woodland extending to 0.98 acre (0.39ha) conveniently located on the fringe of the village of Scotby, just 1.5 miles South of Junction 43 of the M6.

The woodland, in its own way, acts as a local haven to wildlife that presents an opportunity for a new custodian to care for and enjoy and, thereby, conserve and diversify its natural beauty.

Guide Price £12,000



Location

The woodland is located on the fringe of the village of Scotby and is accessed via a tarmacadamed Bridleway leading from Broomfallen Road. Junction 43 of the M6 is only 1.5 miles to the North.

Directions

From Junction 43 take the A69 heading East then take the first road to the right signposted Scotby, travel for 1.3 miles then turn right down the Bridleway signposted Public Bridleway Lambley Bank Road, Garlands.

What3Words: label.poet.shed

Description

The woodland is of mixed broadleaf species, including sycamore, oak, beech, silver birch and hazel; and extends in total to 0.98 acres (0.39ha).

An access point to the woodland will need to be created as this is currently overgrown and prospective Buyers enter the woodland at their own risk.

It is anticipated that the wood would be of interest to anyone who is looking to own a manageable parcel of woodland whether for environmental or amenity purposes. Subject to obtaining the relevant consents, this parcel of land has the potential to be used for leisure or other purposes.

Tenure

The property is offered for sale freehold with vacant possession.

Sporting and Mineral Rights

The sporting and mineral rights are excluded from the sale as they are in third party ownership.



Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such.

Viewing

Viewing is permitted at any reasonable time with the possession of a set of these particulars constituting authority to view.

Method of Sale

The property is to be offered for sale as a whole by Private Treaty. The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

Money Laundering Regulations

All Prospective Buyers should be aware we must undertake checks in connection with Money Laundering Obligations as part of the Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017). Prospective Buyers should be aware that in the event that they are successful, they will be required to provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill for copying.

IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
no employee of H&H LAND & ESTATES Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: November 2022

Woodland at Scotby

Lough Butts Wood

Track

Scotby

Co. Conar Rd

Boro Conar Rd

Track

Lambley Bank

Townhead Farm

High Acres Farm

Snake Wood

Yewcroft

Broom Hill

Wetheral Crook

Pow Maughan

Track

Path

St Brelades

Croft Head

Kennels

44m

48m

122.5m

H&H Land & Estates

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hllandestates.co.uk

Date: November 2022

Our Ref: HP236

Plan No: 1

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