



C & D Property Services

Land and Estate Agents, Valuers and Surveyors

Part of Cumberland & Dumfriesshire Farmers' Mart PLC

Carlisle 6 miles, Penrith 13 miles, Brampton 14 miles, Wigton 14 miles, Keswick 23 miles
(All distances approximate)

MEADOW PLANTATION, THACKWOOD, SOUTHWAITE, Nr. CARLISLE, CUMBRIA



A useful block of mixed woodland extending to around 7.69 acres (3.11 hectares) situated between Southwaite and Durdar and around 6 miles south of Carlisle. The wood is mainly softwood with some hardwood, predominantly Norway Spruce and Beech, with an unplanted area at the northern end and a watercourse on the western boundary known as Pow Beck. Vehicular access is available from the highway on a hard surface track as shown A to B on the Sale Plan. The wood is suitable for amenity, conservation, sporting or firewood use.

GUIDE PRICE: £40,000

Viewing: at any time during daylight hours whilst in possession of these sale particulars
Please note however that at weekends the roadside gate at Point A may be locked and access is therefore only available by climbing the gate. After sale, the purchaser will be given a key for access at any time.



17/19 High Street • Longtown • Carlisle • Cumbria • CA6 5UA

Tel: (01228) 792299 - Fax: (01228) 792284

website: www.cdproperty.co.uk - email: office@cdproperty.co.uk

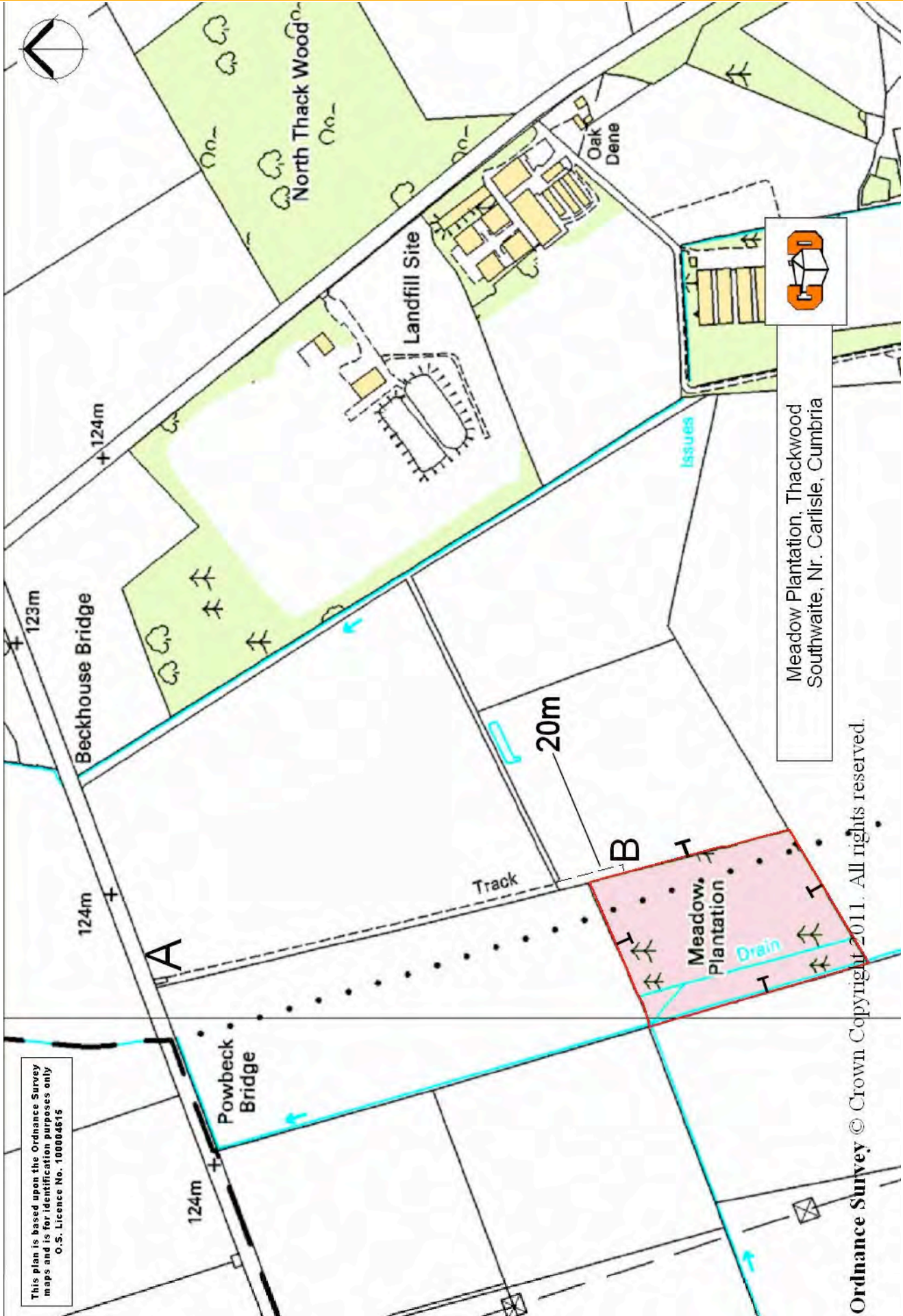
LOCATION	The location of the property is shown on the attached Sale and Location Plans.
USEFUL CONTACTS	<p>Carlisle City Council, Civic Centre, Carlisle CA3 8QG. Tel: 01228 8170000</p> <p>Cumbria County Council, The Courts, Carlisle CA3 8NA. Tel: 01228 606060.</p> <p>Rural Payments Agency (RPA), P.O. Box 1058, Newcastle Upon Tyne, NE99 4YQ. Tel: 0845 603 7777</p> <p>Natural England, Juniper House, Murley Moss, Oxenholme Road, Kendal LA9 7RL. Tel: 01539 792800.</p> <p>Forestry Commission, Peil Wyke, Bassenthwaite Lake, Cockermouth CA13 9YG Tel: 01768 776616.</p>
MINERAL AND SPORTING RIGHTS	The mineral and sporting rights, insofar as they are owned by the Vendors are included in the sale price. The pheasant pens and feeders will be removed from the wood on sale if required.
BOUNDARIES	The liability for boundary maintenance where known, is shown by the "T" marks on the Sale Plan.
ACCESS	A right of way for all purposes will granted over the access road shown "A" to "B" on the Sale Plan. Point B is 20 metres from the north east corner of Meadow Plantation.
WAYLEAVES, EASEMENTS AND RIGHTS OF WAY	The woodland is sold subject to all reservations, easements, rights of and other matters whether public or private and whether constituted in the title deeds or not.
TENURE	The land is believed to be freehold but this is to be confirmed by the solicitors.
METHOD OF SALE	To be sold by private treaty.
SOLICITOR	Cartmell Shepherd, Bishop Yards, Penrith, CA11 7XU. Tel: 01768 62326. For the attention of Charlie Hansford.

Details prepared 15th December 2011 Ref: NPH

Important Notice

C & D Property Services for themselves and for the Vendors/Lessors of this property, give you notice that:-

1. The mention of any appliances and or services within these particulars does not imply that they are in full and efficient working order.
2. 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.
3. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given having taken all reasonable steps to avoid committing an offence under the Property Misdescriptions Act 1991. Nonetheless, such statements do not constitute any warranty or representation by the Vendor and are accurate only to the best of the present information and belief of the Vendor.
4. No person in the employment of C & D Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by C & D Property Services or the Vendors/Lessors of this property.

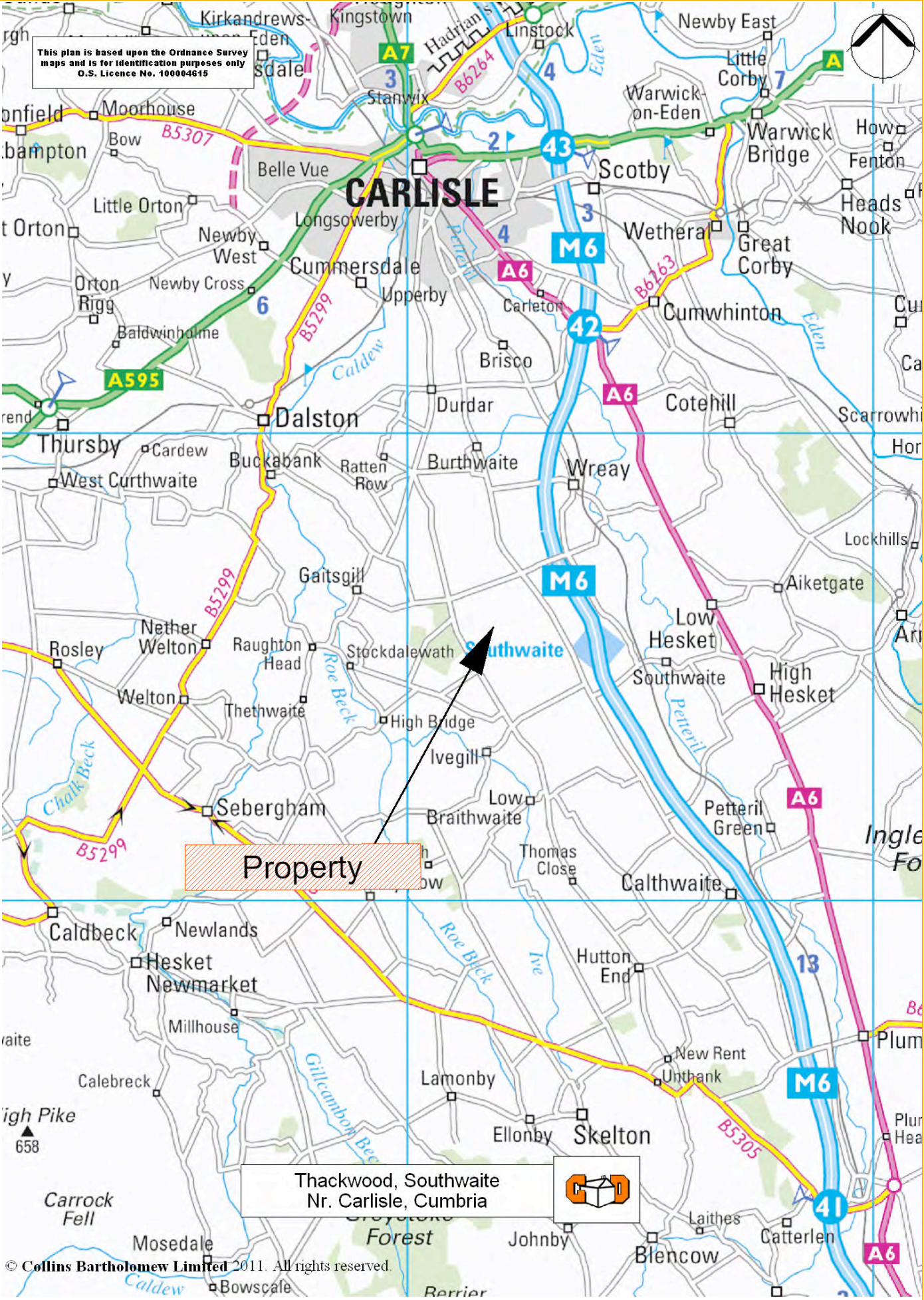


This plan is based upon the Ordnance Survey maps and is for identification purposes only
 O.S. Licence No. 100004615


 Meadow Plantation, Thackwood
 Southwaite, Nr. Carlisle, Cumbria

Ordnance Survey © Crown Copyright 2011. All rights reserved.

This plan is based upon the Ordnance Survey maps and is for identification purposes only
O.S. Licence No. 100004615



Property

Thackwood, Southwaite
Nr. Carlisle, Cumbria

