

For Sale by Public Auction
Haile Great Wood & Carletonmoor Wood,
Haile, Egremont, Cumbria



Guide Prices:

Lot 1 - Haile Great Wood - £55,000

Lot 2 – Carletonmoor Wood NY0309 0480 - £25,000

Lot 3 – Carletonmoor Wood NY0209 8370 - £10,000

For Sale by Public Auction by Mitchells Land Agency at Lakeland Livestock Centre,
Cockermouth, Cumbria, CA13 0QQ. At 2pm on Thursday 7th October 2021 at The Fairfield
Café, Lakeland Agricultural Centre, Cockermouth CA13 0QQ

www.mitchellslandagency.co.uk

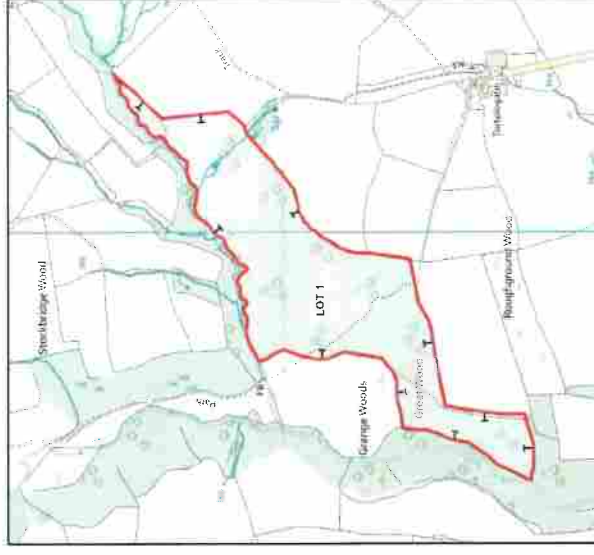
t: 01900 822016

e: info@mitchellslandagency.co.uk

LOCATION/DIRECTIONS:

These mature, broadleaf woodlands are located in open countryside on the outer periphery of the village of Haile in West Cumbria. Carletonmoor Wood is located approximately 1 ½ miles from the Market town of Egremont and approximately 1 mile from the centre of Haile village in a north-westerly direction. Take the minor road heading towards Haile from the St Thomas' Cross roundabout on the A595 on the Egremont bypass. The road climbs steeply upwards before eventually levelling off. The woodland is located on both sides of the road before the sharp bend at Whitehow Head. Lot 2 to the north of the road and Lot 3 to the south.

Haile Great Wood is located to the east of Carletonmoor Wood on the far side of the valley. From the centre of Haile village, take the minor public road heading north-east toward Cold Fell known as 'Hardgates Road'. The road soon starts to climb uphill. Take the first road on the left heading toward Head of Haile farm, continue past the properties and over the cattle grid. Continue along the road until the gate on the edge of Tortolocate Farm. Continue on foot through the farmyard along the public footpath heading north. Once in the second field, Haile Great Wood can be seen to the left. Leave the footpath at the marker post and head down the hillside towards the woodland. Alternatively, access can be taken by turning left in the farmyard after the house, walk through the two fields to the west, in the third field you can see a gateway to the right, take the track as it passes through the woodland.

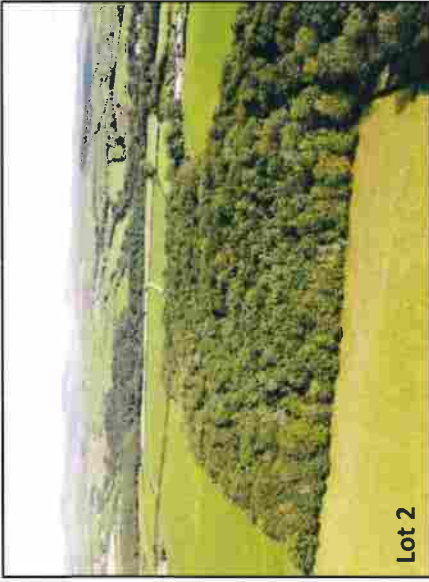


GENERAL DESCRIPTION:

Lot 1: Haile Great Wood – 10.47 hectares (25.88 acres) – Guide Price £55,000

It is thought that Haile Great Wood has occupied its sheltered location on the steep sided valley of Kirk Beck since at least 1600 and is the only intact example of its kind in the West Cumbrian lowlands. It is designated as ancient semi-natural woodland with several different woodland types within, which reflects the complex geology of the area. It is therefore not surprising that the woodland has been classified as a Site of Special Scientific Interest as an extensive valley woodland system. A Management Agreement awarded by Natural England, formerly English Nature expired in 2010. Potential exists to enter into current environmental stewardship programmes.

The woodland has a natural water supply courtesy of Kirk Beck and was fenced as part of the previous Management Agreement.



Lot 2

Lot 2 – Carletonmoor Wood parcel NY0309 0480 – 4.81 Hectares (11.89 acres) – Guide price £25,000

This parcel of broadleaf amenity woodland has easy access courtesy of the two minor roads which bound it along its easterly and southerly borders. It is attached to a parcel of similar broadleaf woodland along its westerly boundary and to the north is open farmland. The woodland is generally flat sitting at a height above sea level of 120m. Ragga Beck transects the woodland via an open ditch. Recent management of the woodland has seen areas of ‘thinning’ with timber removed followed by natural regeneration.



Lot 3

Lot 3 – Carletonmoor Wood NY0209 8370 (1.00Ha/2.47ac) – Guide Price - £10,000

A useful parcel of broadleaf amenity woodland with easy access just off the minor road between Egremont and Haile and adjacent to Lot 2. This woodland is attached to a similar parcel of woodland along its westerly boundary but is mainly surrounded by open farmland. It sits at a height above sea level of between 120m and 130m with a generally northerly aspect. The understorey is generally quite open allowing space to move through the woodland.



FURTHER DETAILS

VIEWING:

Lots can be viewed during daylight hours providing a set of Sales Particulars are to hand. When viewing Haile Great Wood please be respectful of any stock grazing the land around the woodland and ensure gates are left as found.

METHOD OF SALE:

The property is offered for sale by Public Auction at 2pm on Thursday 7th October 2021 (unless sold privately beforehand) within the Fairfield Restaurant at The Lakeland Agricultural Centre, Cockermouth (located just off the A66/A5086 roundabout on the outskirts of Cockermouth). The property will be offered for sale in lots subject to reaching undisclosed reserve prices, we will be offering the lots on their own and lots 2 and 3 together. Please take note that any guide price given is not a reserve price. If a reserve price is not met during the auction the highest bidder will have the right to purchase the property at the reserve price after the auction. The Vendor reserves the right to amend the particulars of sale at any time; not to accept any offer received; to withdraw from the sale or to sell privately at any time prior to the auction. Any changes will be made clear at the Public Auction.

A 10% deposit of the purchase price will be payable on the fall of the Auctioneer’s hammer. The contracts of sale are also to be signed on the fall of the Auctioneer’s hammer. Copies of the contracts of sale will be available for inspection, by prior appointment only, at the offices of the Solicitor and Agent for two weeks prior to the sale.

The date fixed for completion is Friday 5th November 2021, or earlier by mutual agreement.

TENURE AND TITLE:

The property has freehold title and vacant possession will be given on completion.

The following affect the property:-

- Lot 1 is affected by a x2 'Public Right of Way' i.e. footpath to the north-easterly tip and the south-westerly corner (marked with a brown dashed line on Sale plan).
- Lot 1 is a designated as a Site of Special Scientific Interest (SSSI)
- Lot 1 is affected by oversail of ENW electricity cables
- Lot 1 has a right of access in favour of the owners of Tortolocate Farm along the track which transects the woodland (marked with a purple dashed line on Sale plan).
- Lot 1 retains a 'Right of Access' over the land belonging to Tortolocate Farm (as shown with a green dashed line on the Sale Plan) to access the property on foot or vehicle for the purposes of maintenance.

The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi-easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendor's solicitor in order to do so.

VENDORS SOLICITOR:

Jonathan Carroll, Cartmell Shepherd Ltd, Montgomery Way, Rosehill, Carlisle, CA1 2RW. Tel: 01228 514077. Email: jonathan.carroll@cartmells.co.uk

BOUNDARIES:

Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan. Where no mark is shown no further information is available.

SPORTING & MINERAL RIGHTS:

The mineral rights over the land will be retained in favour of the Vendors. Insofar as they are owned the sporting rights to the property are included in the sale.

ENVIRONMENT:

The land is located in the borough of Copeland.

Lot 1 is designated as a Site of Special Scientific Interest (SSSI), namely 'Haile Great Wood SSSI'.

In so far as the Vendor is aware, the property is not affected by any other, historical, archaeological or other statutory designation.

PURCHASER REGISTRATION:

As part of the Money Laundering Regulations relating to the sale of property by public auction, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. We are therefore bound by law to ensure that potential purchasers are registered with ourselves prior to the auction. Please note that no one will be able to bid (under Money Laundering regulations) for the land at the auction unless they are registered to bid with ourselves. Please contact the Land Agency office for further information and also refer to the covering letter attached to these particulars for further details.

VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

DATE OF PREPARATION: August 2021.

Important Notice

Mitchell's Auction Company Limited 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, any offer or contract;
- ii) all descriptions, dimensions, references to, condition and necessary permissions for use and occupation and other detail are given 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;
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Plans, areas and schedules, have been based on Ordnance Survey data using Promap mapping software and are for reference only. Any areas measurements quantities distances referred to are given as a guide only and are not precise.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).

The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. The photographs shown in this brochure were not necessarily taken when the sales brochure was prepared.

Where any reference is made to planning permissions or potential uses such information is given by Mitchell's Auction Company Limited in good faith. Purchasers should make their own enquiries with the Planning Authorities into such matters prior to purchase. The property is sold subject to any Development Order, Tree Preservation Order, town Planning Schedule, Resolution or Notice which may be or be coming into force and the purchaser shall be deemed to have full knowledge of and satisfy himself about provisions of any such matter affecting the property.

These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchasers should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

FREE MARKET APPRAISAL

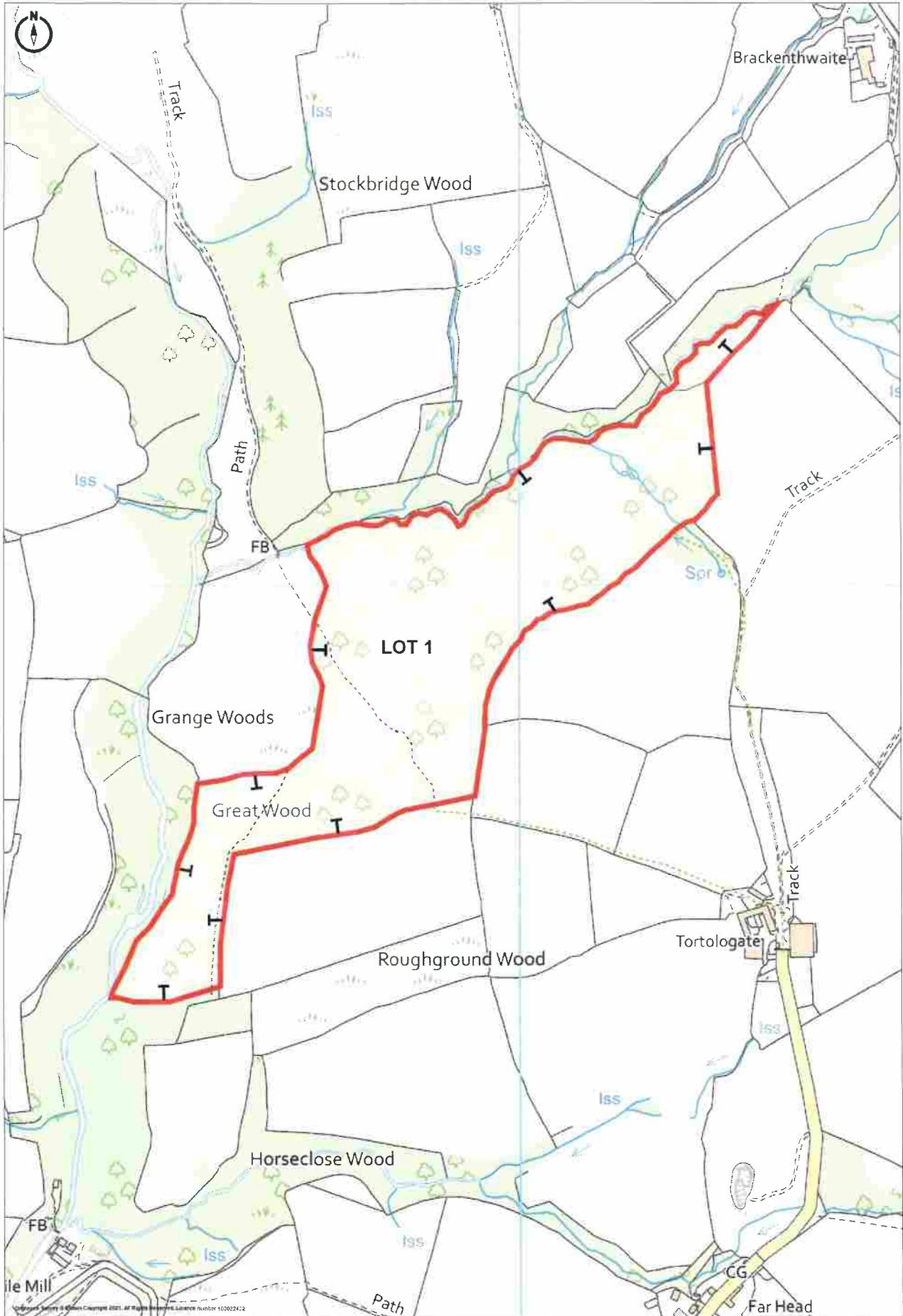
If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home.

We will advise on Guide Price which will accurately position your property in the current market, maximising viewings and sale prospects.

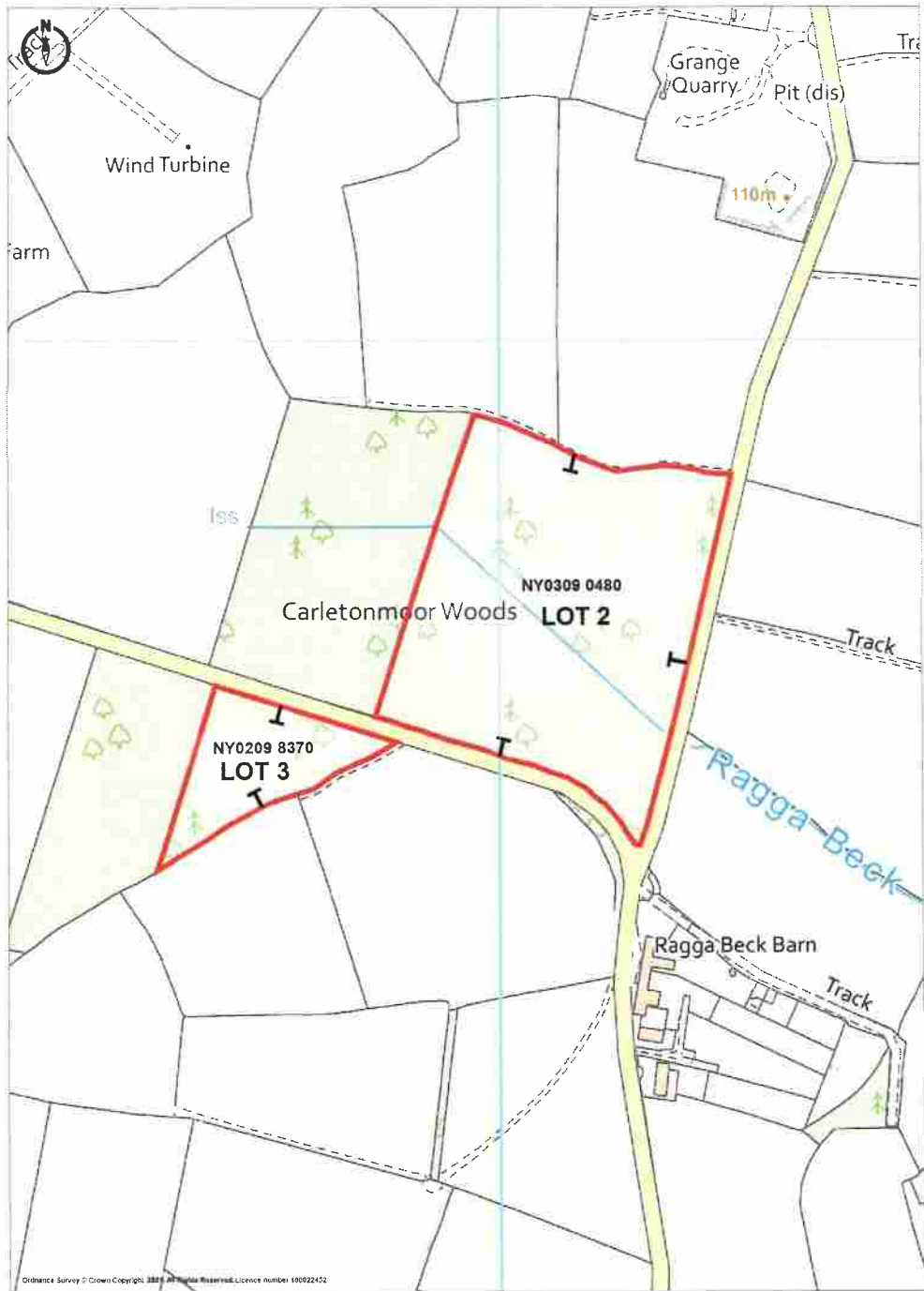
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