

FOR SALE

Oughterside Woodland

Oughterside, Aspatia, CA7 2QA

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



Offices across Scotland and Northern England

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Oughterside Woodland

Oughterside, Aspatria
CA7 2QA

Extending to 7.41 acres (3 ha) or thereby, Oughterside Woodland offers the chance to purchase a well-established, mixed species amenity woodland with excellent roadside access.

Oughterside – 0.5 miles
Aspatria – 2 miles
Carlisle – 23 miles

Selling Agents

Davidson & Robertson Tel: 01900 268 633
Suite 7M Email: sales@drural.co.uk
Lakeland Business Park Web: www.drural.co.uk
Cockermouth
CA13 0QT

Situation

Set in a secluded location, the woodland sits approximately 1 mile from the small hamlet of Oughterside with the market town of Aspatria a mere 2 miles away.

Access

Access is taken from an unclassified public road on the outskirts of Oughterside.

Directions

From Cockermouth, head north to join the A595. After 3.8 miles, turn left on to the B5301 and continue along this road for 2.2 miles to reach Oughterside. Following the road, take the left turn after Oughterside Primary School and continue for approximately 1 mile where the subjects will be located on the left.

From Carlisle, head south on the A595 for 3 miles then continue on the A596 for approximately 19 miles until the village of Prospect is reached. Take the left turn opposite the

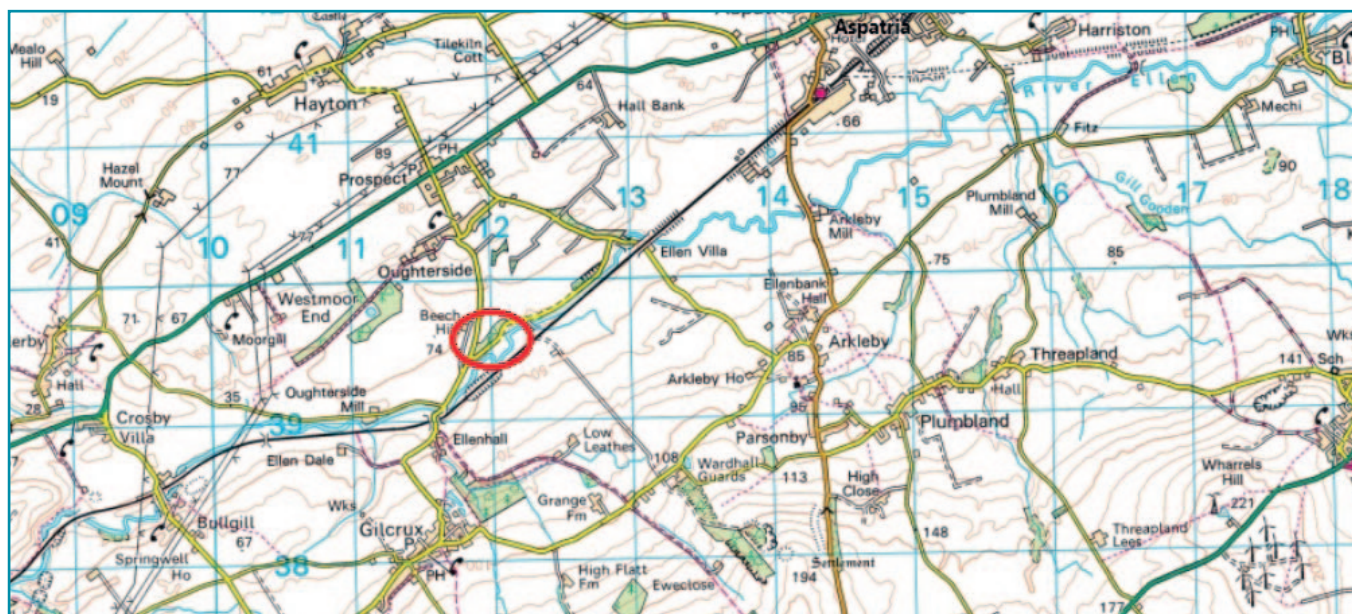
Miners Arms Inn and continue on the road for just under 1 mile where the subjects will be located on the left hand side.

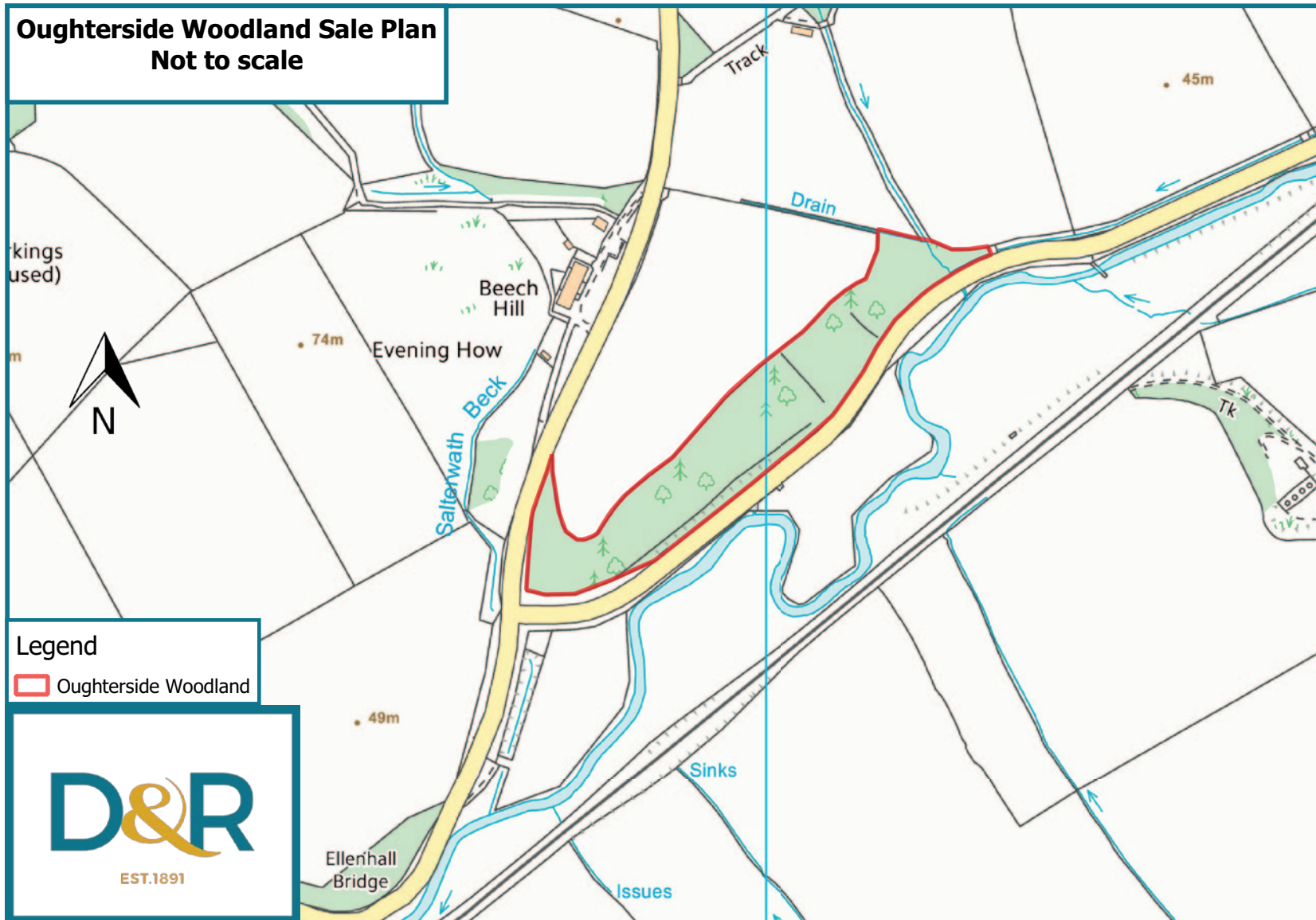
For users of satellite navigation, please use postcode CA7 2QA. Once the postcode destination has been reached, continue for half a mile and the subjects are located on the left-hand side if coming from Oughterside.

Description

Oughterside Woodland offers the chance to purchase a well-established mixed broadleaf/conifer amenity woodland with excellent roadside access.

Extending to 7.41 acres (3 ha) or thereby, the trees are around 30-40 years old. The woodland has recently been thinned, favouring best stem form, resulting in a good mix of broadleaves and conifers. Oughterside Woodland is well established and has been managed so that it will develop into a well-stocked mature woodland.







Woodland Grant Schemes

There are currently no schemes in place.

Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

Currently held by a third party.

Solicitors

Minihan McAlister
Warwick Mill Business Centre
Carlisle
CA4 8RR

Local Authority

Cumbria County Council
Blencathra House
Whitehaven
Cumbria
CA28 7UW

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

Viewing is possible at any time during daylight hours so long as potential purchasers hold a copy of these

sale particulars and notify the Selling Agents prior to viewing. For your own personal safety, please be aware of any potential hazards when viewing.

Date of Entry

By mutual agreement.

Important Notes

Offers

Formal offers should be submitted to the Selling Agent, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017.

Exchange of Contracts & Completion

It is anticipated that exchange of contracts shall take place within one month of an offer being accepted. The Buyer will be required to pay a 10% deposit of the purchase price on exchange of contracts. The deposit will be non-refundable in the event of the Buyer being unable to complete the sale for any reasons not attributable to the Sellers or their Agents. Completion will take place within three weeks of exchange of contracts.

Closing Dates

A closing date may be fixed so prospective buyers should register any interest with the Selling Agent so that they may be informed. This is on the basis that the property has not been sold previously. The Seller is not bound to accept the highest or any offer.

Method of sale

The property is offered for sale by Private Treaty. It is intended to offer the property for sale as a whole, but the Seller reserves the right to divide the property into

further lots, or to withdraw the property, exclude any property shown in these particulars or to generally amend the particulars.

Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

