

WEDDICAR WOOD

Hensingham, Whitehaven, Cumbria

Offers Over £1,500,000 are invited for this property

415.71 Acres (168.23 Hectares)

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WHITEHAVEN

Weddicar Wood

Location NY 010 177
Scale 1:60,000 @ A4
Drawing No. V16522-02
Date 27.01.22



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

415.71 Acres (168.23 Hectares)

FREEHOLD FOR SALE BY PRIVATE TREATY

OS Grid Ref: NY012174 Lat/Long: 54.542369,-3.527652 Nearest Post Code: CA26 3TF
What3words: attracts.butchers.verse

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Over 400 acres of a delightful wooded parkland landscape in Cumbria including a 20 year commercial woodland, areas of young broadleaves, river and lakes.

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or Marcus Winnall

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LOCATION

Surrounded by picturesque scenery and about four miles from the coast at Whitehaven in Cumbria, Weddicar Wood is located on the edge of Hensingham, a suburb of Whitehaven.

DESCRIPTION

Formerly part of an open cast coal mine, Weddicar Wood is the result of a re-landscaping plan to create an idyllic landscape featuring the River Keekle, lakes, open ground and diverse multipurpose woodland.

Weddicar Wood has flourished into a wooded landscape that hallmarks the grandeur of a park estate. Pockets of mixed woodland blend into the contours of this undulating scenery with the backdrop of Ennerdale in the Lake District National Park. The topography of the land is a wide gentle valley with a river meandering through the centre. Undulating gently, the land then rises from 75 metres to a maximum elevation of 150 metres. The area is sheltered with a warm southerly aspect.

The design of this 416 acre woodland incorporates large areas of fast growing Sitka spruce which is now at first thinning stage providing immediate timber revenue opportunities for the new owner. The edges of these commercial crops are softened and buffered with “feathered” planting of broadleaf trees similar in age. The trees are generally approaching 24 years old and include native species such as oak, ash, birch, rowan and pine. Minor species include cherry, aspen, hawthorn, holly, hazel and elder. In the wetter areas there is willow, alder and guelder rose. The wooded areas are separated by wide rides and areas of open ground left to become wild and naturalised.

At the centre of the woodland is a long gorge, which we assume was man-made by previous generations judging by the history of coal mining in the area. It has jagged cliff faces that drop into the gorge and is densely covered with self-seeded trees on the sides and the bottom. In the rainy season a small trickle of water flows from the bottom of the gorge to form a stream that joins the river.

The route of the River Keekle was partially controlled during the landscaping and work has been subsequently undertaken to influence the meander, speed and flow by introducing boulders and widening it at points. There are now pools and tumbling sections resembling a natural water course. The river spills into a large lake inside the southern boundary. There is a second stream-fed lake in the same location. These attractive features are abundant with water fowl and have potential to be improved for fishing.

Along the banks of the river are wide riparian zones with an abundance of grasses and reeds. Wilding is taking place here and it is a haven for wildlife. As the land rises from the riparian areas the soils become better drained and more suited to trees. The woods are at various stages of growth. Where canopy closure has occurred suppressing vegetation the trees are at pole stage and would benefit from thinning and formative pruning.

The expedient growth of these trees is attributed to the high specification of planting when it was originally undertaken and the fertile clay loam soil. This is especially evident in the growth of the Sitka spruce. Planted at 2250 stems per hectare and with an average tree size of 15 cm diameter they are exceeding above average growth targets. They are expected to produce considerable timber revenue from thinning in the next few years. Furthermore, another 10 years of growth should see the trees reaching maturity.

Between the planted areas of woodland there are large areas of open ground which could be planted as part of a restructuring plan. This could take the form of broadleaves or, for more economically driven aspirations, these areas could be planted with commercial trees that should see productive timber about 20 years after planting.

The land is subject to a covenant restricting the construction of buildings in areas that have been landscaped.

Stocking Summary (Approximate)	
Land use	Hectares
Broadleaves	76.2
Spruce	38.0
Open ground	34.6
River riparian & lakes	19.4
total	168.2

Weddicar Wood has road frontage on its northern and southern boundaries. There are numerous access gates to facilitate the extraction of timber when thinning commences. To the south of Weddicar there is a shared track into the property that also provides access to the lakes.

SPORTING AND MINERAL RIGHTS

Sporting rights have been exercised by the vendors but they are not currently let.

Mineral rights are not owned but, due to the history of the site and the landscaping, the Local Authority has deemed it highly unlikely that these rights could be exercised.

FENCING

Where fences exist, we understand the responsibility lies with the owner of Weddicar Wood.

RIGHTS OF WAY

The main access points for the woodland are marked M, A and S on the sale plan.

The woodland is sold with the benefit of a right of way for all purposes over the routes shown AB and MN with the provision to stack timber.

The woodland is sold subject to a right of way for all purposes over the track marked ST in favour of the neighbouring landowner.

V.A.T.

The sale of the woodland is not subject to VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

A septic tank is documented at point X on the sale plan for which there is a right to access and maintain.

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

The owner of the adjoining land at the north east corner of Weddicar Wood has a right to lay a cable through the woodland subject to making good any damage caused.

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

Weddicar Wood is Freehold with the exception of the small area enclosed by the yellow line on the sale plan which is leasehold. There is no rent payable and the lease expires in January 2609.

Vacant possession will be given on completion subject to the sporting and mineral reservations and the provisions of the lease.

VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

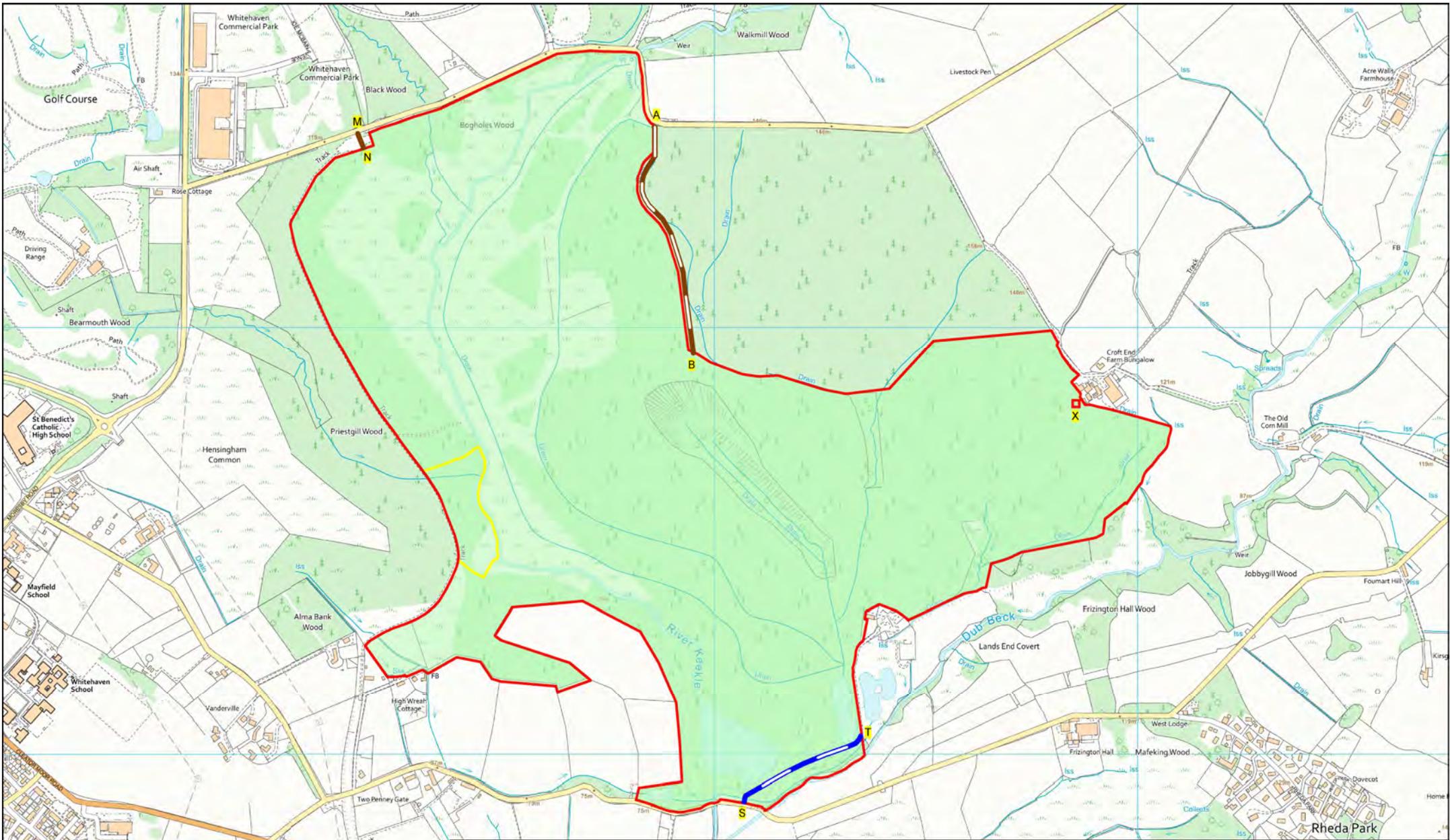
METHOD OF SALE

Weddicar 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





Weddicar Wood

Location NY 010 177
 Scale 1:12,000 @ A4
 Drawing No. V16522-01
 Date 08.04.22



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Tustins

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