



FREEHOLD FOR SALE BY PRIVATE TREATY

84.82 Acres (34.33 Hectares)

SNOUTS FARM

Roadhead, Cumbria

Offers Around £480,000 are invited for this property

OS Grid Ref: NY517765 Lat/Long: 55.081070,-2.755428 Nearest Post Code: CA6 6NS
what3words: taxi.darker.cluttered

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or Jack Clegg

Find more woodland properties for sale on our website



IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared August 2025.

LOCATION

Snouts Farm is located 1 mile north of the village of Roadhead, 12 miles north of Brampton and 20 miles north-east of Carlisle. All distances are approximate.

DESCRIPTION

Situated less than 15 minutes' drive south from the Scottish border, Snouts Farm is an exciting package which includes land approved for woodland creation alongside existing woodland and pastureland.

Approximately two-thirds of the land, some 25 ha, has been approved for planting under the England Woodland Creation Offer with the vendor awaiting issue of the contract. The proposed scheme has a predominantly commercial focus and features Sitka spruce (64%) alongside native broadleaves (11.5%), mixed conifers (2.5%) and open ground (22%), all designed to sensibly incorporate the existing woodland. The native broadleaves include oak, silver birch, alder, hornbeam and aspen. A copy of the proposed planting scheme can be provided on request.

The remaining land not included within the scheme comprises a strip of land at the centre of the farm, which we understand could be planted in the future thereby offering the opportunity for a purchaser to design their own scheme, as well as two fields in the south-eastern corner which cannot be planted but are suitable for the grazing of livestock.

The soils are fertile and described as slowly permeable wet upland soils. Elevation across the farm ranges from 115 to 195 metres above sea level.

Access to the farm can be taken via points X or Y as shown on the sale plan.

Woodland ownership offers several tax benefits including Business Property Relief from Inheritance Tax where the woodland has been managed commercially and owned for two years; exemption from Income and Corporation Tax on income generated from the sale of timber from a commercial woodland; and exemption from Capital Gains Tax on the value of the growing timber crop where the woodland has been managed as a commercial asset.

SPORTING AND MINERAL RIGHTS

The sporting rights over most of the eastern half of the land (shaded pink on the sale plan) are reserved to a previous owner. The sporting rights over the remainder of the farm are not let and are included in the sale.

The mineral rights over most of the eastern half of the land are reserved to a previous owner. The mineral rights over the remainder of the land are included in the sale.

Please ask the Selling Agents for further details.

FENCING

There are no known fencing liabilities.

V.A.T.

The property is registered for VAT. As such, VAT will be charged on the sale price and will be payable by the purchaser. Existing commercial woodland owners should be able to claim back the VAT.

WAYLEAVES, RIGHTS AND EASEMENTS

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

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

Freehold. Vacant possession will be given on completion (subject to the Sporting and Mineral reservations).

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

Snouts Farm is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted. Please take note of the VAT clause above.

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, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk

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Snouts Farm, Cumbria

Location NY 519 766

Scale 1:50,000 @ A4

Drawing No. Z25946-02

Date 31.07.25



Tustins

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SNOUTS FARM

Roadhead, Cumbria




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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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