



LEASEHOLD FOR SALE BY PRIVATE TREATY

4.97 Acres (2.01 Hectares)

WHITEHEAD COPPICE

Threlkeld, Nr Keswick, Cumbria

Offers Around £20,000 are invited for this property

OS Grid Ref: NY314246 Lat/Long: 54.612142, -3.063282 Nearest Post Code: CA12 4RS
what3words: smoothly.wonderfully.candidate

Selling Agents

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ
For further information contact Mike Tustin or Jack Clegg

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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. Re-issued May 2026.

LOCATION

Whitehead Coppice is located either side of the A66 Penrith to Keswick Road next to Threlkeld Bridge. Threlkeld village is 1 mile distant and Keswick is 4 miles. All distances are approximate.

DESCRIPTION

Situated in a simply stunning location, Whitehead Coppice sits inside the Lake District National Park and on the banks of the River Greta. Within the wood is your own private bathing beach just next to the ancient stone arches of Threlkeld bridge. On its north side the wood abuts the well-known cycle route, The Threlkeld railway trail. Positioned on an east and north facing slope the river and the old railway line form the woodland's lower boundary.

The wood is stocked with a mix of mainly mature ash, sycamore, beech, oak, hazel and even some elm trees. A new owner will be able to thin these trees to maintain the woodland for the future.

Access is easy through the wooden 5-bar gate shown at point A on the saleplan. A metalled footpath/track runs along the river side and connects to the cycle trail next to the old iron river bridge.

The new section of the A66 crosses the woodland as a viaduct supported by concrete pillars. This arrangement of the road maintains the woodland's privacy and reduces traffic noise to nothing more than a slight murmur.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let. Mineral rights are owned and included in the sale.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold subject to a right of way for stock to drink in the river in favour of a neighbouring landowner over the route shown XY on the sale plan.

V.A.T.

The sale of the woodland is not subject to 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

Leasehold. Vacant possession will be given on completion subject to the Environment Agency's river gauging station lease. This expires in September 2042.

See separate document for the terms of the proposed 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

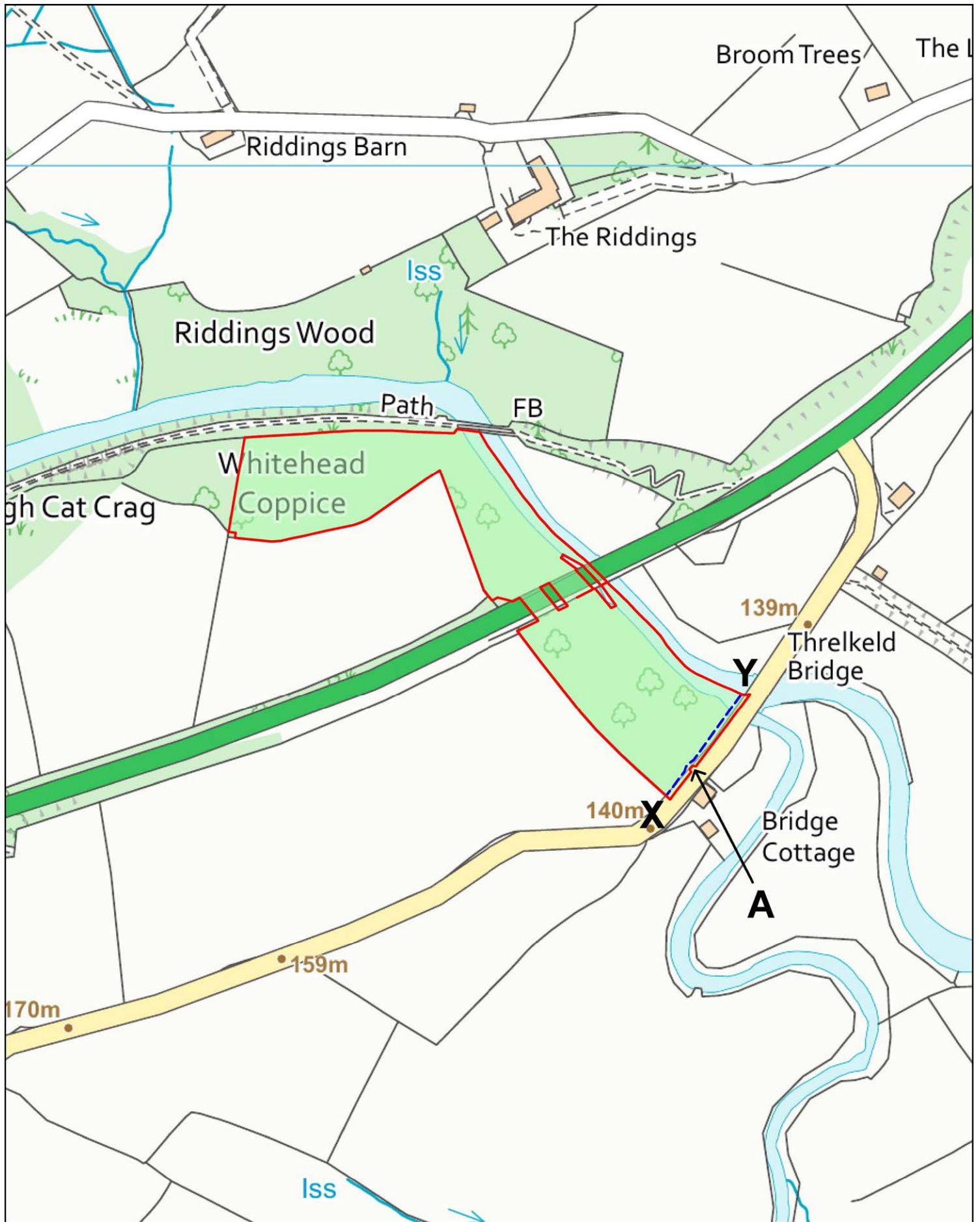
Whitehead Coppice is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

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 purchase. Further information can be obtained from the HMRC website www.gov.uk





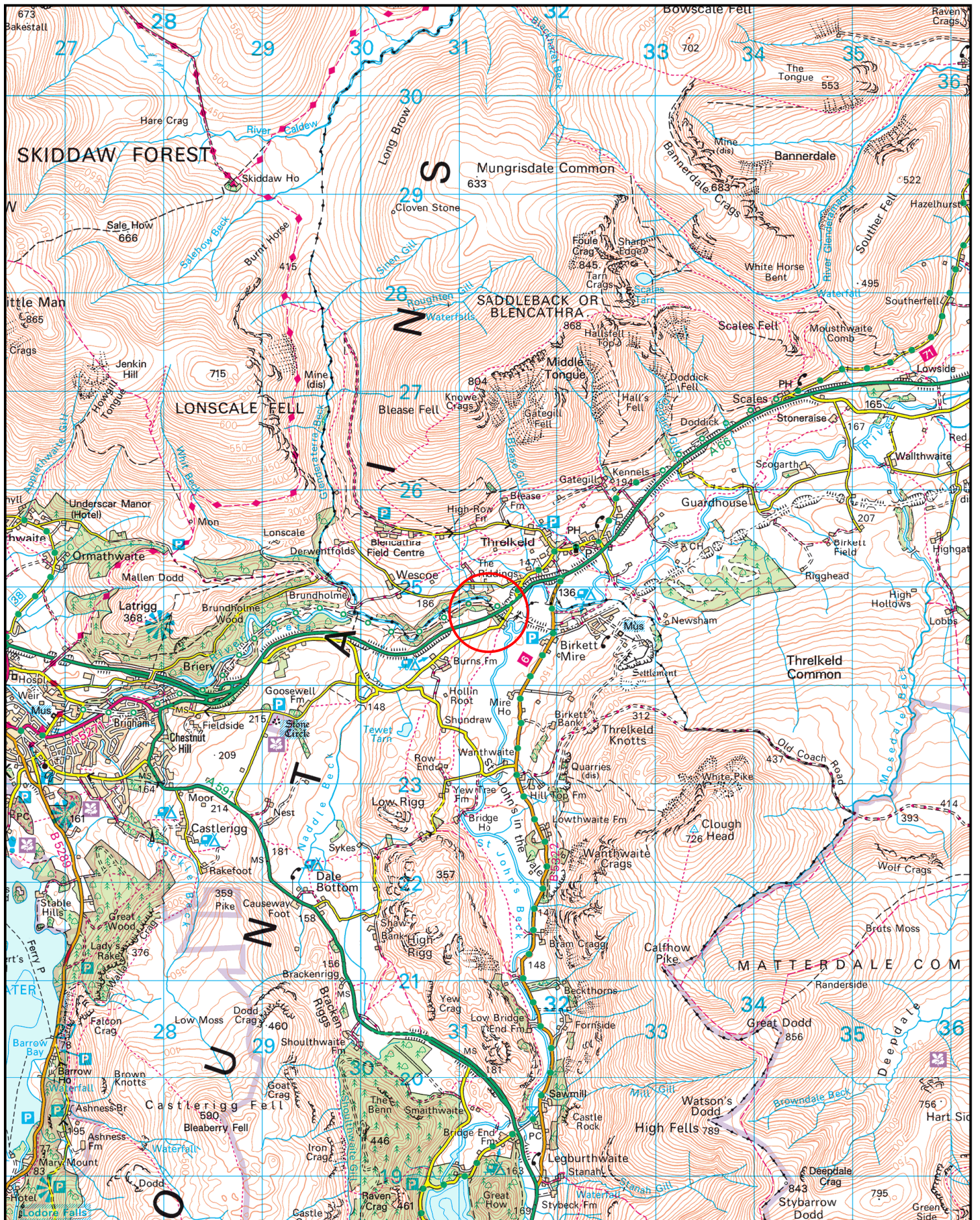
Whitehead Coppice

Location NY 313 247
 Scale 1:3,000 @ A4
 Drawing No. Z26137-01
 Date 14.05.26



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Whitehead Coppice

Location NY 313 247
 Scale 1:50,000 @ A4
 Drawing No. Z26137-02
 Date 14.05.26



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