



FREEHOLD FOR SALE BY PRIVATE TREATY

28.88 Acres (11.69 Hectares)

BREWERY PLANTATION

Near Alston, Cumbria

Offers Around £150,000 are invited for this property

OS Grid Ref: NY730496 Lat/Long: 54.841056,-2.421143 Nearest Post Code: CA9 3NF
what3words: valid.battle.massaging

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Mike Tustin or John Clegg

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IMPORTANT NOTICE

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LOCATION

Situated 2 miles north-west of the town of Alston and 22 miles north-west of the town of Penrith.
All distances are approximate.

DESCRIPTION

Located within the North Pennines AONB, Brewery Plantation is a delightful mixed age plantation featuring both conifer and broadleaved species.

Once comprising almost entirely of Norway and Sitka spruce, the wood has been restructured in the past decade to remove three quarters of the spruce. These areas were re-stocked in 2013, 2014 and 2019 with a mixture of Sitka spruce on the higher areas and mixed broadleaves including alder, oak, beech and sycamore in the central valley.

The spruce re-stock, as well as several areas of natural regeneration, is now well established and showing signs of rapid growth. Growth of the broadleaves has been variable dependent on the species and levels of shelter offered by the topography and remaining trees. The re-stocking contract expires in May 2024.

The retained Norway spruce, which was planted in 1971, has been regularly thinned and is generally of good quality and form. A new owner may consider harvesting the mature spruce in the next few years, subject to felling permission, to provide a timber income. However, this crop makes a really pleasant looking feature within a wood that is also an amenity for its new owner.

Areas of mature broadleaves are scattered through the wood and include beech, sycamore, ash and rowan. In addition, very small areas of Scots pine and larch can be found as well as alder, sallow and birch natural regeneration.

The wood is bisected by Clarghill Burn which has created several small waterfalls and interesting rock formations throughout. This is in a steep sided ravine that completely isolates a visitor to the wood. The sound of water is never very far away when visiting this property.

Soils within the wood are slowly permeable seasonably wet acid loamy and clayey soils. They are perfect for the growing of trees once the ground has been suitably prepared for planting.

The wood benefits from two gated accesses off the county road on the north-western boundary. The first access point is shown as point X on the sale plan and joins an internal stoned road. The second access point is shown as point Y and joins a shorter section of stoned road. The internal track that is connected to gate X ends just on the edge of the burn. Here there is a level area just on the edge of the spruce suitable for picnicking that is wonderfully private and very sheltered from all but the most persistent of winds.

Others may view this area as a potential camping or woodland activity site made special due to low light pollution and the rugged beauty that surrounds one in this location.

SPORTING AND MINERAL RIGHTS

Sporting rights are reserved to a former owner.

Mineral rights are retained by a previous owner.

FENCING

There are fencing liabilities on part of the boundary as shown with inward facing T-marks 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

Freehold. Vacant possession will be given on completion subject to the sporting and mineral reservations.

VIEWING

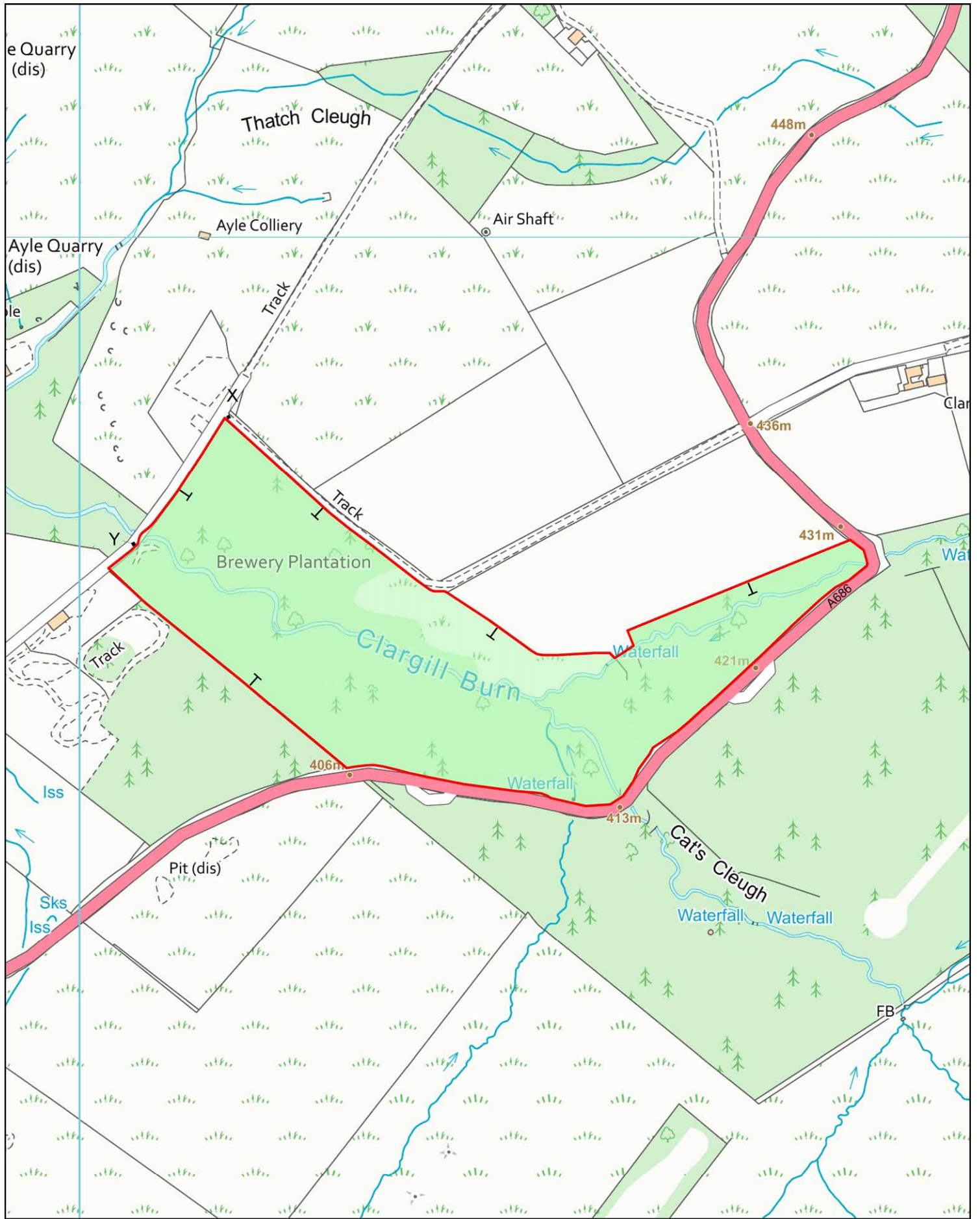
You can view without appointment during daylight hours providing you carry a set of these sale particulars. The property can be accessed either via the accesses on the western boundary marked X or Y on the sale plan or from the east via a layby off the A686. Please be aware of potential hazards within the woodland when viewing.

METHOD OF SALE

Brewery Plantation 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



Brewery Plantation

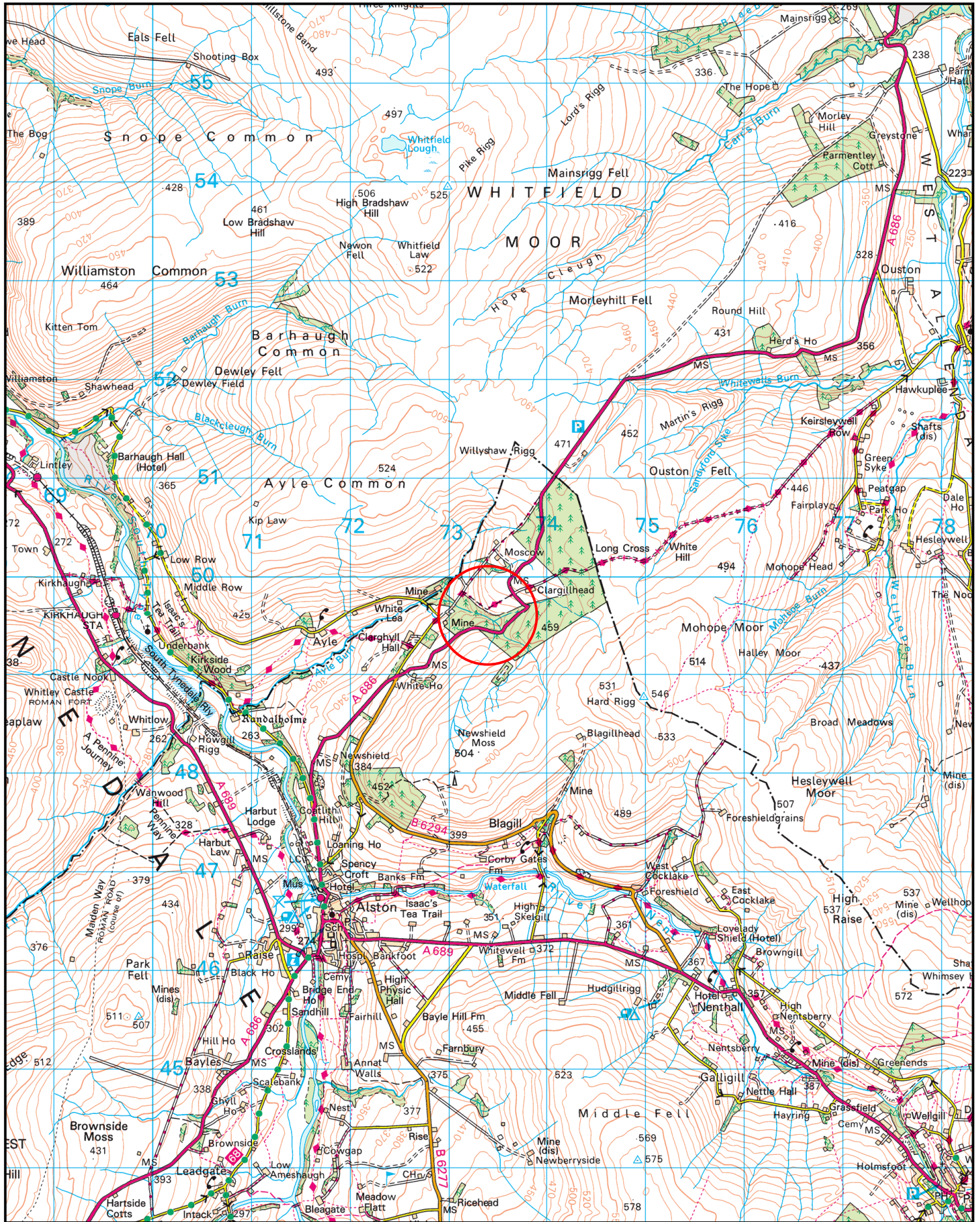
Location NY 734 496
 Scale 1:5,000 @ A4
 Drawing No. X20825-01
 Date 16.10.23



Tustins

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ
 Tel: 01869 254938 www.tustins.co.uk

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Near Alston, Cumbria



Tustins

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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