



FREEHOLD FOR SALE BY PRIVATE TREATY

73.11 Acres (29.59 Hectares)

LIND END WOOD

Broughton Mills, Cumbria

Offers Around £400,000 are invited for this property

OS Grid Ref: SD227918 Lat/Long: 54.316424,-3.187248 Nearest Post Code: LA20 6BB
what3words: surging.topples.competing

Selling Agents

Tustins Chartered Forestry Surveyors

For further information contact Jack Clegg or John Clegg

Find more woodland properties for sale on our website

LOCATION

Lind End Wood is located 4 miles to the north of Broughton-in-Furness, 20 miles south-west of Windermere and 34 miles west of Kendal. All distances are approximate.

DESCRIPTION

Situated within the Lake District National Park, Lind End Wood occupies a peaceful setting amongst rolling hills and boasts stunning views over the surrounding countryside.

The property comprises a mixture of bare land for restocking, woodland and grazing land.

The restock areas were formerly planted with a mixture of larch and Sitka spruce before felling took place towards the end of 2023. We understand a Tree Health Pilot grant is currently being negotiated with the Forestry Commission for the restocking. We also understand agreement could be sought to transfer the grant to a new owner.

A small area of Norway spruce alongside Douglas fir and western red cedar can also be found within the wood.

The broadleaf section of the wood comprises mainly oak alongside hazel. This part of the property is particularly charming with many a gem to be discovered including a bark peelers hut, a charcoal platform and a mine tunnel 50m in depth. Bluebells also feature throughout.

A little over a quarter of the property is pasture. In previous years there has been a grazing agreement with a local farmer with sheep grazing the land. We understand this arrangement could be possible again through separate negotiation. Alternatively, a prospective purchaser could choose to plant the land, subject to obtaining the necessary permissions.

A small pond is located within the pasture with tadpoles and damselflies abundant and a stream running nearby. The River Lickle follows the eastern boundary.

Another feature of note is a stone shelter found close to the restock area which could make for an interesting restoration project subject to planning permission.

Part of the wood is designated as Ancient Woodland indicating the area has been under continuous tree cover since at least the 1600s.

The property benefits from two access points shown on the sale plan marked X and Y. Internally the tracks have recently been upgraded to facilitate the harvesting works making the property very accessible.

SPORTING AND MINERAL RIGHTS

Sporting rights are reserved to a former owner. Mineral rights are retained by a previous owner.

FENCING

The woodland owner is responsible for maintain the fences/hedges/walls shown with inward facing T-marks on the sale plan. The adjoining owners are responsible for maintenance of the fences/hedges/walls shown with outward facing T-marks.

MANAGEMENT

Lind End Wood is managed by Footprint Forestry. Their Mr Christopher Guest will be pleased to discuss future management with prospective purchasers. He can be contacted on 07768 132638.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown AB 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

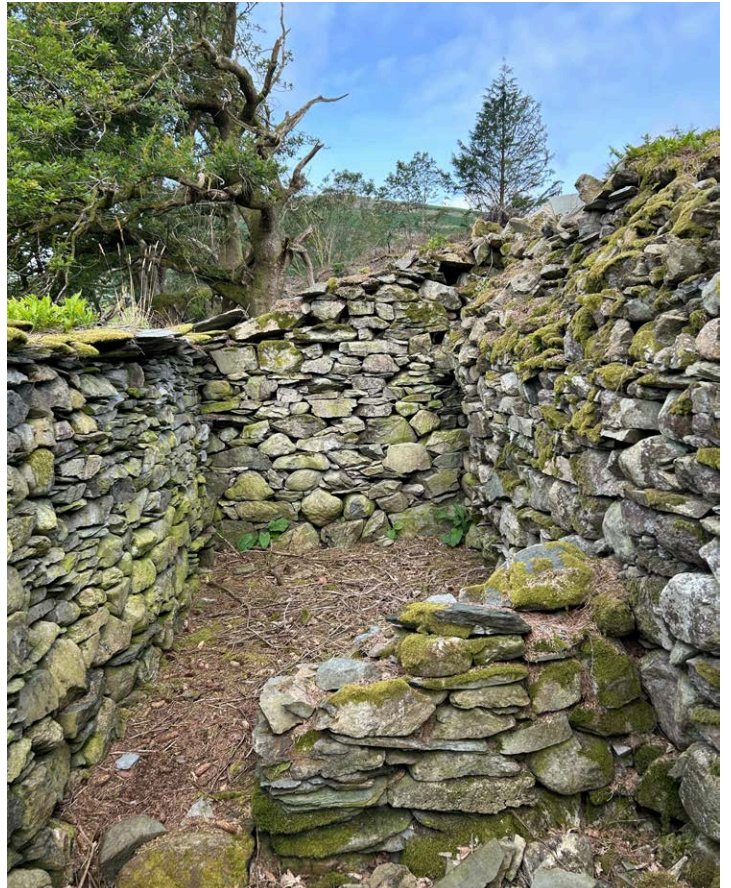
You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing. The entrance gate is locked.

METHOD OF SALE

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

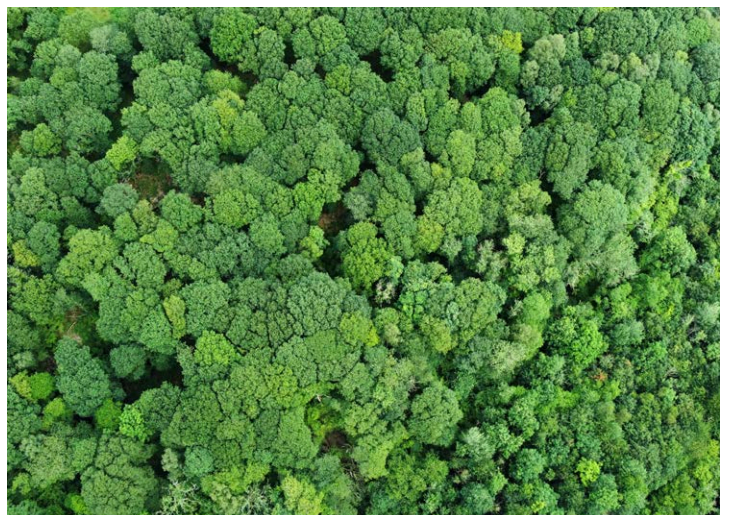
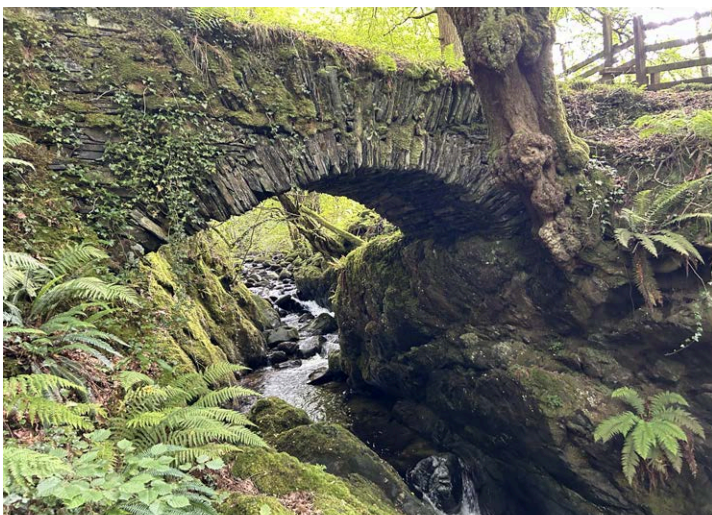
Anti Money Laundering Compliance

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

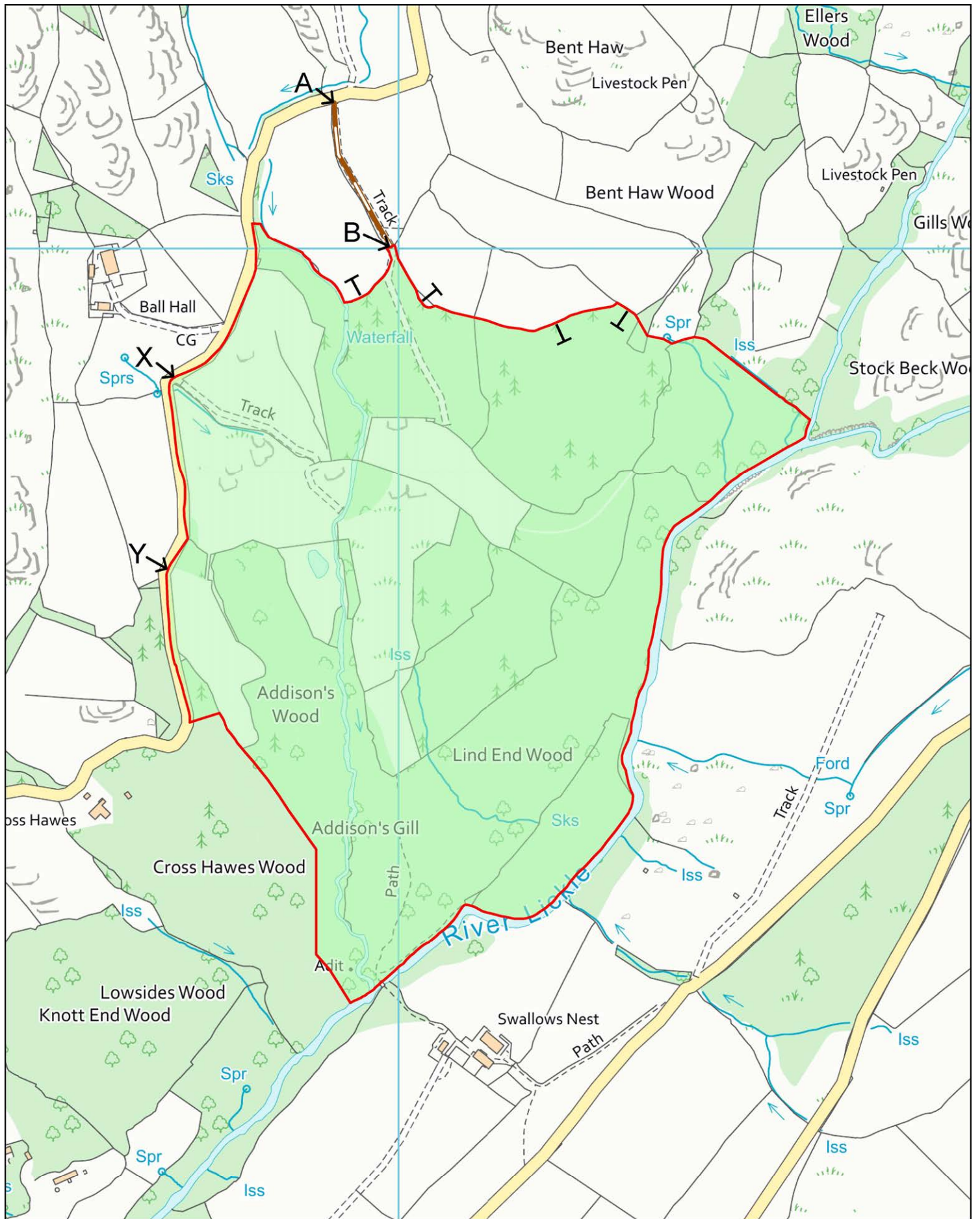


IMPORTANT NOTICE

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 2024.







Lind End Wood

Location SD 231 916

Scale 1:5,000 @ A4

Drawing No. Y22960-01

Date 06.08.24



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

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CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

Tel: 01869 254 938 info@tustins.co.uk

Unit 2, Park Farm, Akeman Street, Kirtlington, Oxfordshire OX5 3JQ

www.tustins.co.uk