

# WOODS 4 SALE

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UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



## Hefthill Wood

Newby Bridge, Cumbria. A charming mixed wood in rolling south lakes countryside. 7.87 acres freehold for £76,000

Maturing mixed woodland with varied topography, privacy and vehicular access near the south end of Lake Windermere.

## Hefthill Wood, Newby Bridge, Cumbria



### Description

Hefthill Wood lies near the centre of a larger gated woodland off a quiet lane about two miles south of Lake Windermere in the Lake District National Park. Junction 36 of the M6 is 20 minutes away giving ready access from north and south, while Bowness on Windermere is a 20-minute drive up the lakeside.

Hefthill was cleared of its previous crop of larch at about the turn of the millennium. It then regenerated with a variety of tree species, all of which are growing well. Birch is prevalent across much of the site, intermingled with conifers - principally spruce (both Sitka and Norway) and larch. A low lying crescent of land to the south supports a community of alder. Other species on site include rowan, hazel, willow and holly. The rich ground flora reveals the site's moorland origins with plenty of soft grasses, heather and blueberry where light allows. Further under the canopy this gives way to woodland associates like lady's fern and wood sorrel.

Hefthill occupies a broad ridge which descends via a series of limestone bluffs and outcrops to the lower southern fringe of the wood. There is a small seasonal pond at the northwest corner.

The wood is served by a stone track which is accessible in the dry to 2WD cars with reasonable clearance. This connects to a short length of track within the wood, terminating at a small area of hardstanding near the top of the hill. Close to the entrance the vendor has recently erected a sizeable fenced enclosure as indicated on the plan. Aside from being an excellent dog-run this may also assist with any future enrichment planting.

There's little to disturb here aside from the calls of the local residents - red and roe deer both frequent the wood and there are plenty of woodland songsters. We also enjoyed a green woodpecker during our visit.



### If It Were Mine

I'd extend pedestrian access into the stands with some brashed paths. I'd also thin out the area round the hardstanding and a small bluff nearby to maintain easterly views to the fells. This should help to create a very pleasant locus for BBQs and the odd night under canvas.

Thinning the spruce and respacing the younger broadleaves would benefit both. And I'd repair a couple of small breaches in the southern boundary wall.

Please remember some management operations require approval and/or a licence.

### To View This Woodland

You are welcome to view this woodland at any time during daylight hours. We do ask that you download a copy of these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

### Residential Planning Permission

**You are extremely unlikely to get residential planning permission for this woodland.**

### Locators

OS Landranger Series Sheet No: 97  
Ordnance Survey Grid References:  
- Roadside gate: SD 374 851  
- Centre of wood: SD 371 847  
Nearest postcode: LA12 8NY

This postcode will take you to the local area but may not take you to the woodland. You will need to use the location plan and directions as well.



## Hefthill Wood, Newby Bridge, Cumbria



### Directions & Access

- Newby Bridge is near the south end of Lake Windermere.
- Leave Newby Bridge heading southeast on the A590.
- Turn right to head south on the single track road signed for Canny Hill, just before the roundabout on the edge of the village.
- Continue for 0.8 mile, until you see a metal gate on your right leading into woodland (with a woodland management sign adjacent).
- Park clear of the entrance and enter woodland via this gate (**A** on the plan).
- Follow the meandering stone track up the hill for 470 metres until you see a Woods4Sale sign on your left (**B**).
- To enter Hefthill continue a further 70 metres then turn left (**C**).
- The entrance to the wood is via a timber barrier 30 metres further on to your left (**D**).

### Boundaries

- The northeast boundary (**BH**) is indicated by pink and blue-topped posts in a narrow ride.
- The south and east boundaries (**FGH**) are a stone wall.
- The southwest boundary (**EF**) is indicated by blue-topped posts in a narrow ride.
- The north boundary (**BCDE**) is the south side of the track indicated by pink-topped posts.

### Sporting Rights

The sporting rights are owned and included in the sale. They are not let.

### Mineral Rights

The mineral rights are owned and included in the sale except as reserved by statute.

### Rights Of Way

- A full right of access is granted over the route **ABCD**.
- There are no public rights of way within the wood.
- A maintenance clause covers all the shared rights of way, with liability according to use.
- Hefthill and the surrounding land is believed to be subject to CROW 2000 meaning that it is open access land. In practice walkers seem to stick to the public footpath adjacent to the wood.

### Fencing Liabilities

There are no known fencing obligations.

### Restrictive Covenants By The Transferees

The Transferee covenants for himself and his successors in title not to use or suffer or permit to be used the Property hereby transferred or any part of the same for any of the following:

- (a) Clay pigeon shooting or target practice of any kind;
  - (b) Rough shooting or pest control at such times or in such manner as to be or become a nuisance or annoyance to any person;
  - (c) Racing or speed trials with cycles or any motorised vehicle;
  - (d) A commercial camp site;
  - (e) Business purposes other than that of a forestry;
  - (f) Any use that causes or is likely to cause damage to access tracks other than fair wear and tear;
  - (g) Any use that would be or become a nuisance or annoyance to neighbouring owners or occupiers of land including the Transferor; or
  - (h) The installation or display of any signboard that is or may become visible from the public highway.
- PROVIDED THAT neither the Transferee nor his personal representatives shall be liable for any breach of such stipulations in respect of any part of the land hereby transferred after he or they have parted with all interest in the said land or such part thereof.

## Hefthill Wood, Newby Bridge, Cumbria



The Property hereby transferred shall not be sold leased or otherwise disposed of except in whole as opposed to in part.

### How To Buy

A visit to the woodland is essential before you confirm that you wish to buy it. We reserve the right to refuse to sell any woodland to purchasers who have not been to see it first.

This property is being sold on a Fixed Price basis. Our policy is not to negotiate on price. The advertised price is the sales price. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible and provide us with a few vital pieces of information. Please see the 'Buying a Woodland' section of our website for details. Once you have written to us with this information we will take the woodland off the market and we will not accept any other offer.

### Note

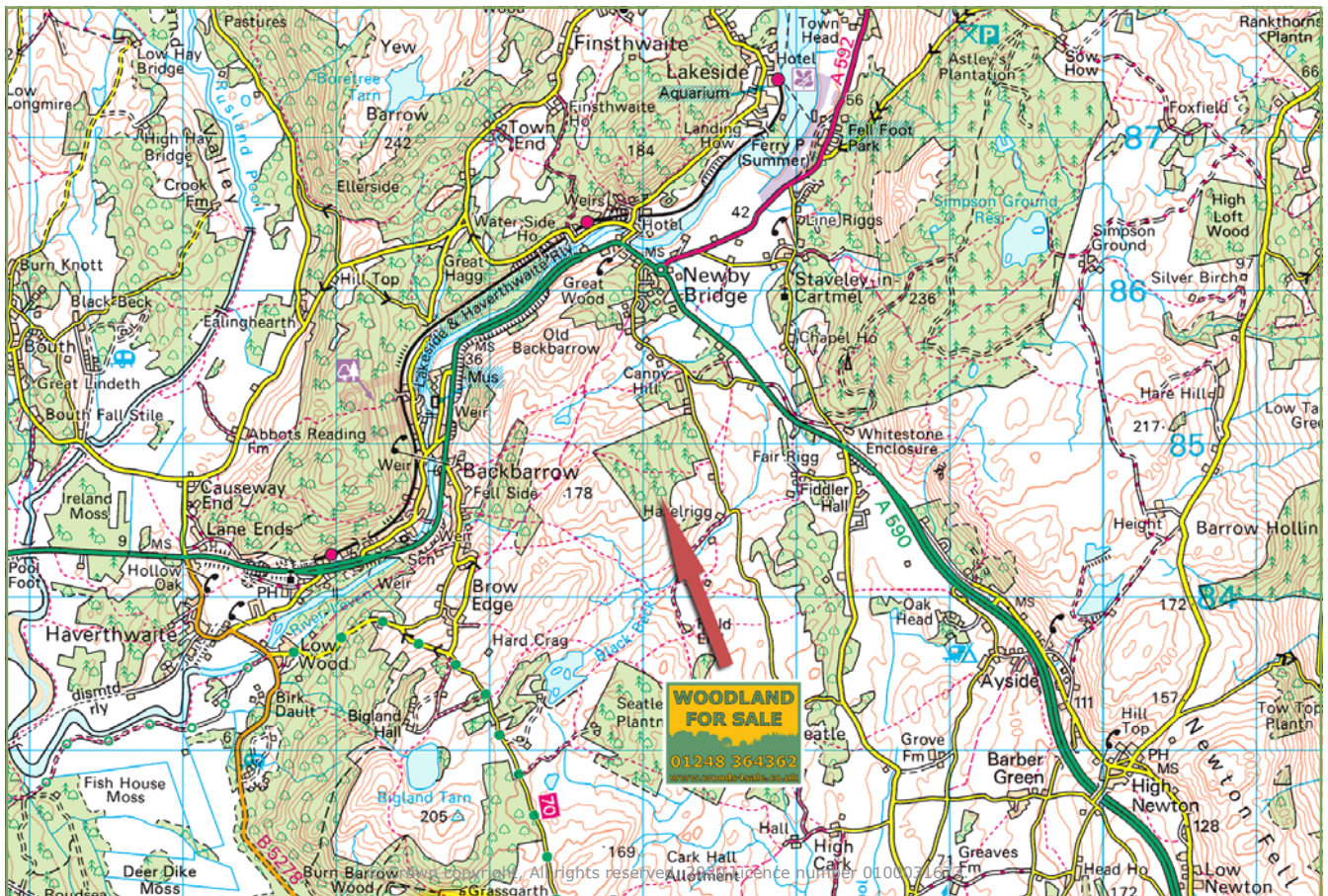
Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

### Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at [info@woods4sale.co.uk](mailto:info@woods4sale.co.uk).



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