Peddars Wood

Cumbria

A stunning mixed woodland in a quiet and secluded rural location in North East Cumbria with easy access to the M6 and the A69 Carlisle to Newcastle trunk road.

Details

Price: £95,000 Freehold
Location: Castle Carrock, Brampton, Cumbria
Size: Over 6 ¾ acres for sale
OS Landranger: OS No 86
Grid ref: NY 522 550
Nearest post code: CA8 9LG

Local manager

Aaron Alty
07564 702904
aaron@woodlands.co.uk

Description

Peddars Wood lies in the far corner of the larger Hayton Moss woodland with a north-westerly outlook across cultivated farmland. Mostly level, the western boundary is slightly higher, being behind an ancient bank line which probably was the edge of a cart track. Although showing signs of plantation, the woodland has been largely undisturbed for at least 150 years, allowing native broadleaf trees to spring up amongst the well-spaced conifers. Bluebells and sorrel indicate the wood's long standing, and the wide variety of tree species is further evidence of the woodland's longevity. Towards the southern boundary lies a small marshy area filled with willow. Home to damp-loving species including marsh orchids and cushions of verdant moss.

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

Large Scots pines are distributed around the centre of the wood with mature oak and beech along the north-western boundary. Willow occupies the marshy area to the south-west, with ash, sycamore and birch scattered throughout. A few large aspen stand in the southern corner, unusual for this area; suckers are spreading slowly into the main wood. Smaller holly, hawthorn, and rowan are joined by saplings from their larger brothers to form a healthy understorey.

Wildlife

Well worn tracks weave their way through the bracken and ferns, habitual pathways for badger, fox and roe deer.

Although normally hidden from sight, the setting of a trail camera will undoubtedly reveal field mice, voles, stoats and weasels, perhaps even capturing the endangered red squirrel; also present in the wood.

Buzzards are often seen high above the canopy, with jays, woodpeckers and sparrowhawk present in the lower layers.

Features

The wood has an excellent hardstanding, ideal for timber stacking prior to removal. A small path leads onwards beneath the boughs to a shady retreat with a woodland bench.

Access, tracks and footpaths

Access to the wood from the minor road is via a well-founded, hard stone track suitable for most cars. This is a particularly private woodland, with no public rights of way along the access track or through the wood.

Rights and covenants

The sporting rights are owned and included in the sale.

As with all our woodlands, the purchaser will be asked to enter into a covenant which serves to protect the peace and quiet of the woodland for all.

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

Peace and tranquillity are here to be found and seized upon, being a rare commodity in our modern life. An ideal wood in which to relax and unwind and watch the passage of Mother Nature. A great place for an overnight camping trip with plenty of possibility for collection of logs for the wood burner at home.

Local area and history

Peddars Wood takes its name from the old term for peddlers, itinerant merchants selling their wares throughout the local farming community. Surrounded by farmland, the wood is an island in the midst of agricultural activity. Small villages like Castle Carrock would have been centres for the community and home to the barons who controlled the area.

Today, Brampton is the nearest town with a wide range of local services, shops, cafes and accommodation.

Overlooking the area are the last hills of the Pennine chain as it dips into the Tyne Valley. An area of outstanding natural beauty (AONB) it offers plenty of scope for walking and cycling.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Peddars Wood is in a rural location near to the village of Castle Carrock, 9 miles east of Carlisle and 60 miles west of Newcastle.

Satnav: the postcode **CA8 9BT** is for the point shown by the red dot on the location maps. Satnav coordinates are: N54:53:42, W02:44:26.

what3words: https://what3words.com/origins.shark.dries

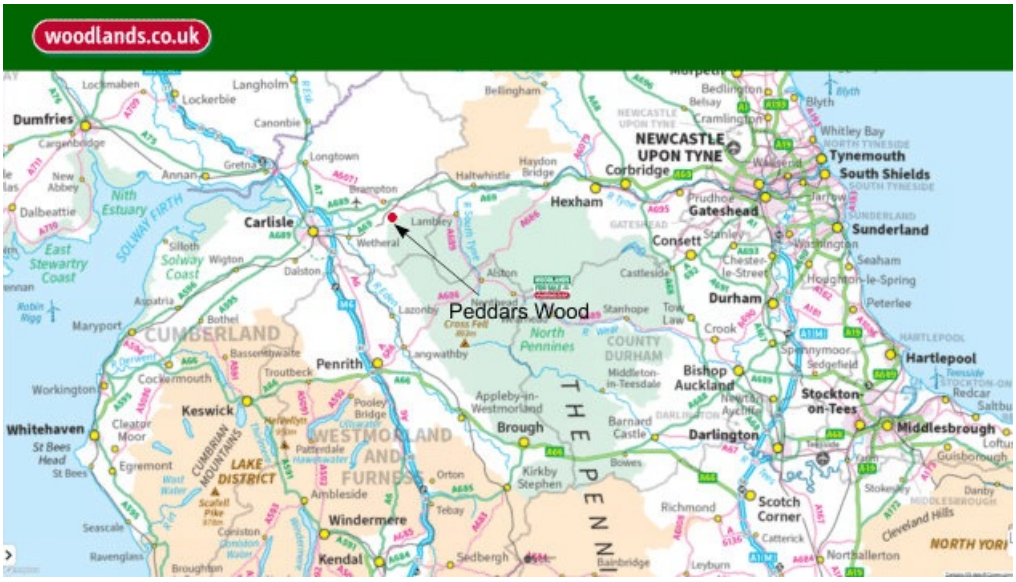
Click Here for Directions From Bing Maps enter your own postcode, *(Peddars Wood coordinates are already entered)* and click on the blue "Go" box. This will take you to the main entrance gate.

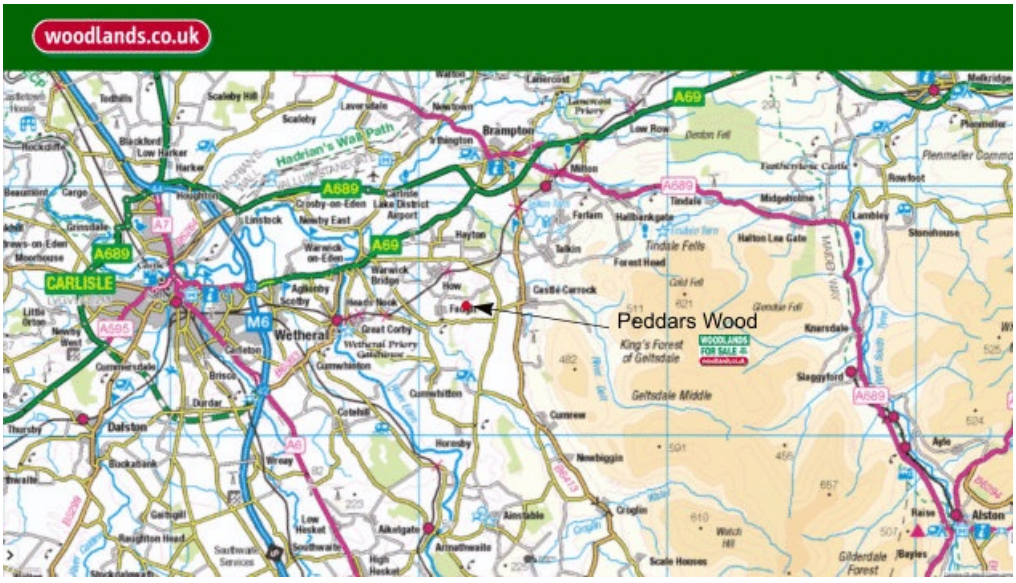
Our Directions:

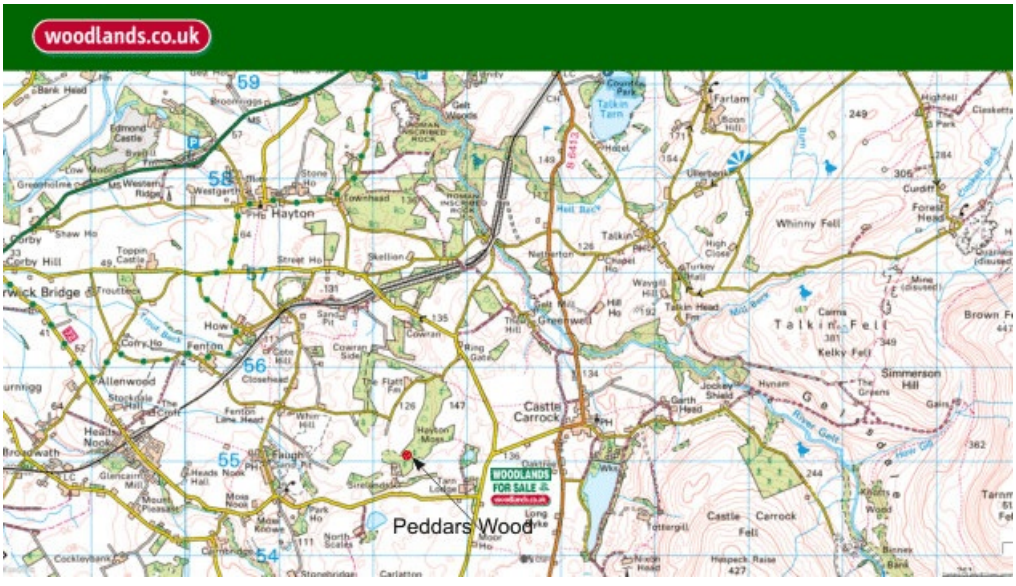
- From Brampton centre take the B6413 towards Castle Carrock.
- Follow for 3 miles going under the A69 and crossing the railway at Brampton Fell until reaching a crossroads.
- Turn right signposted How Mill & Hayton and continue for 0.3 miles.
- Go under the viaduct and turn immediately left signposted Greenwell.
- Continue for 0.7 miles and bear left at the junction, continuing for a further 150m then fork right before a white bungalow.
- In 150m, pass the first gated woodlands entrance on the left, the main entrance is another 180m 0n the left.
- Park safely off the highway, taking care not to block the gate and continue on foot.
- Walk through the wood on the track for about 600m, the entrance to the wood is through a well-marked ridestop directly in front and to the right.

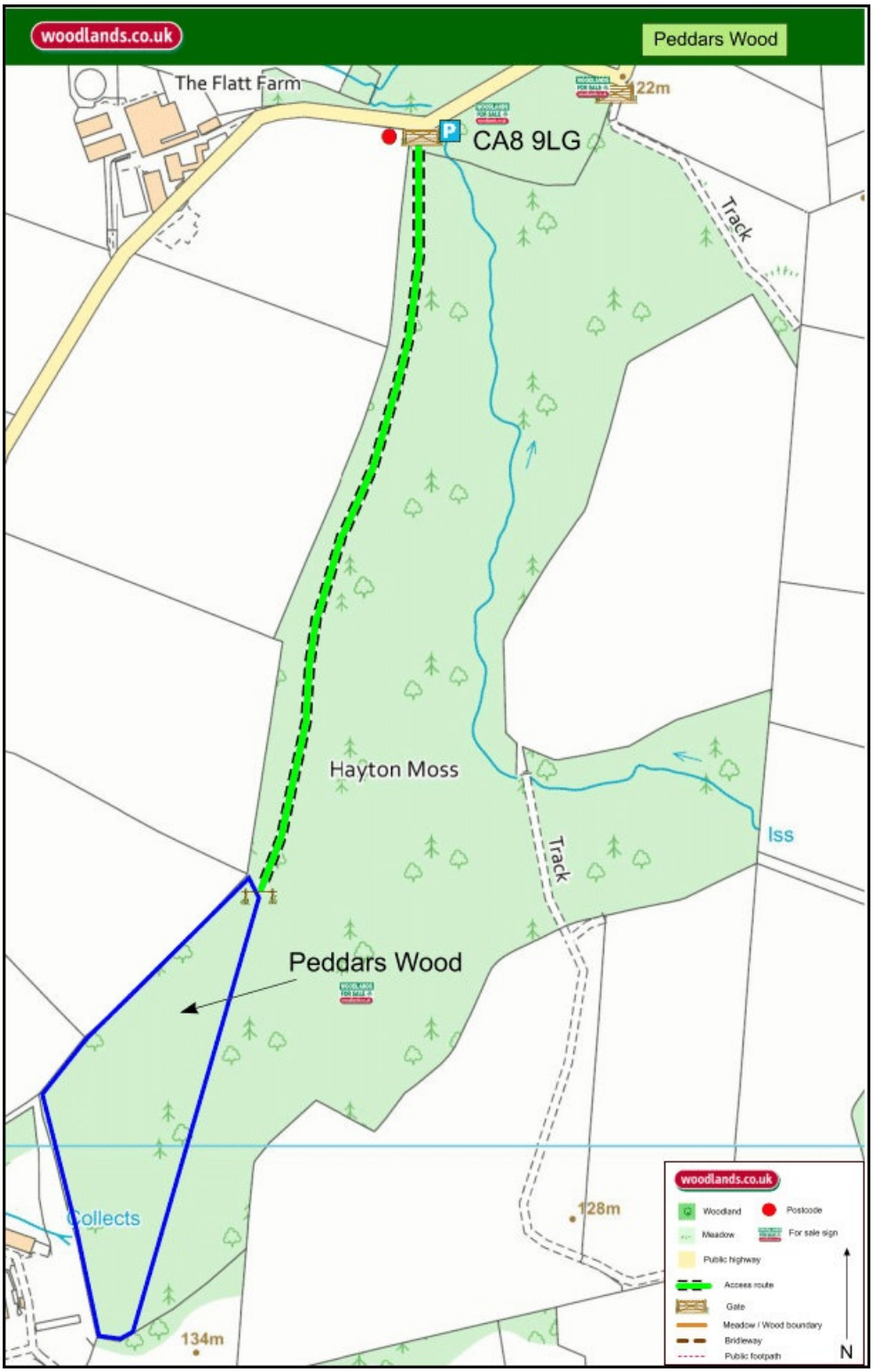
Boundaries:

The boundaries are marked by blue, painted-top posts and blue marks on the fence-line posts.








woodlands.co.uk
Peddars Wood
The Flatt Farm
22m
CA8 9LG
Track
Hayton Moss
Track
Iss
Peddars Wood
Collects
128m
134m
woodlands.co.uk
Woodland
Postcode
Meadow
For sale sign
Public highway
Access route
Gate
Meadow / Wood boundary
Bridleway
Public footpath
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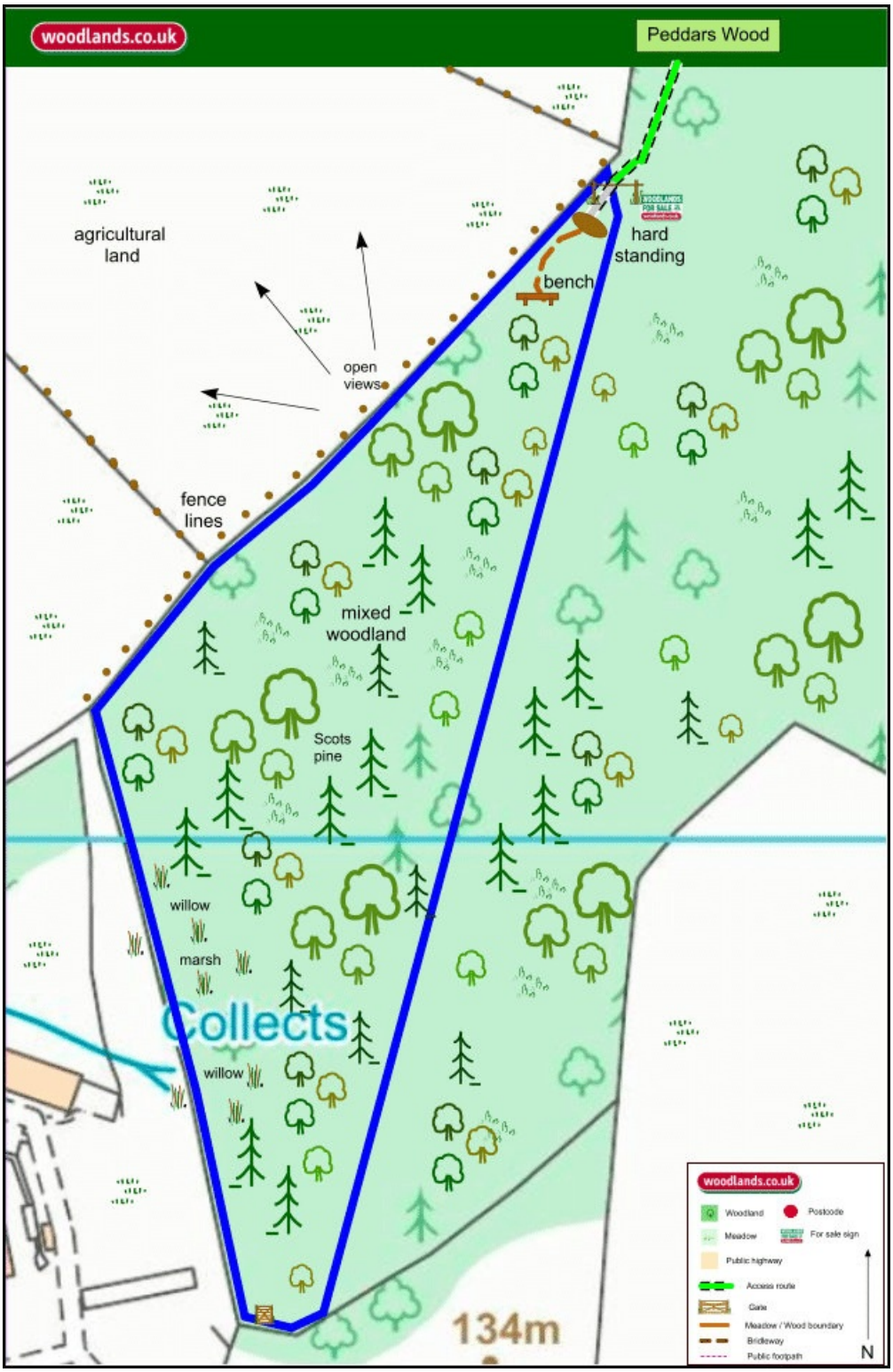

Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the Small Woodland Owners Group and the Royal Forestry Society, as well as £300 towards paying for a course (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.