

LOT 3



WOODLANDS AT HOATHWAITE

Torver, Coniston, Cumbria LA21 8AX

LOT 1:	Coal Coppice	5.77 acres
LOT 2:	Close Head Coppice	3.69 acres
LOT 3:	Fleming Coppice and Hoathwaite Coppice	12.70 acres

**To Be SOLD by PUBLIC AUCTION at THE TOWN HALL, KENDAL
on THURSDAY 28th JULY 2016 at 3.00pm**



LOT 1



LOT 2



LOT 3



- ❖ **Three Woodlands on the westerly slopes of Coniston Water.**
- ❖ **Location at Hoathwaite, between Torver and Coniston.**
- ❖ **Heart of the Lake District National Park.**
- ❖ **Stunning views across farmland towards the fells and Coniston Water.**
- ❖ **High amenity value.**
- ❖ **No existing woodland management schemes.**
- ❖ **Lot 1, Coal Coppice, largely clear felled, deer fenced, ready for restocking.**
- ❖ **Lot 2, Close Head Coppice, largely clear felled, ready for restocking.**
- ❖ **Lot 3, Fleming Coppice and Hoathwaite Coppice, upland oak woodland with mature conifers.**
- ❖ **Of significant interest to nearby landowners, investors and those wanting woodland to enjoy in an area of outstanding natural beauty.**

DIRECTIONS

Hoathwaite Farm is between Coniston and Torver on the westerly westerly side of Coniston Water.

From Coniston following the signs to Broughton-in-Furness in a southerly direction, after Hawes Bank, continue towards Torver, passing High Ground Farm on the right. Continue towards Torver village and just before the dip in the road,

turn left signposted Hoathwaite. The first left, which is the access drive to Hoathwaite Farm. The tarmac access drive proceeds towards the farmstead at Hoathwaite with Lot 2 on the right hand side.

Lot 1 is alongside the northerly boundary of Hoathwaite Farm, just north east of the farmstead.

Lot 3, Fleming Coppice and Hoathwaite Coppice are to the south of the farmstead.

There are rights of access across the farmland at Hoathwaite's for the benefit of the three areas of woodland.

From the direction of Torver, following the signs to Coniston, just after the sharp right hand bend, beyond the village, after the dip in the road, take the first right and follow the above directions.



LOT 2



LOT 3



LOT 1



LOT 2

SUMMARY OF LOTS

Lot No	Description	Colour on Plan	Acres	Hectares
1	Coal Coppice	Green	5.77	2.33
2	Close Head Coppice	Blue	3.69	0.49
3	Fleming Coppice and Hoathwaite Coppice	Red	12.70	5.14



LOT 1

COAL COPPICE

Formerly a commercial softwood plantation of high amenity value, deer fenced in preparation for restocking, extending to 5.77 acres [2.33 ha] or thereabouts, as shown edged green on the Sale Plan.

Coal Coppice was largely clear felled in 2015, following significant wind throw. The woodland retains riparian broadleaf trees and has been re-fenced in preparation for restocking.

The wood is identified by the Forestry Commission as ancient replanted woodland.

Coal Coppice would respond well to replanting with native species, with grant assistance possibly from the Forestry Commission.

Following the initial felling and timber extractions, further stems have blown as a consequence.

Some work is required to clear the site.

Natural regeneration since the cleared fell.

LOT 2

CLOSE HEAD COPPICE

Formerly a commercial softwood plantation of high amenity value, sited on a knoll, just above the farmstead at Hoathwaite, extending to 3.69 acres [0.49 ha], as shown edged blue on the Sale Plan.

The woodland was clear felled following significant wind throw. The boundaries have been made good and the Coppice is ready for replanting. Some mature broadleaf trees remain around the perimeter of the site.

There are no signs of restocking, but there is some natural regeneration.

There are fine views particularly in westerly, northerly and easterly directions across open farmland towards the Lake District Fells and Coniston Water.

LOT 3

FLEMING COPPICE AND HOATHWAITE COPPICE

Particularly attractive upland oak woodland, to the south of Hoathwaite farmstead, in all about 12.70 acres [5.14 ha], as shown edged red on the Sale Plan.

Access to the woodland from the farmstead at Hoathwaite is across farmland to a gate in the westerly boundary which is a stone wall.

The woodland has seen a positive level of management in recent years in terms of deer exclusion and thinning operations.

The woodland is identified as ancient woodland by the Forestry Commission and forms part of the Torver Common Wood, which is too the south.

Hoathwaite Coppice is a mixed woodland comprising of young broadleaf plantation, primarily oak, and early to mature conifers, dominated by Sitka Spruce.

Recent felling has facilitated access through the woodland and thinning in favour of the broadleaf element.

Similar to Fleming Coppice, Hoathwaite Coppice is also identified by the Forestry Commission as being ancient replanted woodland.

The woodland is undulating with fine natural landscape features including outcrops of rock.

GENERAL INFORMATION & STIPULATIONS

The following Stipulations where applicable shall be deemed as Special Conditions of Sale. In the event of any variance between the Stipulations and the Special Conditions of Sale then the latter will prevail. Purchasers will also be deemed to have had full notice of the Stipulations and the Special Conditions of Sale and the same will not be read out at the time of sale. The Special Conditions of Sale may be inspected at the Auctioneer's Offices and also the offices of the Seller's Solicitors FOURTEEN days prior to the sale.

N.B: Prospective purchasers are requested to contact the Seller's Solicitors to discuss legal matters pertinent to the sale Contract and documentation.

SOLICITORS

Arnold Greenwood, Exchange Chambers 88 & 10 Highgate, Kendal, Cumbria, LA9 4SX. FAO: Stephen Pooley. Tel No: 01539 720049.

METHOD OF SALE

The woodlands will be offered in the Lots described in the particulars, but the Auctioneers reserve the right to amalgamate any combination of Lots at the time of the sale.

TENURE/POSSESSION

Freehold. Vacant possession on completion.

The date fixed for completion is **THURSDAY 25th AUGUST 2016** or earlier by mutual arrangement.

SERVICES

None at present.

SALE PLAN

The Sale Plan has been prepared by the Auctioneers for the convenience of prospective buyers. It is deemed to be correct, but any error, omission or mistake shall not affect the sale. The purchasers must satisfy themselves as to the accuracies.

BOUNDARIES

The sale is subject to all existing rights of way, drainage, light, air support and other easements and quasi-easements and outgoings whether mentioned in these particulars or not. The responsibility of the ownership of the boundary fences and walls are indicated with 'T' marks on the sale plan and from the information provided by the sellers and are believe to be correct.



SPORTING RIGHTS Included in the sale.

WOODLAND GRANT SCHEME None of the Lots are subject to any woodland grant schemes.

WAYLEAVES AND EASEMENTS The Lots are sold subject to and with the benefit of existing easements, rights wayleaves and rights of way.

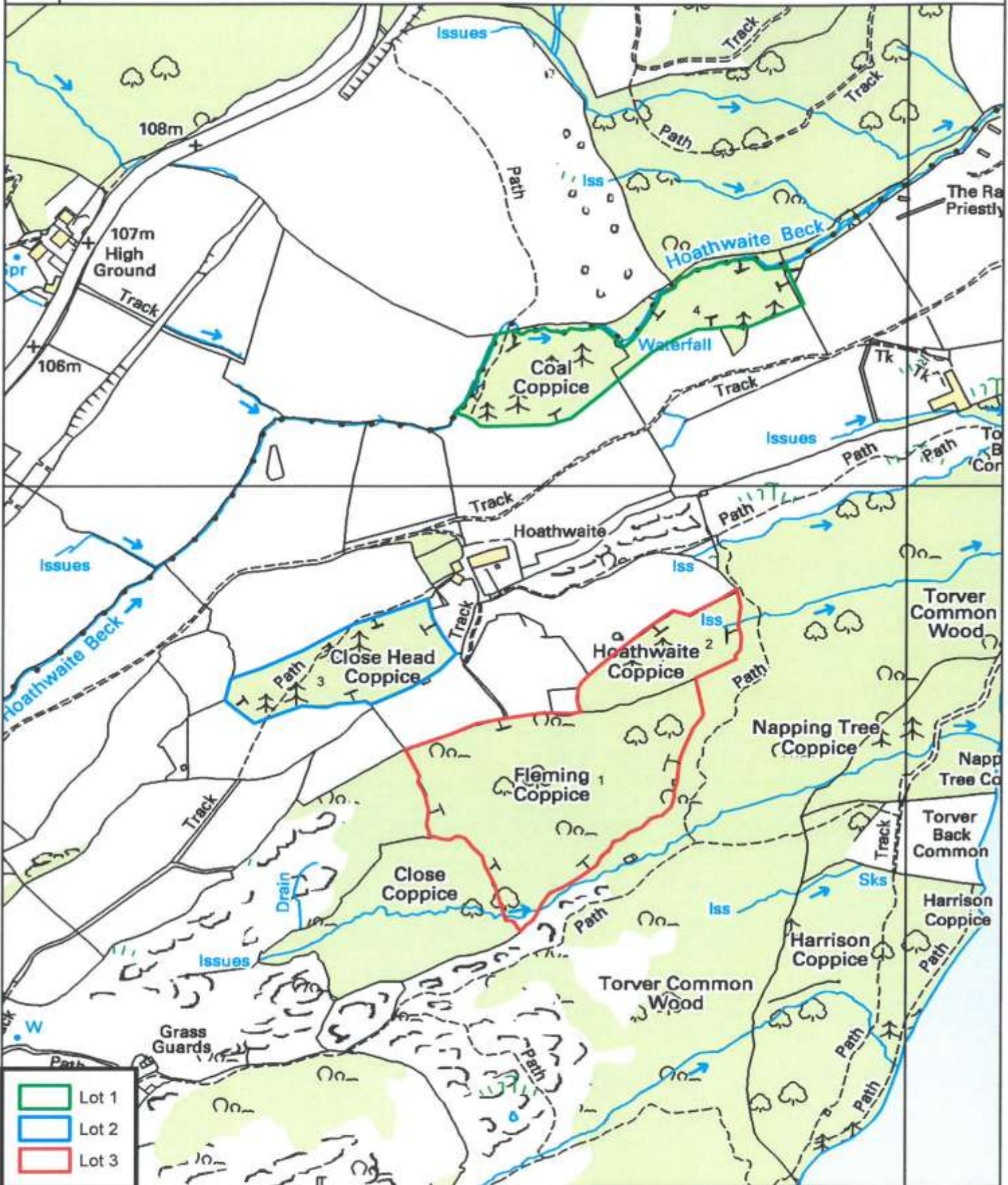
PLANNING AUTHORITY Lake District National Park Authority: 01539 724555.

LOCAL AUTHORITY South Lakeland District Council: 01539 733333.

VIEWING The woodlands may be inspected at any reasonable time by potential buyers provided a copy of these particulars are in possession.



Woodland at Torver



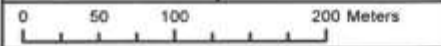
- Lot 1
- Lot 2
- Lot 3

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Date: June 2016
Our Ref: HK73
Plan No: 1 of 1
For illustration only.

**MICHAEL
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The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Prospective purchasers are advised to check the availability of any property before travelling any distance to view.