REF:P18b/V1

Ian Ritchie
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Guide Price £15,000

Particulars of sale of:

Woodland

Located near Stockdalewath
Carlisle, Cumbria

FOR SALE BY PRIVATE TREATY AS A WHOLE

Extending to approximately 3.21 acres (1.30 ha) or thereabouts.





Introduction / Location
The woodland near Stockdalewath is situated to the southeast of the village of Stockdalewath to the eastern side of the road leading from Stockdalewath towards Highbridge as shown on the attached sale plan.

Directions
Please refer to the attached plan.
The property does not have a postcode of its own.

The What3words location of the entrance to the woodland is:
///market.resorting.profited

Viewing
Prospective purchasers of the woodland may view on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

Method of Sale
The property will be offered for sale by private treaty as a whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd.
The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd. The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

General Description
The property extends to approximately 3.21 acres (1.30 hectares) or thereabouts and consists of well-established predominantly broadleaved woodland. Bassen Beck runs through the property. The woodland adjoins the public highway on its western boundary and will be of interest to potential purchasers looking for a small block of woodland for amenity use.

General Remarks

Tenure
We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and Completion
The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession will be given on completion.

Matters of Title
The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, world heritage sites, sites of special scientific interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Ingoings
There are to be no ingoing claims effecting the property.

Boundary Maintenance
The maintenance liability for the property is shown in the usual manner with inward facing “T” marks denoting liability. Where no “T” marks exist, the responsibilities are not known.

Purchaser Registration
As part of the Anti-Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

Further Photographs and Drone Footage
Additional photographs, and drone footage of the land can all be viewed on www.ianritchielandagents.co.uk. From the Home page, select ‘Property for Sale’ and then click on the text saying ‘Woodland near Stockdalewath’ which is located next to the photograph of the woodland. From here you will be able to view particulars, additional photographs and drone footage.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. **The vendors reserve the right to sell the property without notice.**

Solicitors

If you require any information of a legal nature, please contact to vendors solicitors Mark Jackson at:

CARTMELL SHEPHERD SOLICITORS *Always at your side*

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Particulars prepared: November 2026
Photos and drone footage taken June 2026

Woodand near Stockdalewath
Sale Plan

