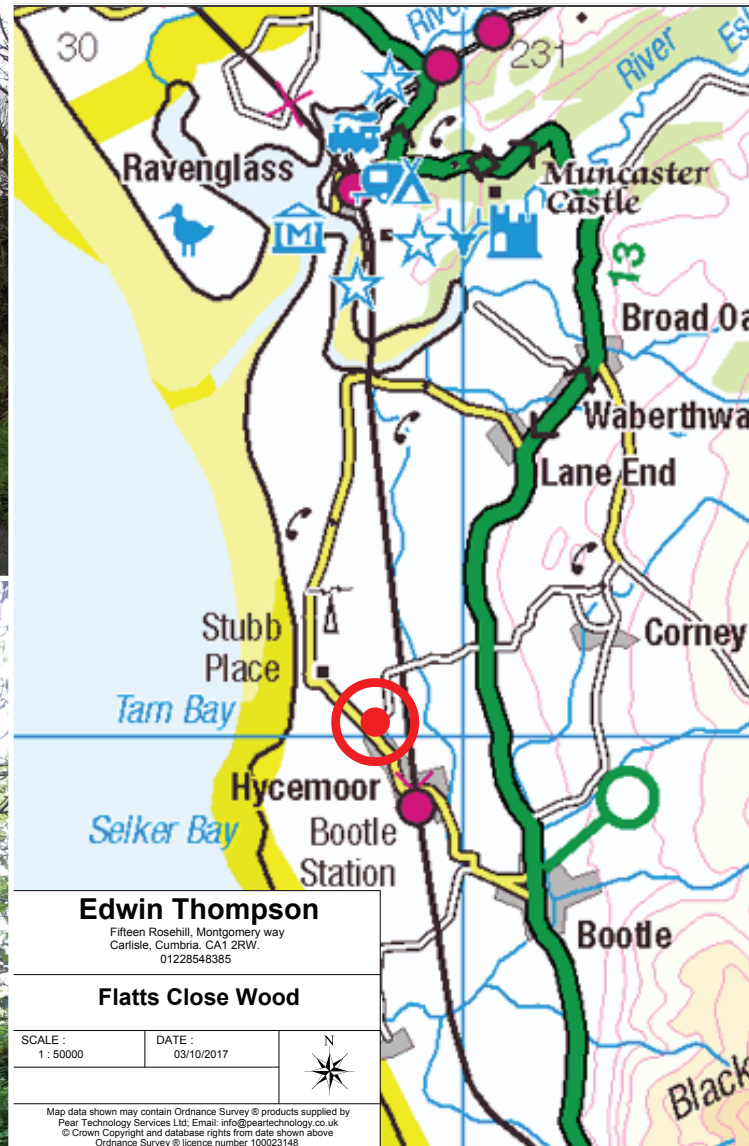


Woodland at Flatts Close For Sale

Hycemoor, Bootle Cumbria. LA19 5XF.

Edwin
Thompson



An attractive small coppice woodland close to the quiet and popular village of Bootle in West Cumbria. The wood can provide a sustainable source of firewood or simply the opportunity to care for your own corner of the Lake District National Park.

Guide price £25,000

FIFTEEN Rosehill
Montgomery Way
Carlisle
CA1 2RW

T: 01228 548385
F: 01228 511042
E: carlisle@edwin-thompson.co.uk
W: edwinthompson.co.uk

Edwin
Thompson



General Information

Situation

Flatts Close wood is situated just off the Hycemoor road, approximately 2km North West of Bootle and is within the Lake District National Park.

General Description

Flatts Close wood is a small coppice woodland comprising of mainly Alder and Sycamore with some Oak and Birch. The wood was coppiced about 20 years ago and has grown back quickly and is now well stocked with easily worked firewood.

The wood borders neighbouring gardens but is quiet and secluded. Access is via a gateway off the minor road and there is a small hard standing which is overgrown but can be readily re-instated to allow parking in the wood.

The woodland is about 0.50 acres in area or thereabouts.

Tenure and possession

The property is offered for sale freehold with vacant possession upon completion.

Viewing

Viewing is permitted at any reasonable time with possession of these particulars to hand constituting authority to view.

Method of Sale

The property is offered for sale by Private Treaty. Offers should be submitted to the vendor's agent, David Atkinson, Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, and CA1. The vendors reserve the right to fix a closing date for offers, change the method or

sale or sell the property without notification. Therefore prospective purchasers are advised to register their interest with the selling agents.

Rights, Easements and Outgoings

The land is sold subject to and with the benefit of all rights of way, whether public or private and any existing or proposed wayleaves, easements, restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to have satisfied himself or herself on all such matters.

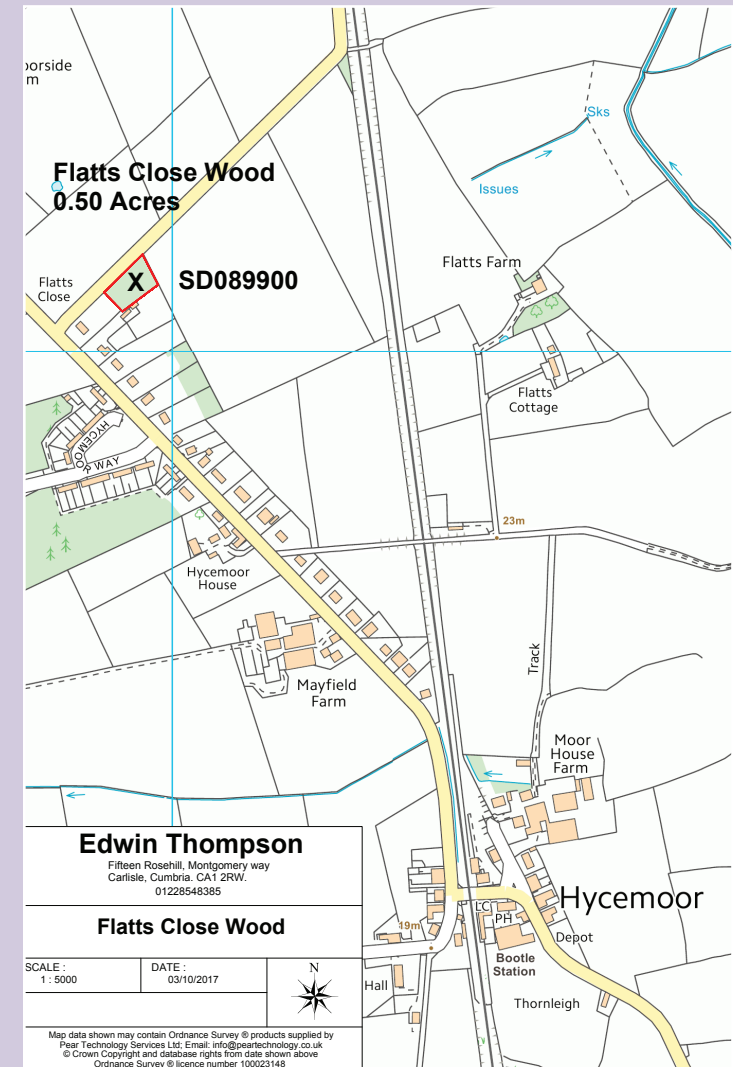
General Reservations

The right is reserved by the vendors to amend or incorporate fresh provisions as appropriate in respect of all the above matters.

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in February 2016.



Edwin Thompson is the generic trading name of Edwin Thompson LLP and Edwin Thompson Property Services Limited.

Edwin Thompson LLP is a Limited Liability Partnership registered in England & Wales. No. OC306442. Edwin Thompson Property Services Limited is a Limited Company registered in England & Wales. No 07428207.

Registered Of ce: 28 St. John's Street, Keswick, Cumbria CA12 5AF.

Regulated by RICS

