



Discover...

Mirk Pot Woods

...where nature thrives,
a charming 37.08 acre sanctuary for red squirrels



JONATHAN WALLIS



Mirk Pot Woods, extending to approximately 37.08 acres, offers a unique opportunity to own a vibrant ecosystem that is home to the charming and beloved red squirrel. This wood is a sanctuary where nature thrives.

Why Invest in **Mirk Pot Woods?**

Owning this woodland means you are playing a vital role in wildlife conservation; helping to protect the red squirrel and supporting efforts to maintain its habitat.

Rich Biodiversity

Comprising an assortment of conifer and broadleaf species planted since the 1960s, this diverse habitat is a haven for various wildlife. The careful management of the woodland has fostered a stronghold for red squirrels, making it a critical area for their conservation.

Historical Significance

The late owner collaborated with the Yorkshire Dales National Park Authority to establish a public viewing area that attracts visitors

from near and far. This dedicated area allows nature enthusiasts to witness red squirrels in their natural habitat.

Conservation Legacy

Once part of a nature reserve managed by the Yorkshire Wildlife Trust, Mirk Pot Woods has a long-standing commitment to conservation. Decisions regarding planting and woodland management have always prioritised ecological health and wildlife preservation. It is also worth noting that the Mirk Pot Woods was for many years



nature reserve for the Yorkshire Wildlife Trust and decisions on planting and management have always been driven with conservation in mind.

Public Access & Community Engagement

The current owners have encouraged visitors who access the woodland from the public footpath to enter the popular squirrel viewing point which is off the footpath. The area has become a favourite among birdwatchers and naturalists, thanks to the increased biodiversity resulting from the carefully considered planting and management practices.

With over 37 acres to explore, you can enjoy hiking, birdwatching, and relaxing in nature's embrace. The woodland is teeming with life, making it a prime spot for wildlife enthusiasts and photographers. The successful conservation efforts have allowed red squirrels to flourish not only within the woodland but also in the wider vicinity including gardens in Hawes and Bainbridge.

Owning Mirk Pot Woods means you are part of a conservation legacy and will contribute to preserving this vital habitat, ensuring that future generations can enjoy the beauty and biodiversity it offers.

The woodland is no longer managed commercially, however, in the past, some of the mature trees have been extracted for timber and native broadleaved species planted in their place.

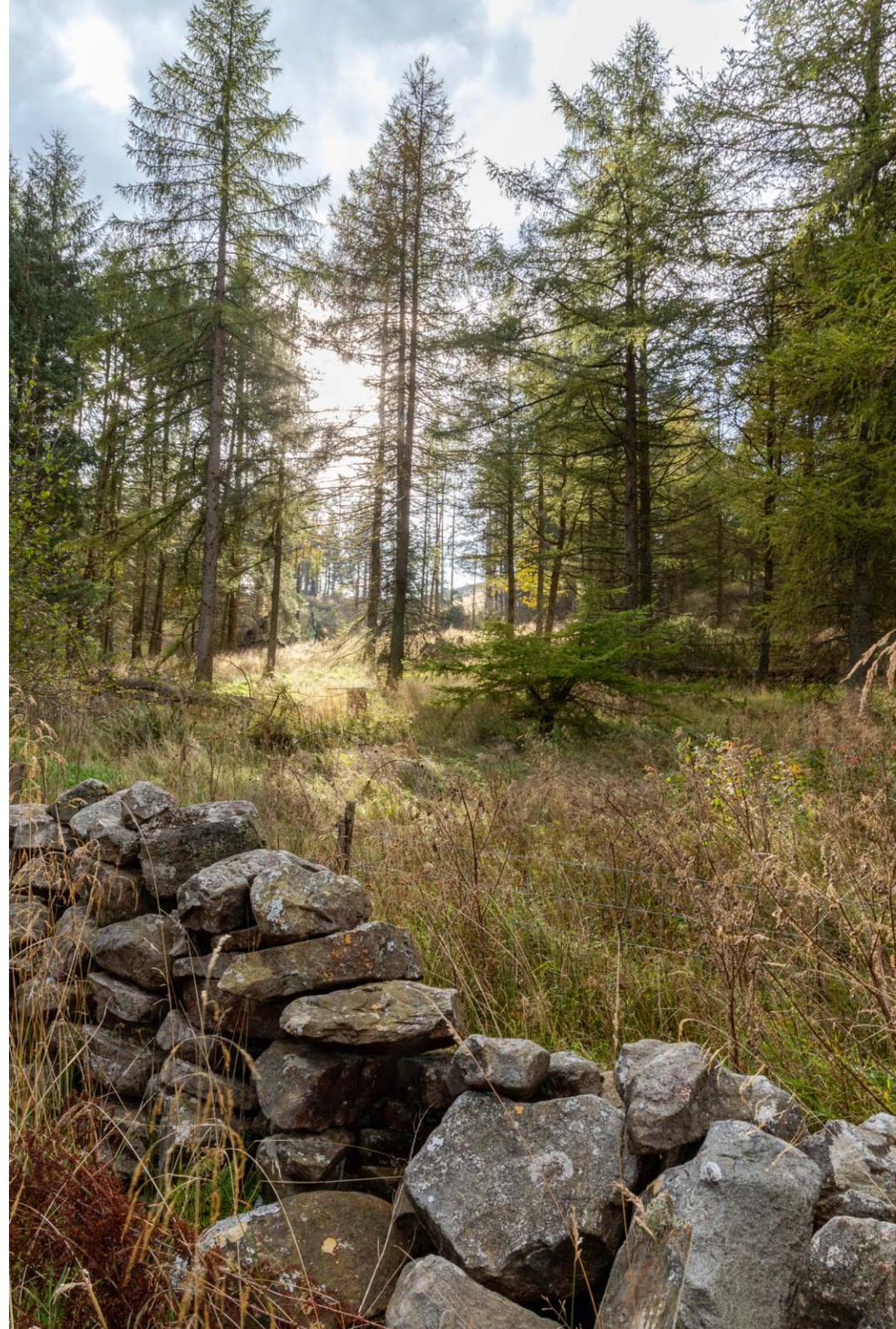
The reserve for red squirrels at Snaizholme is one of 17 interspersed around Northern England and is the only location within the Yorkshire Dales National Park where red squirrels are known to exist.

The squirrels first arrived in the dale circa 2002 and are thought likely to have migrated from Cumbria and encouraged by the current owners late parents who bought Mirk Pot Farm in 1967, and started a Christmas tree plantation and other forestry schemes which created an excellent habitat for the squirrels.

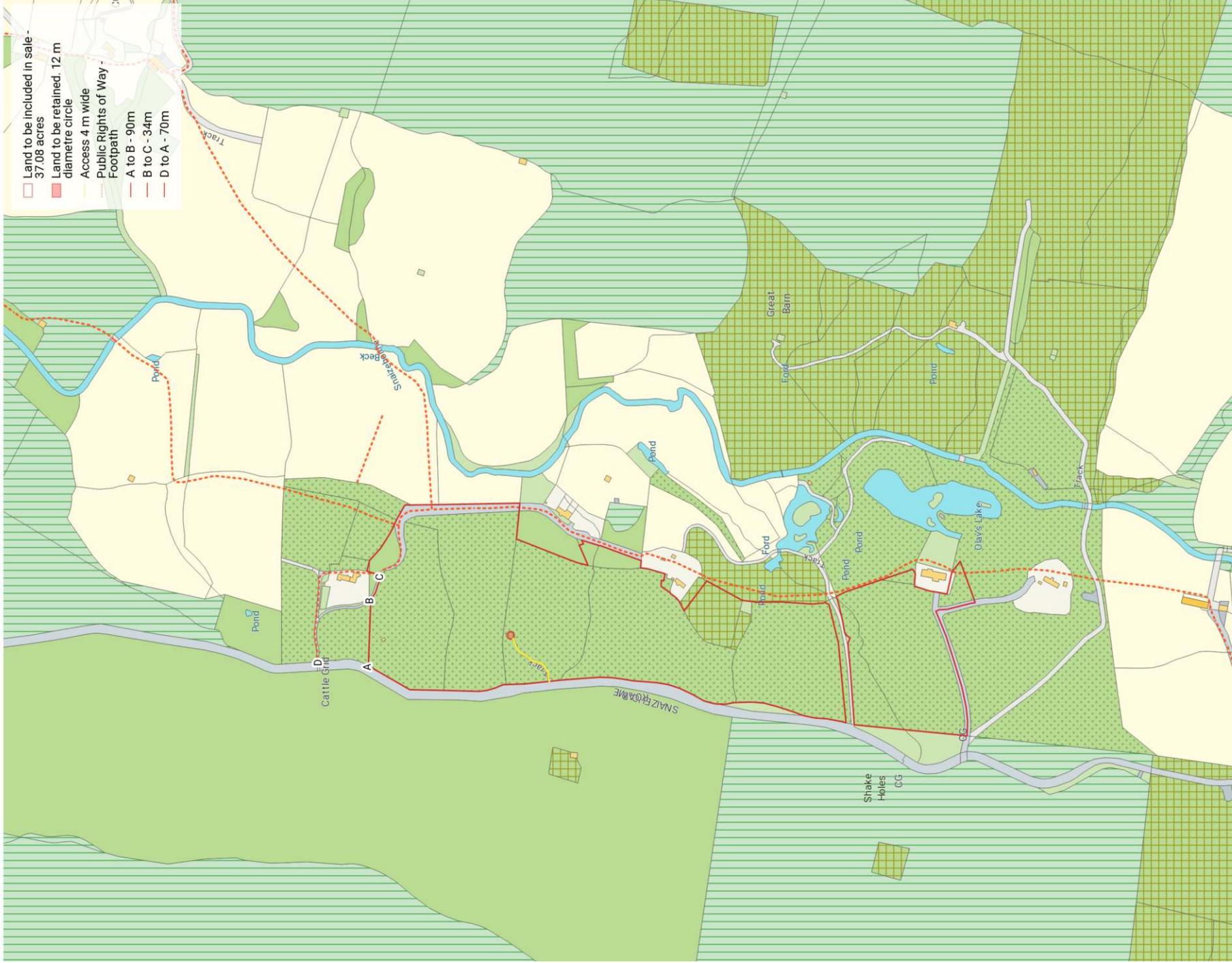


If you are ready to embrace nature and invest in a piece of woodland that supports both wildlife and community then please contact us today for more information or to arrange a viewing.

*Mirk Pot
Woods*







- Land to be included in sale - 37.08 acres
- Land to be retained. 12 m diameter circle
- Access 4 m wide
- Public Rights of Way - Footpath
- A to B - 90m
- B to C - 34m
- D to A - 70m



Mirk Pot Woods

Snaizholme, near Hawes, North Yorkshire Guide Price £500,000

Tenure and Possession

The freehold of the property is being sold. Vacant possession will be granted over the majority of the land however, there is a written lease in place over a 1.5 acre section of the woodland where the original 5-year term has expired, although the tenant is holding over on a periodic tenancy. The provisions of sections 24 to 28 of The Landlord and Tenant Act 1954 are excluded in relation to the tenancy created by the Lease and therefore the tenancy can be terminated by serving the appropriate notice. Further details can be provided by the agent.

Services

The property is not connected to any mains services. Electricity may be available close by for connection of supply however the buyer will need to satisfy themselves as to the availability and costs of any such connection.

Communications

There is no mobile phone coverage in Mirk Pot Woods. For information on the nearest point where coverage is available please visit checker.ofcom.org.uk.

Access

It is understood that the woodland directly abuts the public highway providing access.

Sporting and Mineral Rights

All sporting and mineral rights will be included in the sale insofar as they are owned.

Flood Risk

The government flood risk checker categorises the majority of the property as being at very low risk of flooding from both surface water and water from rivers or the sea. There are some areas to the southeast corner of the woodland and also following along the existing minor watercourses that show a higher risk of flooding. Buyers should satisfy themselves as to the exact areas.

Boundaries

Boundaries are shown on the attached plan and responsibilities are indicated by 'T' marks where known. There is a requirement for the buyer to fence the new boundary between what is being sold and what is being retained within three months of the date of completion of the sale. The specification of the fencing is to be agreed at the point of an offer being made.





Public Rights of Way

A public footpath crosses the northern section of the land and is shown as a broken orange line on the sale plan enclosed within these particulars for illustrative purposes only. The buyer should satisfy themselves as to the full extent and exact course of public rights of way that pass over the property.

Wayleaves, Easements and Rights of Way

There are various third-party rights across the property including but not limited to vehicular and pedestrian rights of way for neighbouring property owners, water pipes and public footpaths. Interested parties are advised to take independent advice and copies of the title documentation can be issued. There is an overhead electric line which crosses the property which is understood to be held on a wayleave.

The property is sold subject to and with the benefit of all rights of way, water, drainage, water courses and other easements, quasi or reputed easements and rights of adjoining owners, if any, affecting the same and all existing and proposed wayleaves or other matters registered by any competent authority subject to statute.

Local Authority

The property falls under the jurisdiction of the North Yorkshire County Council.

Woodland Management Plan

A woodland management plan and tree felling licence exist for the ongoing management of the woodland.

The property is within an English Woodland Management Scheme and the buyer will be obliged to take over the scheme and will benefit from any payment accruing from the date of completion of the sale to the end of the scheme agreement. The buyer will indemnify the seller

against any losses resulting from a breach of or non-compliance with the agreement until the end date of the agreement. Copies of the documentation can be provided by the agent on request.

Grants and Subsidies

A five-year Countryside Stewardship Higher Tier Agreement is currently in place on the land ending on 31st December 2027. The new owner of Mirk Pot woods will be obliged to take over the agreement on completion of the sale and indemnify the sellers against any losses resulting from a breach of or non-compliance with the agreement until the end date of the agreement. A copy of the agreement and associated documentation is available from the agent.

Retained Land and Right of Access

The sellers will retain the area on which their parents have been laid to rest. This is shown shaded red on the sale plan enclosed within these sale particulars. The area retained forms a perfect circle with a diameter of 12 meters. Within this area of land there is a burial site, which is enclosed by a dry stone wall. A right of access is reserved for the sellers and their successors in title for pedestrian and vehicular access at all times and for all purposes. The access route is shown shaded yellow on the sale plan and is 4 meters wide from the roadside, up to the retained land.

Viewings

Viewings can be undertaken with particulars in hand during daylight hours.

What3words

A free App is available for iOS and Android smartphones and every three-metre square of the world has been given a unique combination of three words. Please use the unique sequence of words below to locate this property. **///banks.incur.pixies**

Method of sale

The property is being offered for sale by private treaty. All offers should be presented directly to the selling agent. The vendor reserves the right to conclude the sale by informal tender dependent upon interest. Should the informal tender process be used, full details will be provided to all interested parties at that time. All interested parties are encouraged to register their interest with the agent so that they can be kept informed as to how the sale will be concluded. Buyers who are able to demonstrate a sustainable care plan for the woods will be favoured.



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