

Great Allotment

Haverthwaite | Ulverston | Cumbria

JOHN CLEGG & CO

Forestry | Investment | Sales | Management

Part of



Great Allotment Haverthwaite, Ulverston, Cumbria 41.04 Ha (101.41 Acres) in total

Grange-over-Sands (18 miles), Kendal (18 miles), Lancaster (29 miles)
(Distances are approximate)

*An attractive mixed conifer and amenity
woodland situated close to the Lake District
National Park, a UNESCO World Heritage Site*

An attractive balance of amenity woodland and commercial conifer

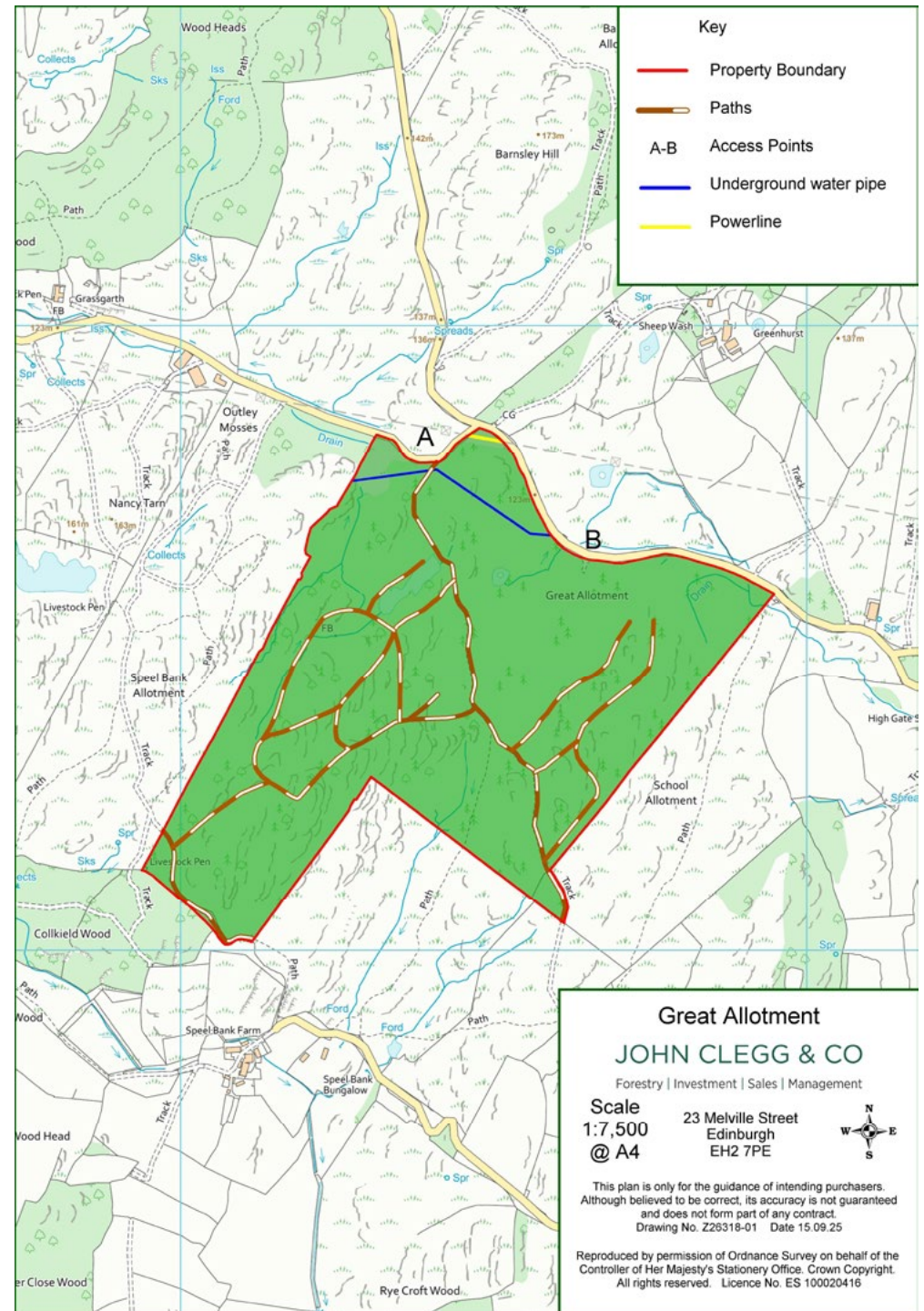
Natural tarns and pond

Located next to the Lake District National Park and near to Lake Windermere

Timber investment opportunity as well as high amenity value

Available as a whole

Offers Over: £390,000



Location

The woodland is ideally located just south of the Lake District National Park and north of the popular seaside town of Grange-over-Sands on Morecambe Bay. It is a 40 minute drive from the City of Lancaster via the M6.

Access

If travelling from the east, access is best taken from the A590 after the small village of Lindale. After bypassing Lindale take the first exit slip and proceed west for 3 miles to the woodland. Roadside parking is available for 1 to 2 cars at access point A. Parking in front of the pedestrian gate should be avoided. Access is in the form of internal paths and bridle ways that are only suitable by foot.

What3words and Grid Reference

Point A – Main entrance from B5278: cashew.thudded.disco
GR: SD364817

Point B – Former timber extraction access from B5278: mouths.dame.quickly
GR: SD366816

Archaeology and Other Designations

The woodland has no recorded ancient monuments. A small proportion of the woodland falls under a SSSI (Special Site of Scientific Interest), labelled Outley Mosses.





Description

Great Allotment forms an attractive productive conifer and amenity woodland lying just south of the Lake District National Park, Cumbria. The property sits at a low elevation of 120-180m. Soils vary between brown earths and small areas of peat.

The property is 41.04ha and has been under the current ownership since 1998. Felling took place in the years of 2007, 2013 and 2016. The primary commercial crop is Sitka spruce with some 20ha recorded, a further 9ha of conifers and 6ha of mixed broadleaves. The secondary species are Douglas fir, Norway spruce and Western hemlock. During the felling phases, mature Scots pine have been retained as a long-term retention.

This woodland will provide a balance between a long-term timber income and amenity value. The woodland includes ponds that could be enhanced for fishing/sporting/conservation.

The table below summarises the current crop composition by area. Compartment schedules and map are available on request from the selling agent.

Species	Planting Years	Age	Area (Ha)	Notes
Mixed broadleaves	2007	18	0.97	
Mixed broadleaves	2013	12	2.06	
Mixed broadleaves	2016	9	2.84	
Sitka spruce	2007	18	6.27	
Sitka spruce	2013	12	7.17	
Sitka spruce	2014	11	4.41	
Sitka spruce	2016	9	2.82	
Scots pine	1976	49	1.01	
Mixed conifer	2013	12	3.03	
Douglas fir	2016	9	4.44	
Norway spruce	2016	9	1.31	
Water	N/A	N/A	0.28	Ponds
Other land	N/A	N/A	4.43	SSSI
Total			41.04	





Sporting Rights

Sporting rights are included in the ownership and unlet.

Mineral Rights

Mineral rights are included in the sale.

Boundaries

The boundaries are clearly identified as per the sale plan. They are mainly stone walls and appear to be of stock proof condition.

Tenure and Possession

Freehold. Vacant possession will be given on completion.

Rights, easements and rights of way

The woodland has a good network of paths used for walking and horse riding.

The woodland is sold subject to and with benefit of all rights, including rights of way whether public or private, light, support, drainage, water, gas and electricity and any other easements.

Authorities

Forestry England	Windermere Town Council
Eals Burn	Langstone House
Bellingham	Broad Street
Hexham	Windermere
Northumberland	LA23 2AB
Tel: 0300 067 4200	Tel: 015394 44010

Plans and Areas

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

Viewing

Viewing is possible at any time during daylight hours so long as potential purchasers are in possession of a set of these sale particulars. Please contact the Selling Agents in advance of your visit to arrange a viewing.

For your own personal safety, please be aware of potential hazards including windblown timber. Do not park directly in front of the pedestrian access.

Financial Guarantee/Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Selling Agents are required to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence, proof of source of funds for the purchase, and complete a purchaser's questionnaire before the transaction can proceed. For further information, please contact the Selling Agents.

Closing Date

A closing date for offers may be fixed. The sellers reserve the right to conclude a bargain for the sale of the property ahead of a notified closing date and will not be obliged to accept the highest or any offer for the subjects of sale and reserves the right to withdraw the property from the market at any time.

Offers

If you wish to make an offer on this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing if your interest. Offers are to be submitted to the Selling Agent.

Sole Selling Agents

John Clegg & Co
23 Melville Street
Edinburgh
EH2 7PE
Office: 0131 229 8800

Ref: Stuart Higgins
Email: stuart.1.higgins@johnclegg.co.uk
Mo: 07823 767457

Or Simon Hart
Email: simon.hart@johnclegg.co.uk
Mo: 07788 763055

Sellers Solicitors

Hatchers Solicitors LLP
1 Frankwell
Shrewsbury
SY3 8JP
01743 248545

Taxation

Investment in UK commercial forestry offers significant tax benefits. At present, timber income from commercial forestry is currently exempt from Income or Corporation Tax. Forestry businesses currently attract 100% relief from Inheritance Tax (IHT) after two years ownership. Under the IHT regime, 100% Business Property Relief (BPR) should be available on commercial woodlands. This will change from 6 April 2026, when only the first £1 million will be subject to full IHT relief, the value above this receiving 50% relief (an effective IHT rate of 20%, not 40%). In addition, forests have a low exposure to Capital Gains Tax because the value of the growing crop is excluded from the assessment. In certain circumstances it is possible to roll over Capital Gains into the proportion of the purchase price attributable to the value of the land.

VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free apart from farm woodland subsidy payments.

Prospective purchasers are strongly advised to consult their Financial/Tax Advisors to ascertain how these tax concessions may be of benefit.



John Clegg & Co

23 Melville Street

Edinburgh

EH2 7PE

Tel: 0131 229 8800

Ref: Stuart Higgins

E: Stuart.1.higgins@johnnclegg.co.uk



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