

## **West Moss Forest, Chapel le Dale, Carnforth, Lancashire, LA6 3FH**

A 34.4 acre block of commercial conifer forestry in the Yorkshire Dales, with the opportunity for immediate timber returns.

**Guide Price £175,000**





### Situation

The woodland is located to the north side of Chapel le Dale, approximately 12 miles west of the market town of Hawes and 11 miles east of Kirkby Lonsdale.

### Directions

From Hawes, follow the B6255 towards Ribbleshead Viaduct, for approximately 11.5 miles. Once you reach 'The Old Hill Inn', turn right and follow Philpin Lane for approximately 0.6 miles. The corner of the woodland, where there is a fenced gap in the stone walling, will be on your left. The approximate postcode for West Moss Forest is LA6 3FH.

### Description

The woodland at Chapel le Dale represents an excellent opportunity to purchase a significant block of commercial conifer forestry in the heart of the Yorkshire Dales National Park. This block of 13.9 ha/34.4 acres consists almost entirely of Sitka Spruce, with a main central ride, areas of open ground and an open roadside area with the potential for the construction of a timber stacking area with a timber wagon turning head. The boundaries are largely traditional drystone walls in excellent condition, synonymous with the Dales landscape character, with no evidence of livestock trespass from the adjacent pastures.

We estimate the plantation to be approximately 45 years of age and fairly uniform in age & structure; it is now reaching maturity. The tree diameters and tree heights suggest an excellent volume of standing timber, with straight clean stems throughout. Harvesting timber, subject to the necessary consents, would see immediate returns on this investment property – either on a clear fell basis or selectively felling subtle groups to establish a structural mosaic. There are few constraints to the successful harvesting of timber from this site, with the ground not being particularly steep or soft, being adjacent to a public highway and there being no overhead wires, etc.

Having proved to be good tree growing ground, a second rotation of a commercial timber species would do well here. Alternatively, the site could be re-stocked, in part or as a whole, with a native broadleaf species mixture; providing increased biodiversity and amenity benefits.

### Access

Access to the land is obtained by the public road that leads to the corner of the woodland on the east side. Once on the property, access can easily be taken throughout the whole. There is an existing right of access over the short distance of third party land to the access point from Philpin Lane.

### Woodland Grant Schemes

We understand that there has been a previous Woodland Grant Scheme in place over the site, but we are not aware of any live woodland management plans in force.

### Tenure

The woodland is for sale freehold with vacant possession upon completion.

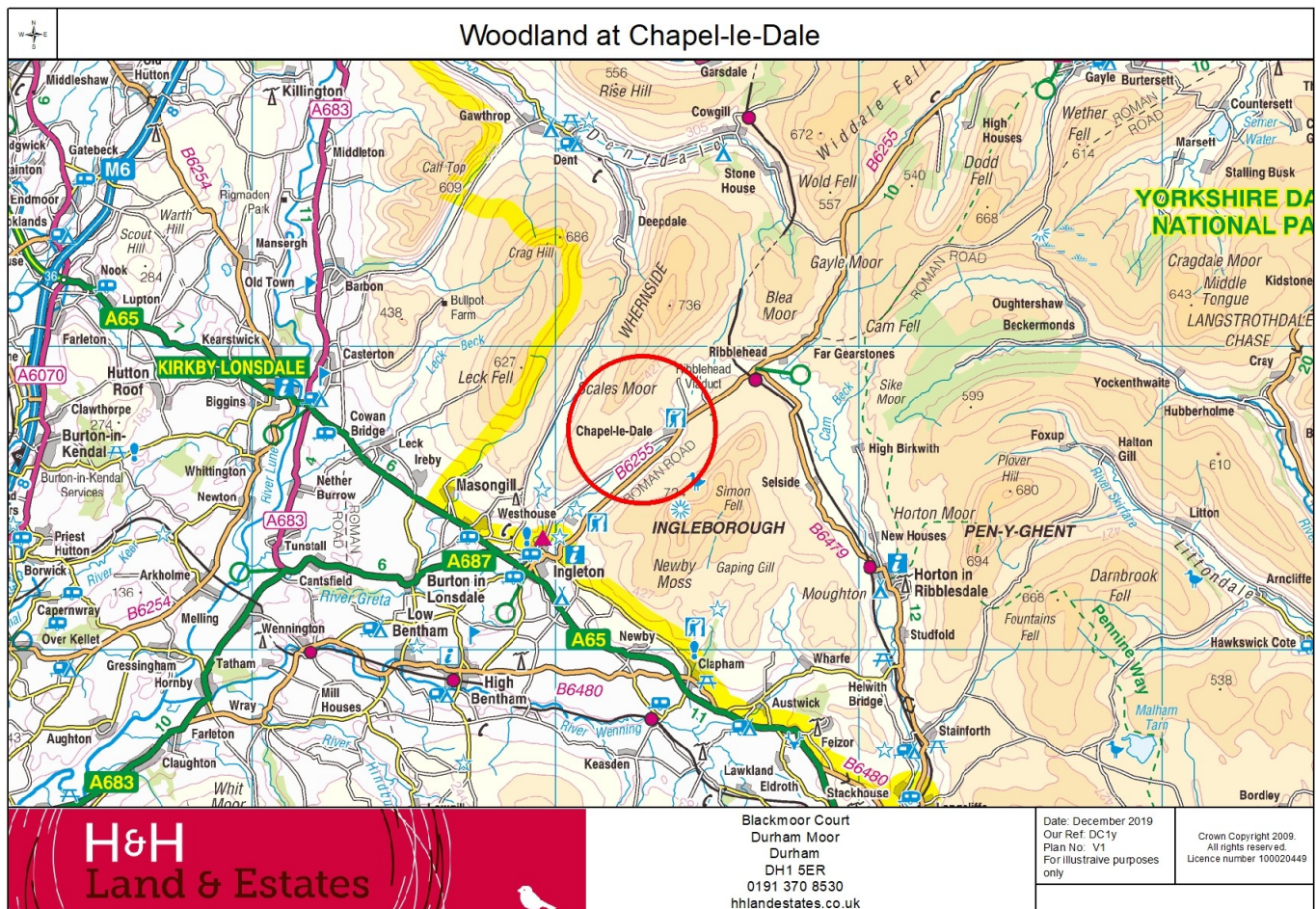
### Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars. The Buyers will be held to have satisfied themselves as to the nature of such burdens.

### Method of Sale

The property is offered for sale as a whole, by Private Treaty. The Sellers reserve the right to amalgamate, withdraw or exclude any of the property shown at any time or to generally amend the particulars. Please register your interest with H&H Land and Estates to be kept informed of how we intend to conclude the sale.





### Sole Selling Agent

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### Viewing

Viewing is strictly by appointment via the sole selling agents H&H Land and Estates.

### IMPORTANT NOTICE

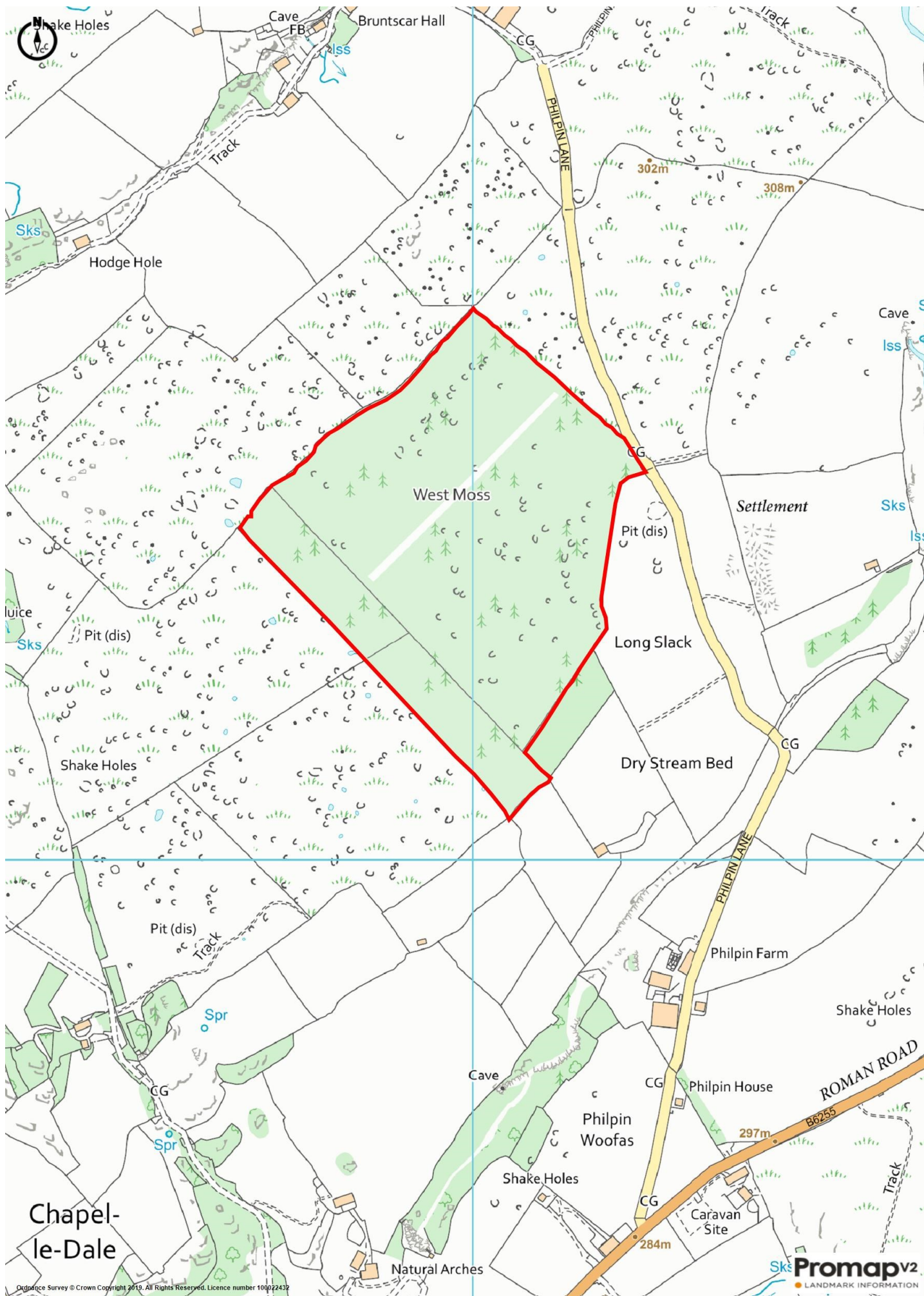
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- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
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- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **September 2025**





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LANDMARK INFORMATION

The Agents have not tested any apparatus, equipment, fixtures or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Advisor. 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.