woodlands.co.uk

Fireclay Wood

Cumbria

A peaceful and secluded mixed broadleaf woodland located near to Dearham, close by the Cumbrian Solway coastline.

Details

Price: £65,000 Freehold
Location: Dearham, Maryport, Cumbria
Size: Over 6 ¾ acres for sale
OS Landranger: OS No 89
Grid ref: NY 056 346
Nearest post code: CA15 7RA

Local manager

David and Sarah Alty
07795 104 594
davidandsarah@woodlands.co.uk

Description

Fireclay Wood lies in the south-eastern corner of a larger woodland named Moorside. The Cumbrian village of Dearham is close by, with Maryport and the Solway coast a short drive away.

The wood is bounded by agricultural land on the two external boundaries, and glimpses of the lakeland fells can be seen on the horizon beyond Cockermouth. Planted around 20 years ago over the landscaping of a former coal mine, the wood is gradually naturalising and maturing. Largely level, the landscape is crossed by small drainage channels, which give a focus for damp-loving vegetation and a home for frogs and newts.

Along the southern boundary fence is an open grassland area with a wide aspect giving glimpses of the northen lakeleand fells.

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

Fireclay Wood has been planted with a thoughtful selection of native broadleaf species: ash, cherry, alder, birch and willow. Larch and Scots pine are also present in smaller numbers; understorey varieties, hazel and rowan, supplement these conifer species. Along the eastern boundary lies a shelter belt of more mature Scots pines with willow, sycamore, bramble and furze.

Wildlife

Surrounded by open pasture, the woodland provides a vital block of cover and a place to forage for a variety of small birds.

Roe deer, fox and badger regularly pass through the woods on their nocturnal excursions in the endless quest for a meal. Smaller voles and field mice live in poke holes in the grasses and share the habitat with stoats and weasels.

Features

The woodland benefits from a generous hardstanding, ideal for vehicle turning and timber stacking. A rustic bench has been sited in a small glade to encourage a moment's repose and to soak in the environment.

Access, tracks and footpaths

The woodland is accessed via the former mine roadway, which links the A594 to the main entrance to the wood. From there, a well-made stone track continues through the wood to Fireclay's entrance.

Rights and covenants

The sporting rights are owned and included in the sale.

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

The level terrain and the many open glades make it an ideal location for an overnight camping stop. A totally different take on the wood is revealed at dawn and dusk as nocturnal species wake and sally forth.

In years to come, as the trees mature, a useful source of home firewood could be gathered and processed in the wood.

The open areas could be a focus for further planting, introduction of native woodland flower species would speed the process of wilding already occurring at ground level.

Local area and history

Fireclay, the hint is in the name, is used to line pottery kilns in several forms. Frequently found alongside coal seams, it was a useful byproduct of the mining industry and readily saleable.

The coal industry was a major factor in the establishment of the nearby towns and villages, with coal being transported out by rail or via the harbour at Maryport. This attractive coastal town was founded in Roman times, and a small museum tells the story of these times

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Fireclay Wood is just off the A594, 5 miles west of Cockermouth and 1.5 miles east of Maryport.

Satnav: the postcode **CA15 7RA** is for the point shown by the red dot on the location maps. Satnav coordinates are: N54 42 08 W03 28 07

what3words

///remake.kennels.socialite

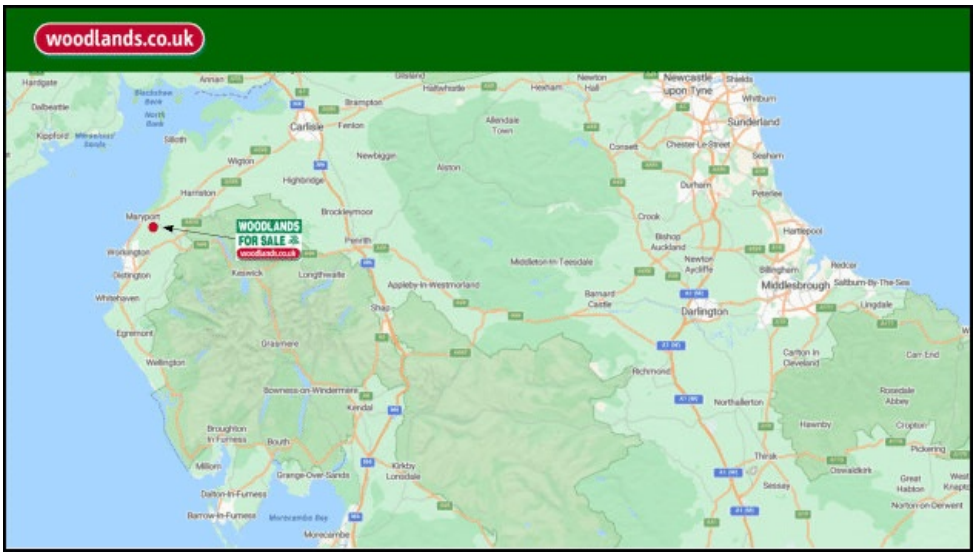
Click Here for Directions From Bing Maps enter your own postcode, *(Fireclay Wood coordinates are already entered)* and click on the blue "Go" box. This will take you to the main entrance gate.

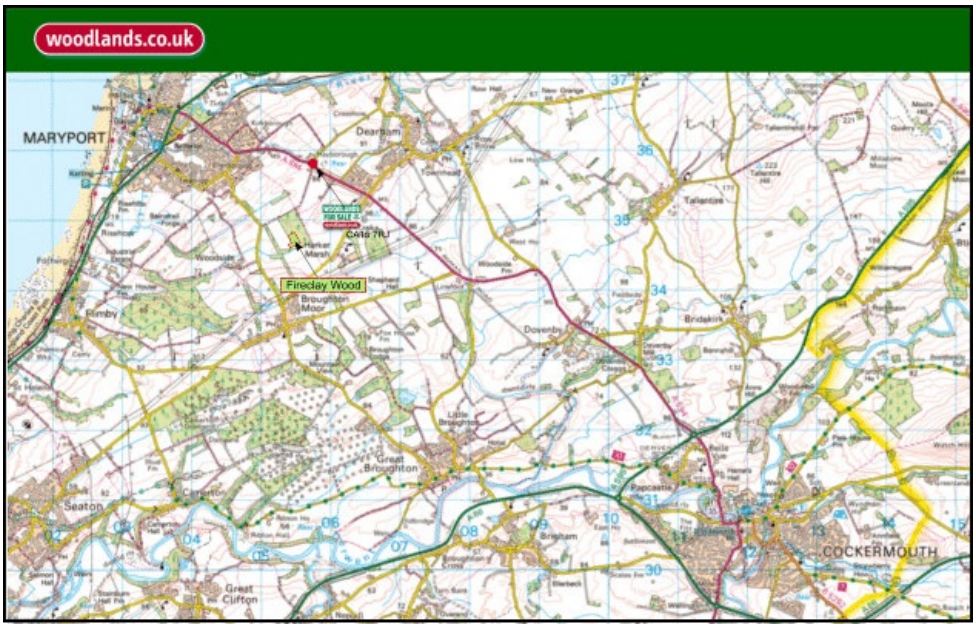
Our Directions:

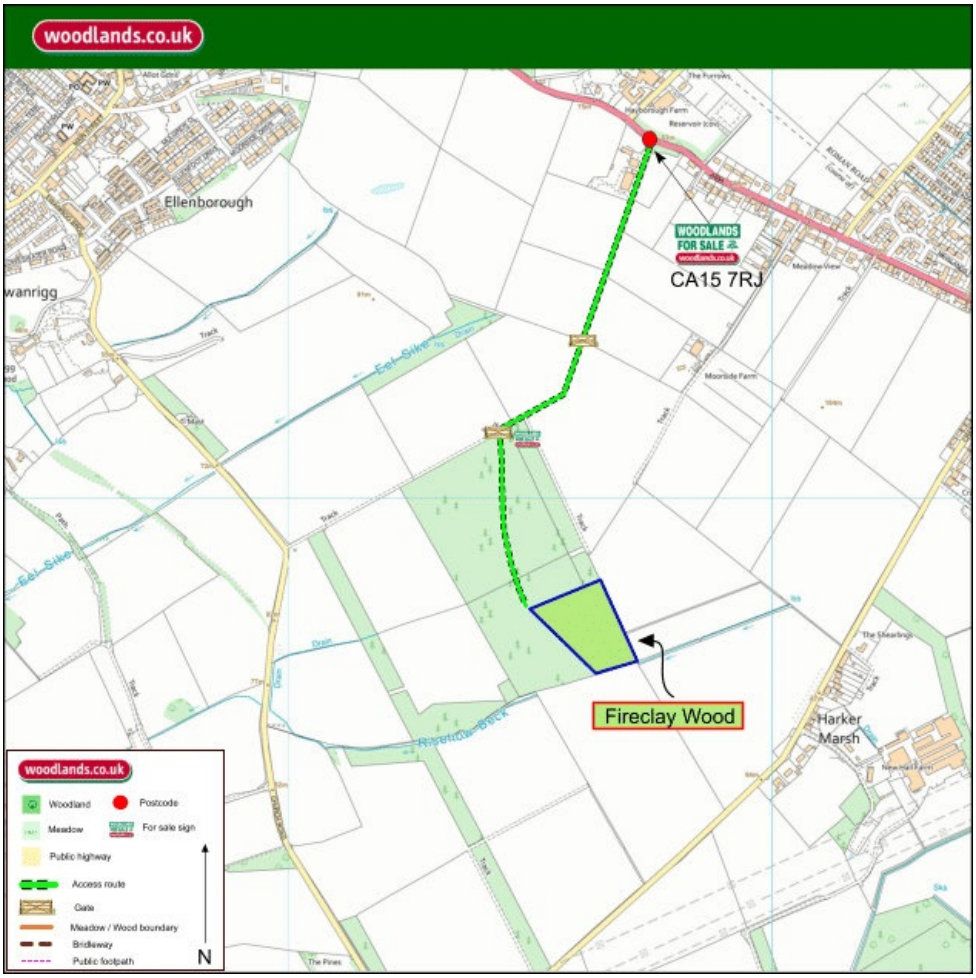
- From Maryport, take the A594 towards Cockermouth.
- After about 1 mile and leaving the outskirts of the town, pass the entrance to J Taylor joinery.
- Pass the minor road junction to the left with Hayborough Farm on the corner.
- Take the next right with a woodlands.co.uk signboard
- Continue for 180m and park in the layby on the left, making sure not to block farm traffic on the lane and continue on foot.
- The main entrance to the wood is another 500m on the left.
- Climb over the stile and continue to the end of the track
- The entrance to the wood is via a well-marked ridestop on the left.

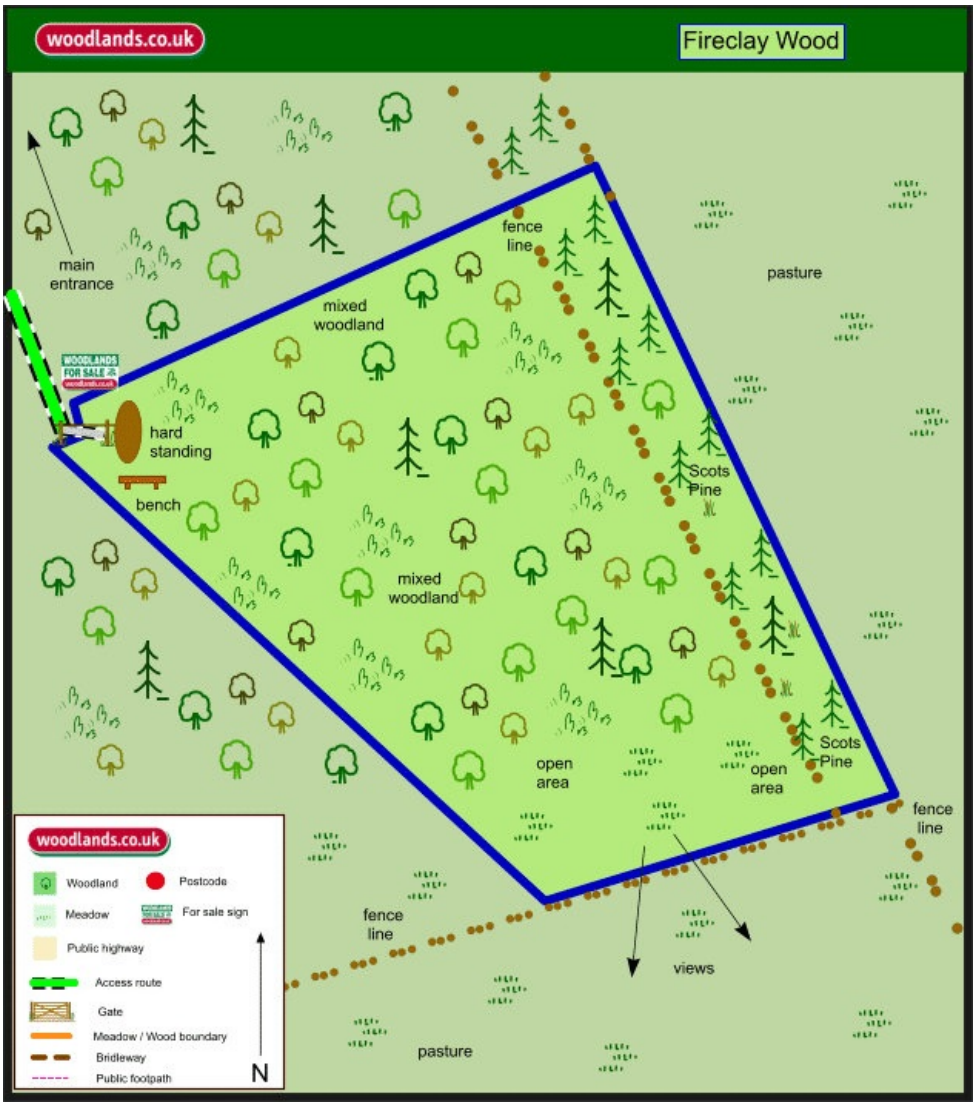
Boundaries:

The boundaries of the wood are marked with blue-painted top posts.









Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or

email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the Small Woodland Owners Group and the Royal Forestry Society, as well as £300 towards paying for a course (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.