Parrock Wood

Cumbria

An easily accessible woodland featuring a small burn and a variety of habitats, tucked away in the beautiful North Cumbrian countryside

Details

Price: £75,000 Freehold
Location: Castle Carrock, Brampton, Cumbria
Size: Over 5 acres for sale
OS Landranger: OS No 86
Grid ref: NY 527 558
Nearest post code: CA8 9LG

Local manager

Aaron Alty
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Description

Parrock Wood is situated at the northern end of Hayton Moss woods. Once a marshland, extensive conservation projects over the last two decades have transformed the landscape into a picturesque, undisturbed tranquil woodland offering a variety of habitats for wildlife and flora to thrive.

As well as fruiting essential berries and nectar, the younger trees and plants rising through the shrub layer give the wood a very natural feel, providing a haven for smaller songbirds, while the larger trees like oak and Scots pine offer perches to the larger birds. Adequate spacing of the trees allows for a large variety of mosses, grasses, sorrel, and ferns to flourish on the ground, with historic fallen deadwood creating interesting features and important habitats for insect life and a wide range of fungi.

A small burn can be found running slowly through the centre of the wood, diversifying the habitat and increasing nature's footfall, offering a tranquil resting place for mammals and birds to drink.

The topography is largely flat, with an exposed rising slope towards the northern boundary carpeted densely with bracken where rabbits have populated. Where the northern boundary meets the eastern, lies a grey stone. In local Cumbrian gazetteers and historical estate records, large prominent boulders or markers known as "Greystones" were traditionally used to denote manorial or parish boundaries.

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

With a diverse range of tree species in the wood, the most dominant when walking around are the tall, slender birches reaching to the top of the canopy. Alongside, you will find impressive, mature Scotch pine standing out with their large trunks and winding branches, young beech, oak, and elm, with the occasional norway spruce and larch making an appearance. Beneath the canopy, you will find holly, alder, rowan, and a dash of willow by the burn. Towards the north boundary, large sweet chestnut can be found by the trackside, with the southern boundary being primarily mature beech and oak.

Wildlife

Upon entering the woods, you will be greeted with the calls from a variety of native bird species, ranging from the harsh cries of the carrion crow, rook and eurasian jackdaw to the playful songs of the smaller species like the wren, common chaffinch and the ever-curious european robin. Pheasants can take flight as you walk through the dense areas of bracken and, occasionally, evidence of birds of prey will also present itself in the form of the spoils of a tasty meal.

Frogs can be found by the burn, which serves as a welcomed drinking area for the larger mammals such as deer and rabbits that have carved small pathways throughout the wood as they explore and forage in the relative safety of the undergrowth.

Features

The wood features a suitable hard standing with turning space for average sized vehicles. A small bench, perfect for sitting and taking in the surroundings, and a footbridge for easy crossing of the burn.

Access, tracks and footpaths

Access to the wood is visible from the entrance gate on the minor road, with a short drive of a few meters on a hard stone track.

Rights and covenants

The sporting rights are owned and included in the sale.

As with all our woodlands, the purchaser will be asked to enter into a covenant which serves to protect the peace and quiet of the woodlands for all.

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

Parrock Wood is a perfect setting to engage in a wide range of small-scale woodland activities, including wildlife tracking, foraging, and forest bathing

Local area and history

For centuries, this area was used as common land where peasants gathered peat fuel and grazed livestock. In 1701, a landmark agreement enfranchised the improved common lands of the parish for a yearly rent of £23 paid to the Lord of the Manor, paving the way for private ownership

and structured forestry. Today, Hayton Moss has transitioned from a commercial sporting estate into a highly valued ecological sanctuary.

Sitting within the shadow of the Pennine chain and bordering the North Pennines National Landscape an area of outstanding natural beauty (AONB), walking and cycling routes are abundant.

Nearby can be found the historical, quaint village of Castle Carrock with an idyllic country pub offering a warm welcome and delicious food. Further afield, a short drive away, lies the market town of Brampton, offering a wide range of shops, services and accommodation.

Parrock is a historic and dialectal English noun and verb—and the direct historical root of the modern word paddock.

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

Parrock Wood is in a rural location near to the village of Castle Carrock, 9 miles east of Carlisle and 60 miles west of Newcastle.

Satnav: the postcode **CA8 9BT** is for the point shown by the red dot on the location maps. Satnav coordinates are: N54:53:42, W2:44:19

Google maps pin for the main gate here

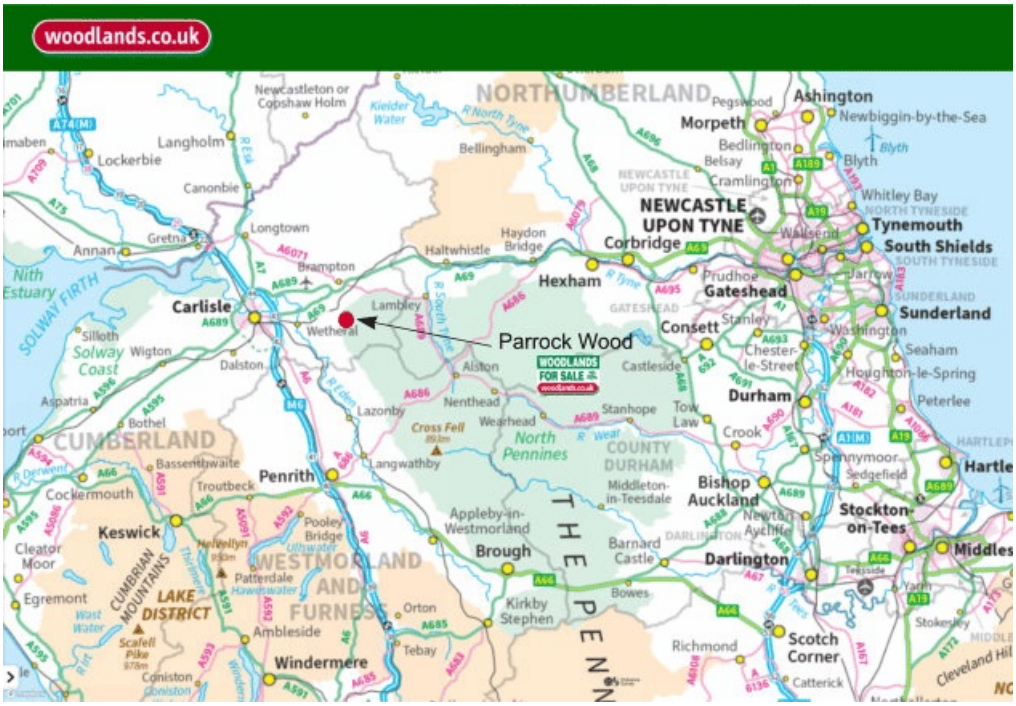
What3Words reference for main gate here (///brightly.bumping.handsets)

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

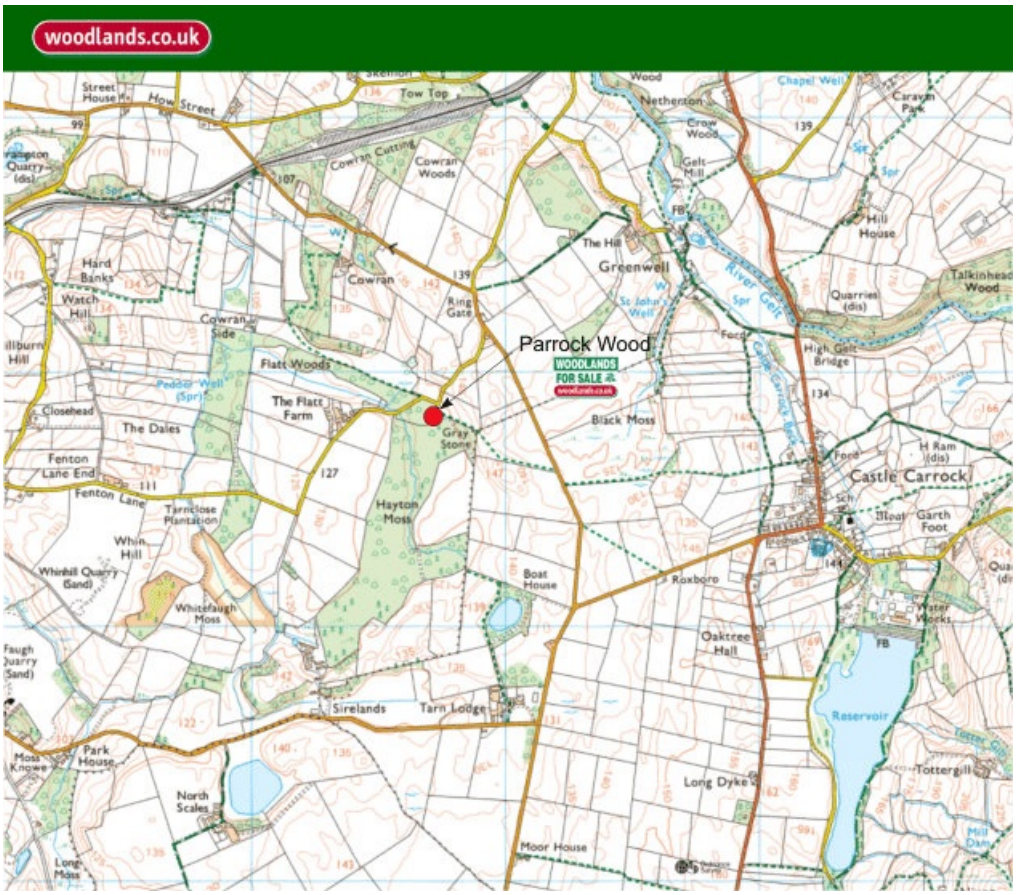
- From Brampton centre, take the B6413 towards Castle Carrock.
- Follow for 3 miles, going under the A69 and crossing the railway at Brampton Fell until reaching a crossroads.
- Turn right signposted How Mill & Hayton and continue for 0.3 miles.
- Go under the viaduct and turn immediately left, signposted Greenwell.
- Continue for 0.7 miles and bear left at the junction, continuing for a further 150m then fork right before a white bungalow.
- In 150m, you will find the main entrance before the road bends sharply to the right.

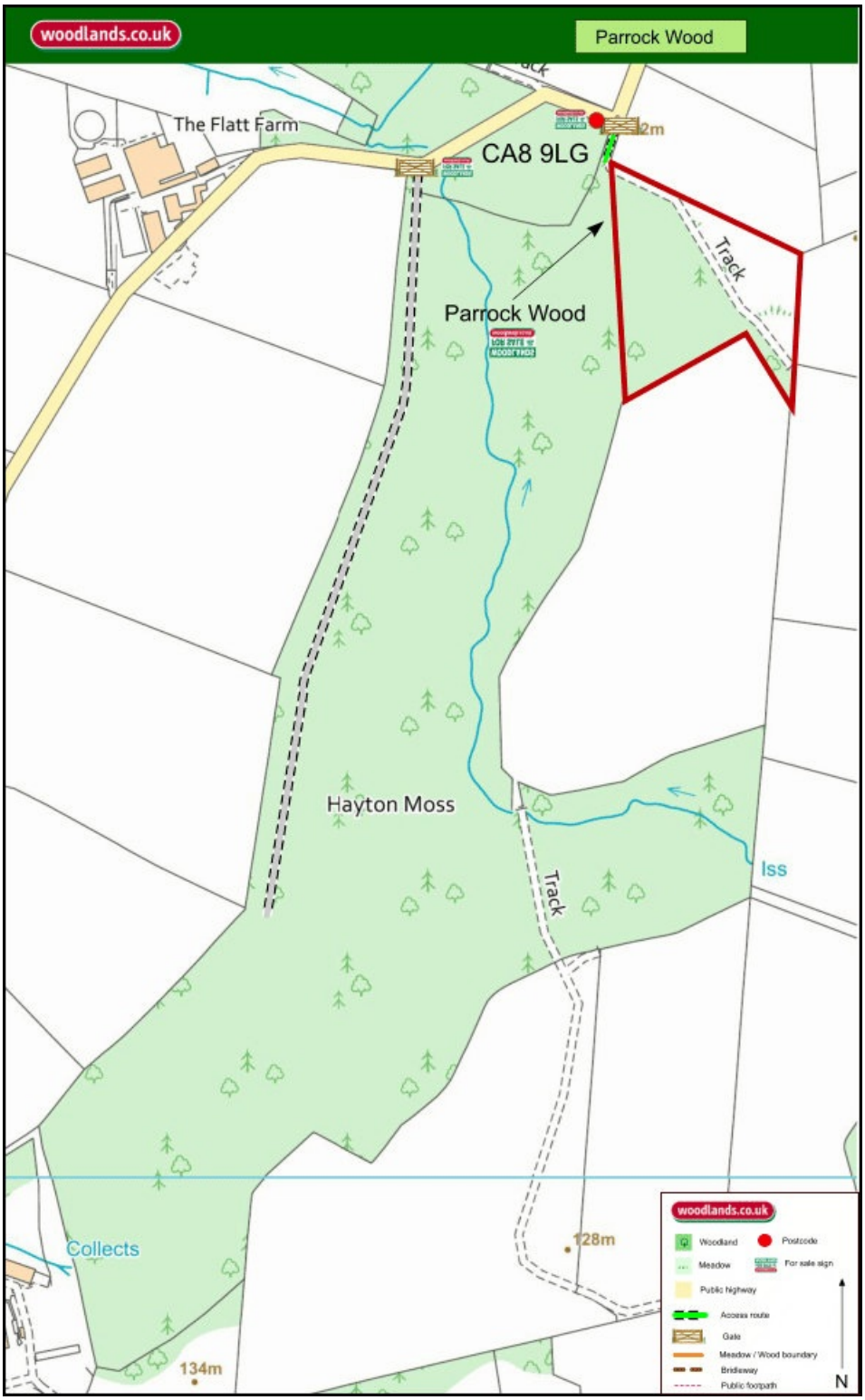
Boundaries:

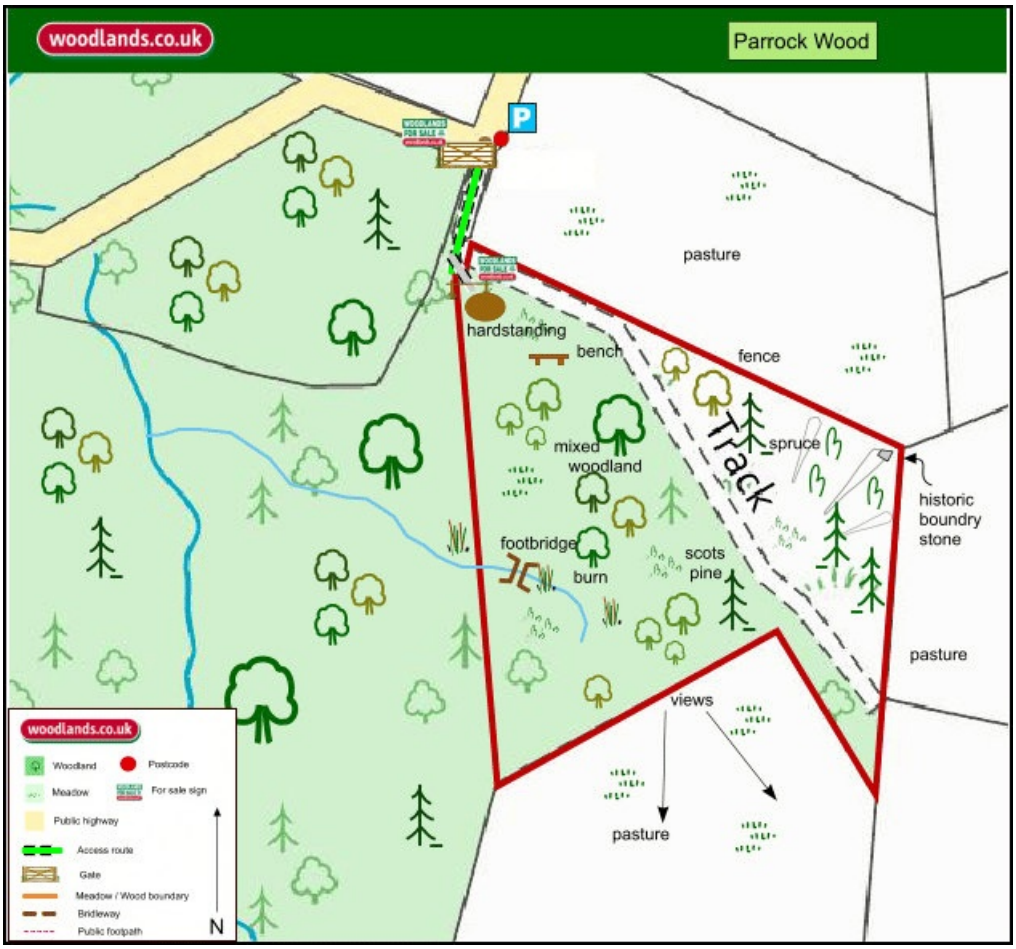
The boundary of this wood is marked with both free-standing wooden posts and existing stock wire fence posts, marked clearly with red paint






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Parrock Wood
WOODLANDS FOR SALE
Greenwell
Castle Carrock
Flatt Woods
The Flatt Farm
Gray Stone
Black Moss
Hayton Moss
Boat House
Roxboro
Oaktree Hall
Sirelands
Tarn Lodge
Reservoir
Tottergill
Long Dyke
Moor House
Cowran Woods
Cowran Cutting
Netherton
Crow Wood
Hill House
Talkinhead Wood
High Gelt Bridge
Garth Foot
Park House
North Scales
Long Moss
Whitefaugh Moss
Tarnclose Plantation
Fenton Lane End
Fenton Lane
The Dales
Closehead
Watch Hill
Hard Banks
Cowran Side
Ring Gate
Tow Top
How Street
Street House
Chapel Well
Caravan Park
Quarries (dis)
H Ram (dis)
Water Works
Mill Dam


woodlands.co.uk
Parrock Wood
The Flatt Farm
CA8 9LG
2m
Track
Parrock Wood
Hayton Moss
Track
Iss
Collects
128m
134m
woodlands.co.uk
Woodland
Postcode
Meadow
For sale sign
Public highway
Access route
Gate
Meadow / Wood boundary
Bridleway
Public footpath
N



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.