



Todhole Wood Cumbria

An attractive mixed woodland located in rural north Cumbria, lying within a larger woodland and featuring a large woodland pond.

Details

Price: £85,000 Freehold

Location: Brampton, Carlisle, Cumbria

Size: Over 5 ¼ acres for sale

OS Landranger: OS No 86

Grid ref: NY 545 599

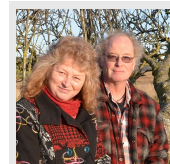
Nearest post code: CA8 1HW

Local manager

David and Sarah Alty

07795 104 594

davidandsarah@woodlands.co.uk



Description

Todhole Wood is situated within the larger Rowbank Woodlands in the locality of Brampton, a small but thriving Cumbrian market town. The wood has a [PAWS](#) designation which indicates that it has been woodland for a long, uninterrupted period of time. Although planted with forestry conifers, the natural regrowth of a variety of native broadleaf amongst the conifers, gives a very pleasant and natural feel.

The wood sits astride a low ridge giving south-facing slopes and extensive level areas before dropping again more gently to the north. These slopes are populated by spruce and pine of impressive stature with younger native species more prevalent in the heart of the wood.

A large natural spring fed pond is an unusual feature for this area and often gives refuge to passing wildfowl.

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

The main conifer species within the wood are [Scots pine](#) and [Norway spruce](#) both of which have grown to impressive girth and stature. Between these well-spaced giants' a wide variety of native broadleaf can be found; beech, oak, sweet chestnut, sycamore, elm and birch.

An emerging [understorey](#) is comprised of rowan, hawthorn, holly, young yew and birch.

Wildlife

Probably our most photogenic native mammal, the [red squirrel](#), is resident within the wood. A local charity is actively taking measures to protect this endangered species and secure its future.

Badger and roe deer are itinerant foragers evidenced by habitually used pathways throughout the wood.

Foxes are also present in the wood, their ancient name of [Tod](#) giving a name for the wood.

Features

A good hardened area for turning or stacking timber prior to collection is immediately behind the ride stop. Close to this is a bench, the ideal place to sit in the dappled sunlight and watch the resident birdlife, maybe spot a foraging [red squirrel](#), or most of all enjoy the tranquillity of the surroundings.

Several log rounds surround a firepit which makes an excellent focal point for an overnight camp.

A large naturally occurring pond is a surprising feature given the woods sandy soil. Wetland grasses and weeds thrive in the clear water as do a variety of [native amphibians](#).

Access, tracks and footpaths

Access is along the main central access track which leads to the ride stop entrance, this is suitable for most cars. Further access is via the track running along the southern boundary which is passable by 4x4.

Access by rail: Perfectly located for those wishing to visit their woods by train, Brampton Station is just 17 minutes from Carlisle and a little over an hour from Newcastle. Trains by [Northern Rail](#).

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 variety within this woodland lends itself to a similar variety of potential activities. Wildlife watching coupled with conservation and gentle management, maybe the erection of bird and bat boxes or feeding stations for the squirrels. Overnight camping for a truly immersive wildlife experience or simply a collection of firewood for a domestic fuel supply.

Local area and history

The old Brampton railway line is now a footpath named the Dandy which runs through a cutting to the north-east of the wood. Todhole Wood is a short and pleasant walk from the railway station. The line was built in the late 1800's by Lord Carlisle to transport coal and stone from the moors of Alston to Brampton. It is famous as the line that Stephenson's Rocket came to work after it was retired from service in Lancashire.

Todhole Wood is also within easy reach of the pleasant market town of Brampton with a wide variety of local services. In the wider area is the [North Pennines Area of Outstanding Natural Beauty \(AONB\)](#) with plenty of [B+B's](#) locally catering for visitors to the not-too-distant [Hadrians Wall](#).

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

Directions

Todhole Wood is just off the A69 south of Brampton, about 20 mins from Carlisle and an hour from Newcastle.

Satnav: the postcode **CA8 1HW** is for the point shown by the red dot on the location maps. Satnav coordinates are: **N 54 : 55 : 58 W 2 : 42 : 11**

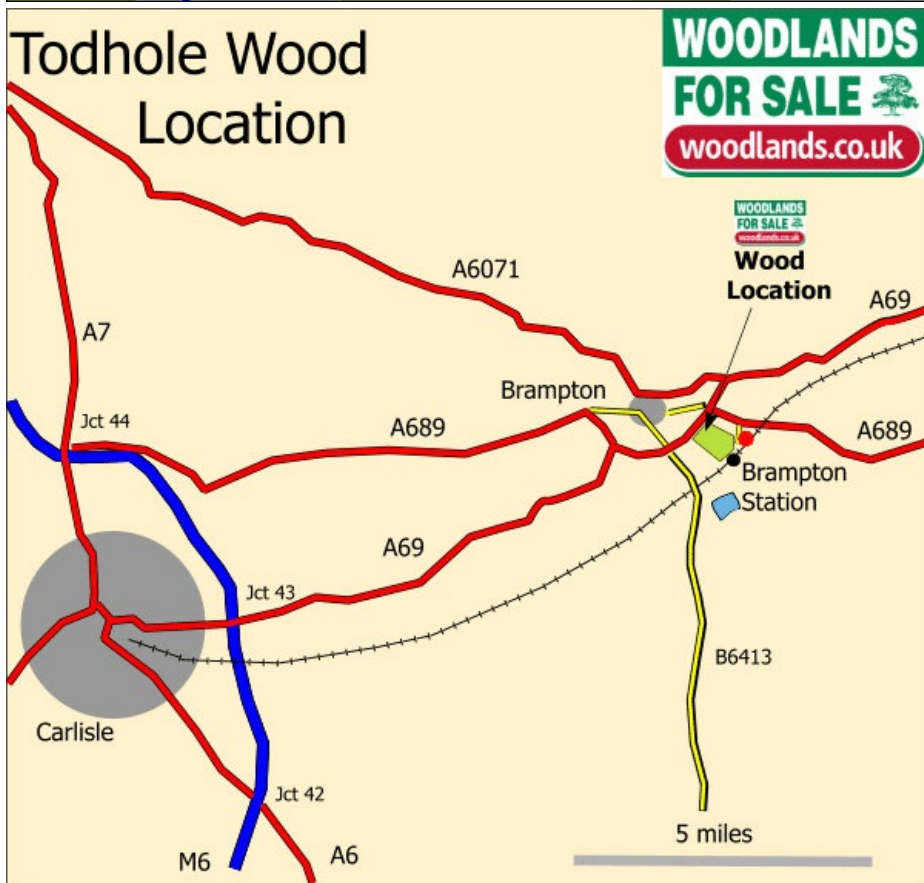
[Click Here for Directions From Bing Maps](#) enter your own postcode, (*Todhole Wood coordinates are already entered*) and click on the blue "Go" box. This will take you to the main gate close to Brampton Station.

Our Directions:

- Locate Brampton and take the A689 east from the junction with the A69 Carlisle to Newcastle road.
- After a ¼ mile turn right signed for Brampton Station.
- After another ¼ mile park at the end of the road close to the Station.
- Pass through the wooden pedestrian gate which leads to the station platform and turn sharp right.
- Walk parallel with the railway track for 200 metres and pass through the kissing gate.
- Follow the footpath round to the right for 300m before taking the left fork opposite a small, fenced transformer.
- Follow this track up a slight rise for 20m and take the left hand fork.
- The marked ridestop entrance to Todhole Wood is on the left after about 10m

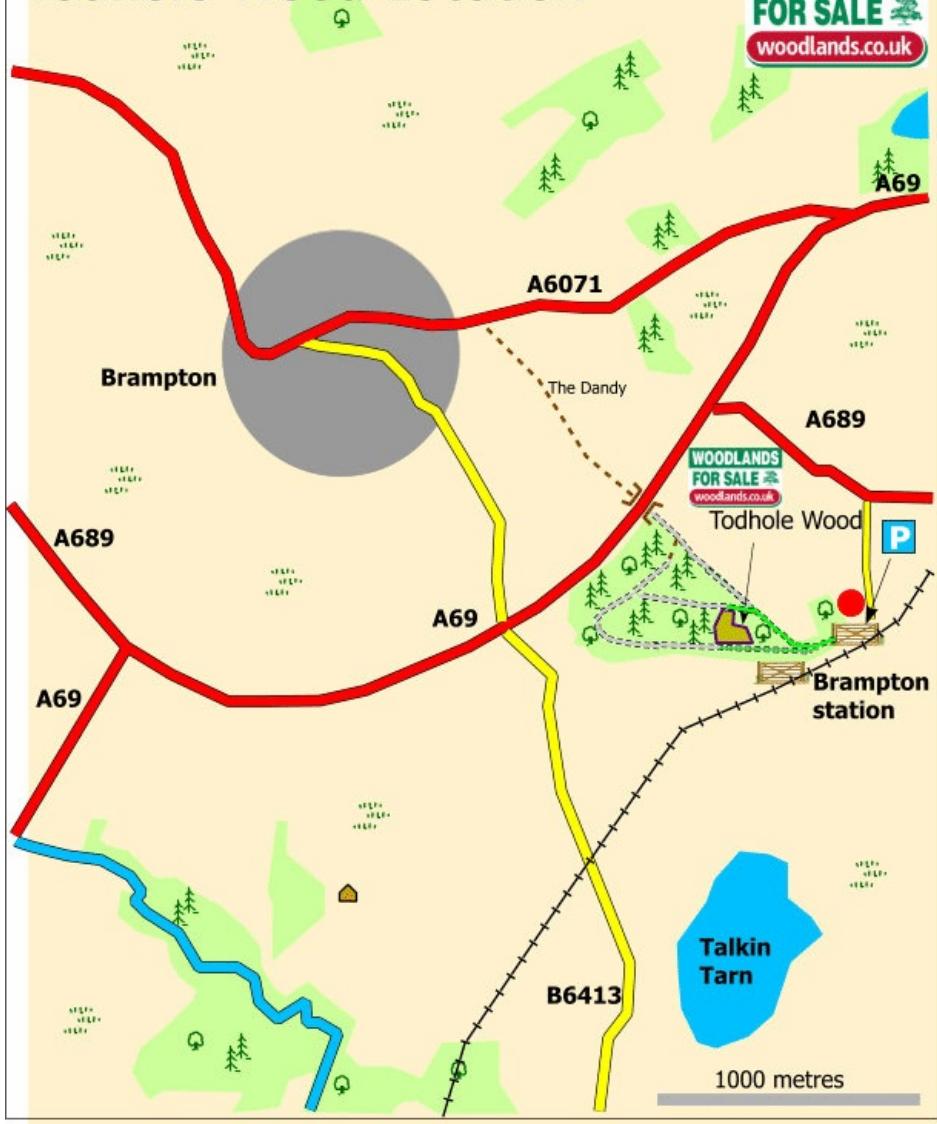
Boundaries:

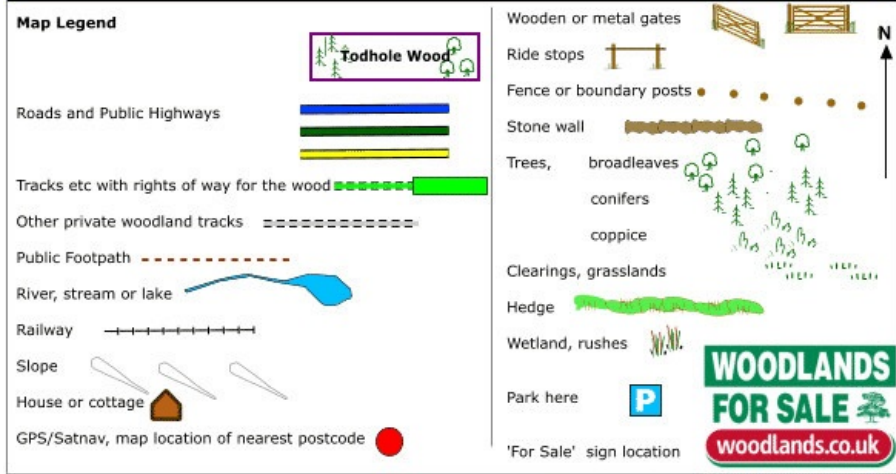
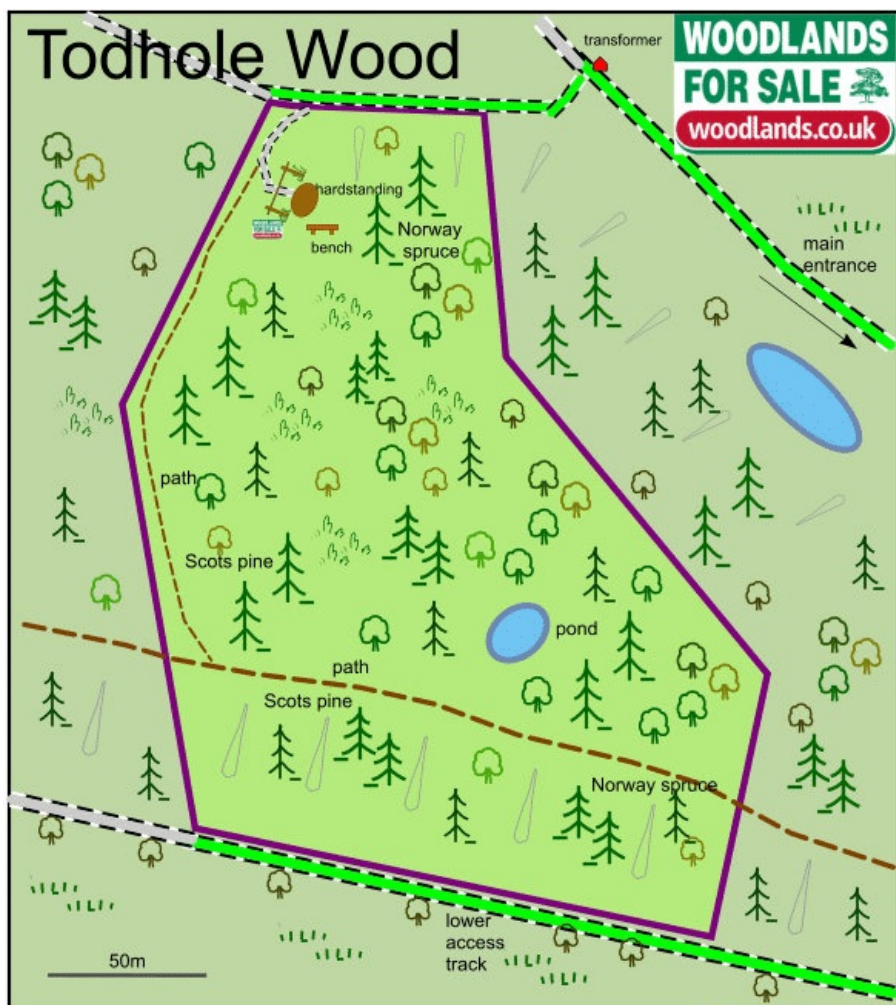
The boundaries of the wood are indicated by purple, painted-top fence posts.



Todhole Wood Location

**WOODLANDS
FOR SALE**
woodlands.co.uk





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.