



## Ramshay Wood Cumbria

A south-facing mixed conifer and broadleaf woodland, located in north eastern Cumbria with excellent road and rail links.

### Details

**Price:** £69,000 Freehold

**Location:** Brampton, Carlisle, Cumbria

**Size:** Over 4  $\frac{3}{4}$  acres for sale

**OS Landranger:** OS No 86

**Grid ref:** NY 541 599

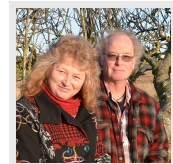
**Nearest post code:** CA8 1HW

### Local manager

**David and Sarah Alty**

07795 104 594

[davidandsarah@woodlands.co.uk](mailto:davidandsarah@woodlands.co.uk)



## Description

Located along an elevated ridge line within a larger woodland, Ramshay Wood has a very pleasant southerly aspect, with expansive views over the surrounding farmland and on to the end of the [Pennine](#) chain of hills. From the peripheral boundary track, the land is a tree-lined slope which tops out and continues largely level, narrowing to the ride stop entranceway and the main access track.

Planted to larch and Scots pine in the 60's, the trees are now of significant proportions and share the landscape with a wide variety of self-seeded broadleaf species. Designated a [PAWS](#) site the wood's long-standing forested history is evident at every turn.

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.

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## Trees

The conifer stock is a more or less an even mix of [Scots pine](#) and larch. The self-seeded native trees include sycamore, elm, beech and birch and unusually, [sweet chestnut](#).

Smaller varieties such as rowan, hawthorn and holly are also present and complement the variety throughout the woodland.

The woodland floor is a carpet of moss and [sorrel](#), with fern and bramble poking through and [honeysuckle](#) twisting around young sapling stems in their search for the light.

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## Wildlife

Roe deer, badger and [red squirrels](#) are all resident in the larger woodland and are regular visitors to Ramshay. A variety of small birds inhabit the [understorey](#) and come dusk, diminutive bats replace them in the air in the endless hunt for their insect prey.

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## Features

The wood benefits from a small hardstanding to facilitate the management of the wood.

A woodland bench invites a chance to be still and watch the resident wildlife.

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## Access, tracks and footpaths

**Access by road:** once the public highway has been left behind a high-grade, hard, gated track leads through the wood to the ride stop entrance. A small timber stacking area is present to assist with the management and conservation of the wood.

**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](#).

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## 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.

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## Activities

Ideally placed to facilitate wildlife watching or even the occasional overnight camping stop.

A great opportunity to provide a small-scale source of [domestic firewood](#) for the log burner.

Conservation and improvement of the existing ecosystems within the wood.

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## Local area and history

The old Brampton railway line is now a footpath named the Dandy which runs through a cutting on the north-eastern boundary of the wood. Pennsey 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.

Ramshay 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](#).

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## How to find this woodland

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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

Ramshay 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, (*Ramshay 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 past an area of new planting on the right to the point where two paths cross.
- Turn left along the track to find the entrance to Ramshay Wood, 180m on the left-hand side.

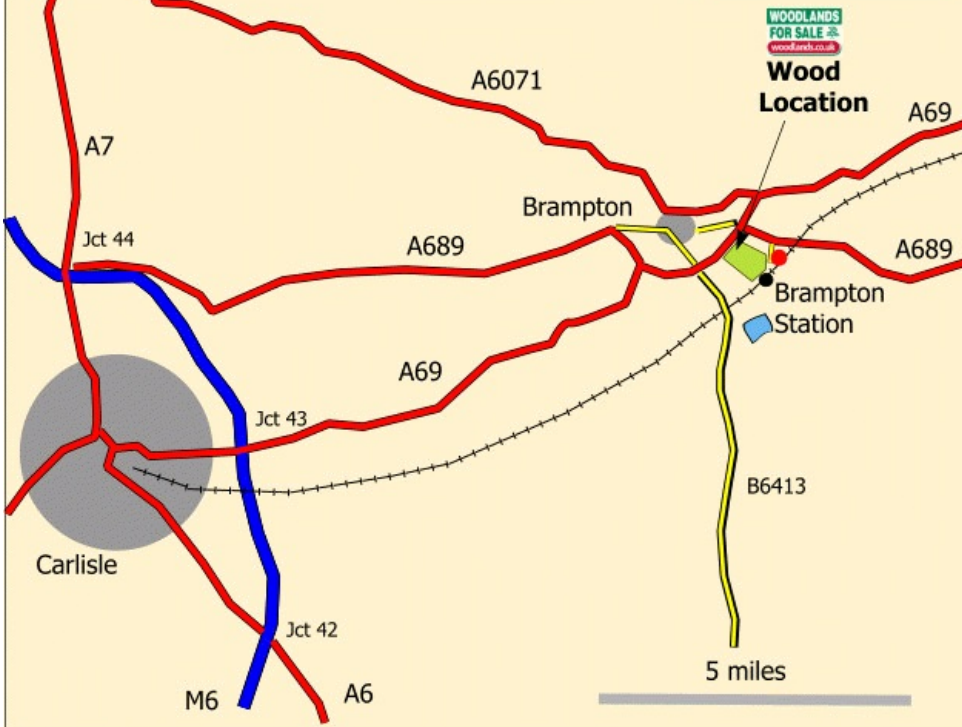
**Boundaries:**

The boundaries of the wood are marked by red painted-topped posts.



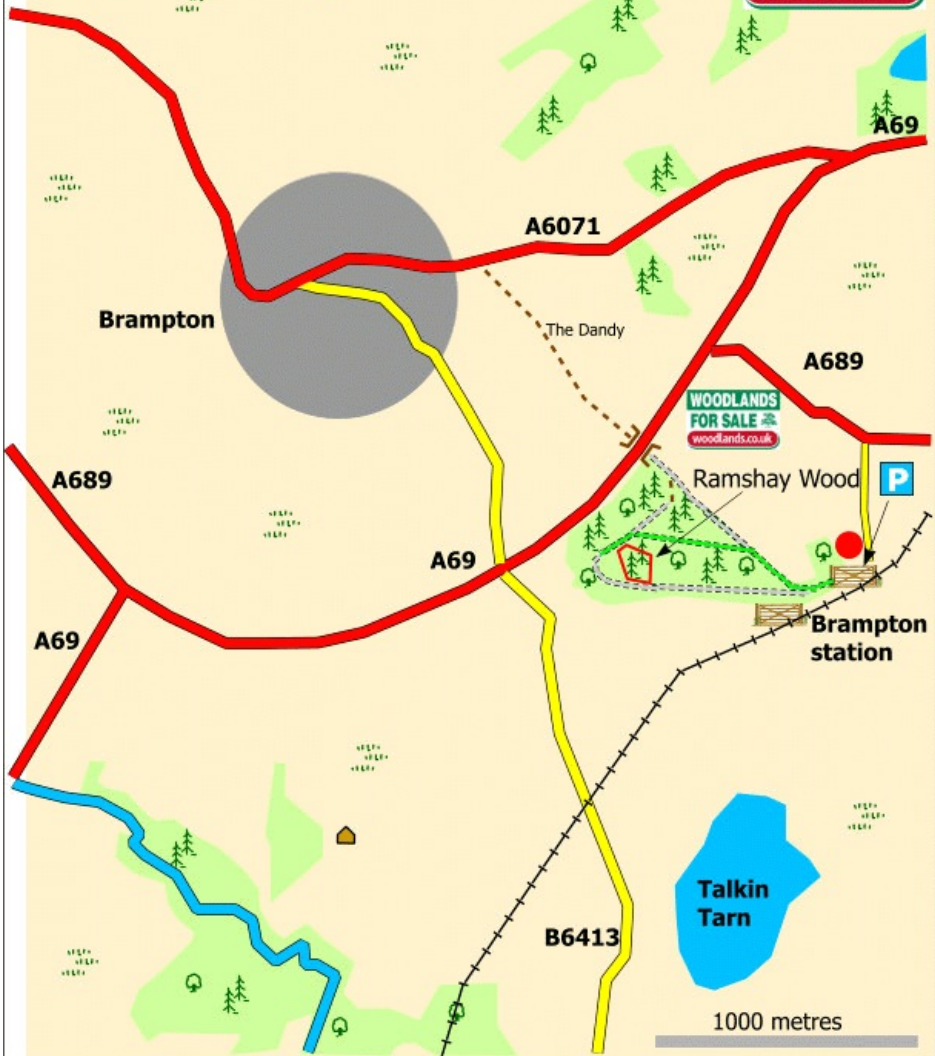
# Ramshay Wood Location

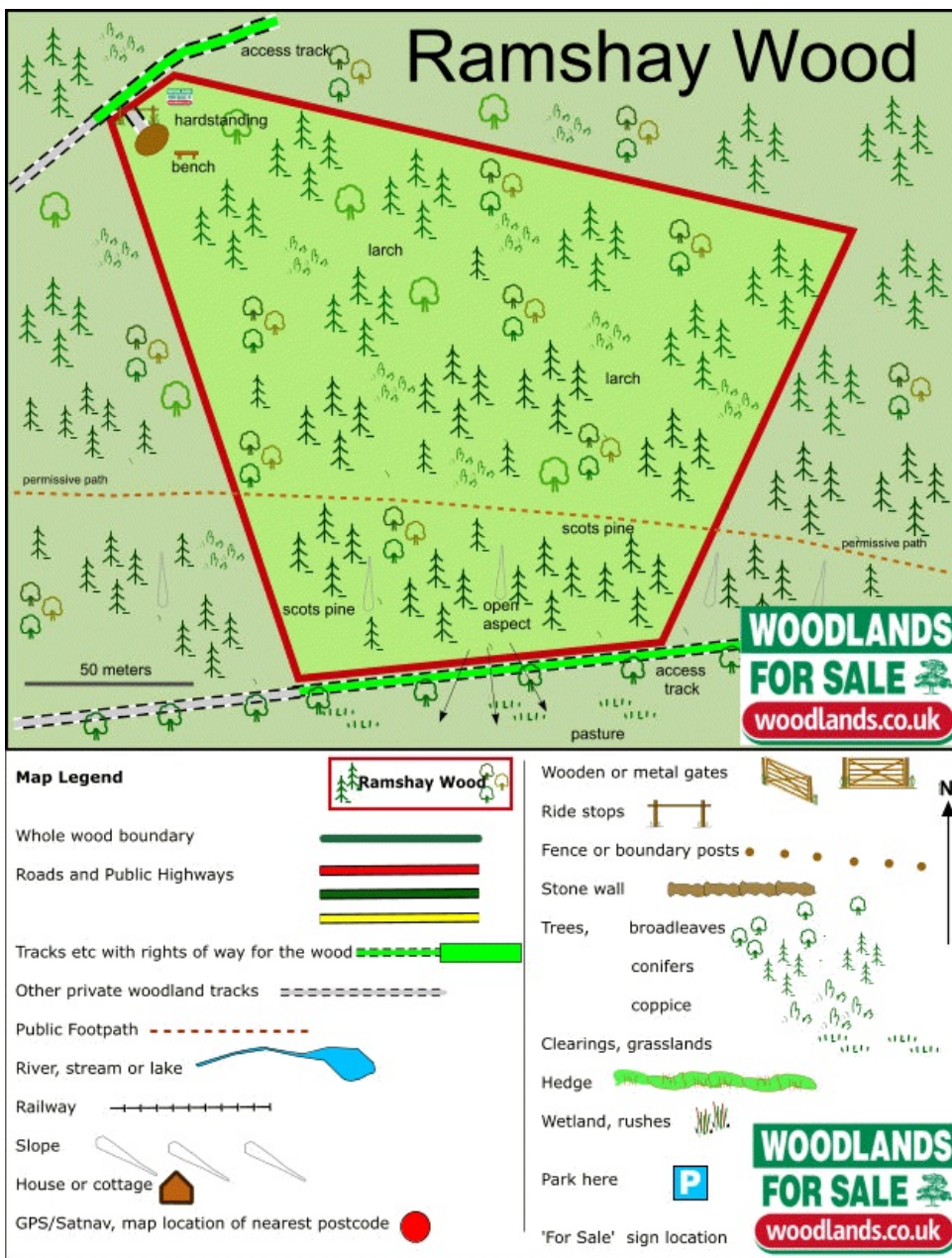
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# Ramshay Wood Location

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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.