

Skiddaw Forest & Skiddaw House

Bassenthwaite - Lake District National Park



Skiddaw Forest This large expanse of moorland totalling approx 3000 acres (1214 ha) offers an exciting opportunity to purchase a SSSI Upland Heath in the Lake District National Park and is including the summits of Skiddaw, Great Calva and Little Calva.

It may provide an investment opportunity in environmental and habitat protection and the associated developing market of carbon sequestration and nutrient neutrality.

The expanse of land currently enjoys substantial payments from two separate Higher Level Stewardship schemes which end in 2024, with a possible option for an agreement extension going into 2025. Both schemes seek to restore upland bird and dwarf heathland habitats as well as the peatland bogs which are scattered across the land.

It is anticipated that this block will be invited into DEFRA's forthcoming Environmental Land Management Scheme with opportunities to enter either the Sustainable Farming Incentive, Local Nature Recovery and Local landscape recovery Tiers.



The land has been designated under two separate SSSI units and have been allocated a condition assessment based upon surveys first carried out in 1997.

Skiddaw Forrest West (unit 30), this Upland dwarf heath habitat has now been assessed as unfavourable/recovering. It is designated for the breeding bird/invertebrates communities and blanket peat bog and sphagnum habitats. They are all in need of restoration and so may provide an opportunity to generate a significant revenue through the evolving carbon and nutrient offsetting markets.

Skiddaw Forrest East (unit 31) again Upland dwarf heath, with blanket peat bog and heathland habitats which are meeting SSSI habitat objectives and so has been assessed as favourable. Environmental management payments should still be on offer where future management satisfies the need to provide benefit to public goods.

Shooting and Sporting Rights the shooting rights are included in the sale, there has historically been a very successful grouse shoot across the land with the sport continuing to the present day. There is still evidence of the Grouse Butts on the moor.



Skiddaw House is a 19th Century shooting lodge used over the years as a gamekeeper's lodge, shooting cabin, shepherds dwelling, schools field centre, ramblers bothy and currently a youth hostel.

An exciting and unique opportunity to purchase the most remote house in England along with approx. 3000 acres of Skiddaw Forest.

The property was built in 1829 by the Earl of Egremont of Cockermouth Castle, built in the middle of Skiddaw Forest in the lonely lands back o'Skidda.

Situated in 3.45 acres 1,500 feet above sea level and only accessible by foot or 4x4 vehicle. The 4x4 accessible route is from Bassenthwaite Village in the North past Whitewater Dash (waterfall) and on foot from Mosedale in the East and Threlkeld in the South along the Cumbrian way, which is a 73 mile walk through some of the most beautiful and contrasting landscapes Cumbria has to offer, which starts in Ulverston near Morecombe Bay and ends in the Border City of Carlisle in the North.



Skiddaw House, Bassenthwaite, Keswick, Cumbria CA12 4QX

Cockermouth 14 miles | Keswick 11 miles | Penrith 28 miles |
Carlisle 24 miles

Method of Sale

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

Viewing

Strictly by arrangement with the Sole Agents:
Mitchells Land Agency, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.
Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

Services

The property is off grid and is served by spring water, septic tank drainage and received electricity from solar panels backed up by a diesel generator.

Vendors Solicitor

Gaynor Wragg, Brockbanks Solicitors, 6 Borrowdale Road, Keswick CA12 5DB

VALUED ADDED TAX (VAT)

Any guide prices quoted and discussed are exclusive of VAT. In the event of a sale becoming a chargeable supply for the purpose of VAT such tax would be paid in addition to the purchase price.

Money Laundering Regulations

The successful purchaser should be aware that they will be subject to provide us with documents in relation to Money Laundering Regulations. Further details are available upon request.

Council Tax

Tax band A

Energy Performance certificate (EPC)

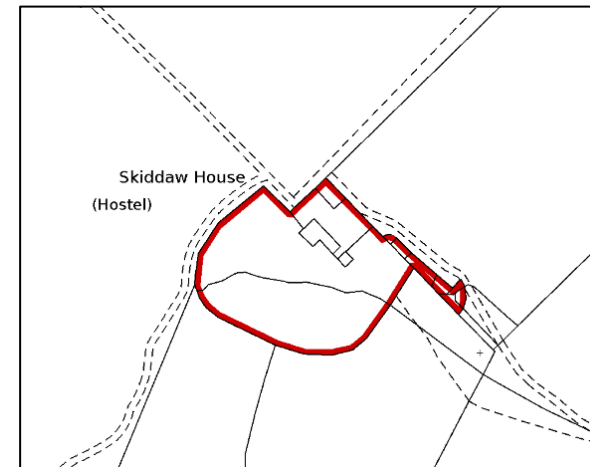
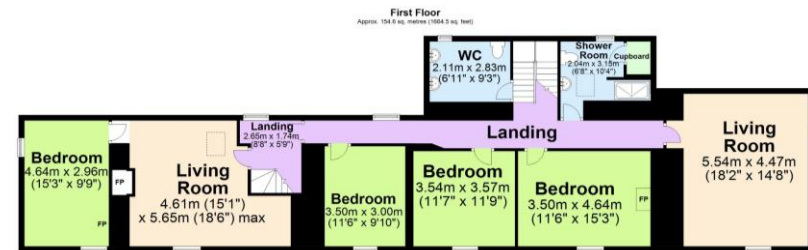
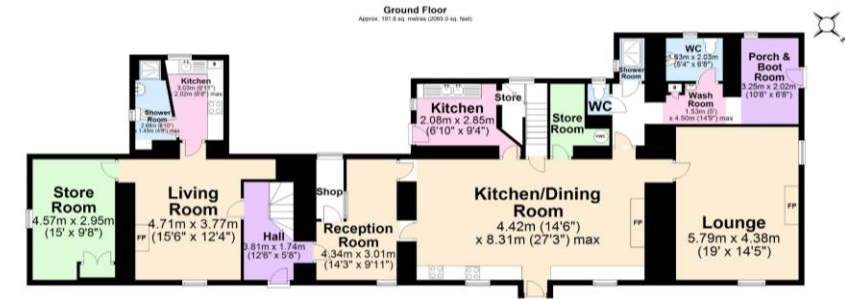
EPC reports are available upon request from the agent.

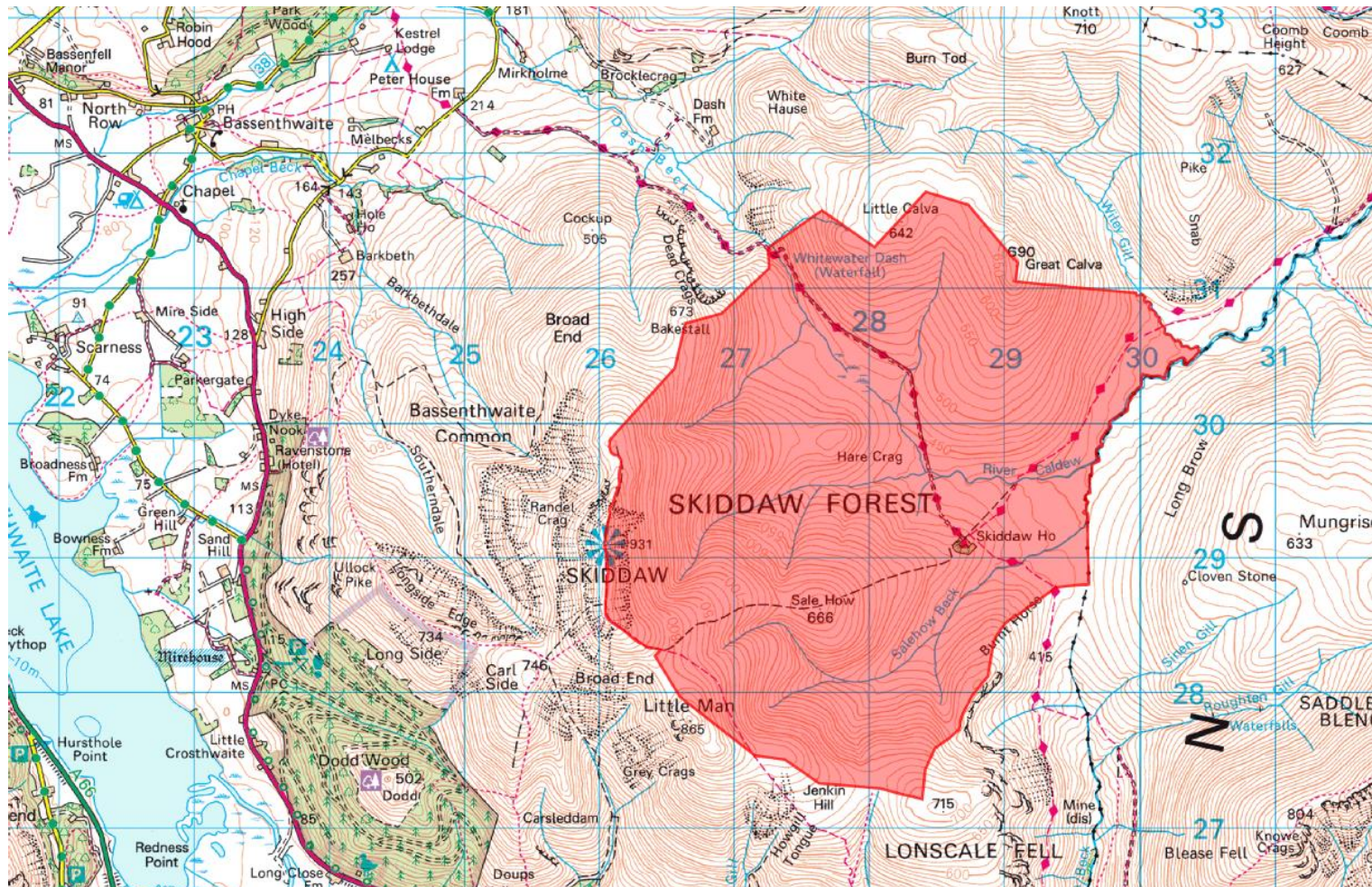
DATE OF PREPARATION July 2021 & Sept 2022

Skiddaw House Lease.

The property is leased to Skiddaw House foundation until 2027 for a peppercorn rent. Full details of the lease are available from the agent.

Floor & Area Plans





Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken May 2022. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.