

# Flakebridge Sporting Estate and Woodlands

davis &  
bowring



# Flakebridge Sporting Estate and Woodlands near Appleby, Cumbria

- Appleby 2 miles
- M6 13 miles
- Penrith 13 miles
- An exceptional two day high bird pheasant shoot in attractive countryside valuable freehold woodland and extensive sporting rights
- Keeper's cottage and shoot room
- In all about 2,837 acres

## FOR SALE BY PRIVATE TREATY

PROPERTY SCHEDULE:		
Description:	Tenure:	Acreage:
Keeper's Cottage and Shoot Room	Freehold, subject to occupancy of Jason Dakin (Head Keeper)	1.73
Flakebridge Woodlands	Freehold woodland	377.12
Pasture	Freehold part let on an FBT	28.69
Sporting Rights	Freehold over extensive farmland around Flakebridge Woodland	2,320.24
Sporting Rights	Leasehold - 21 years from 2nd February 2010	109.89
		<b>Total: 2,837.67</b>

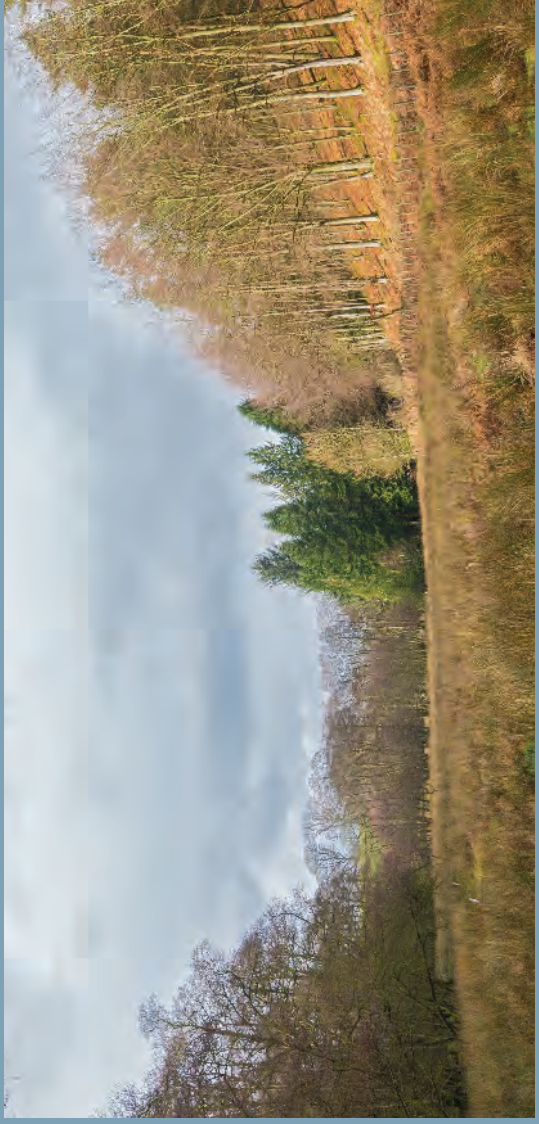
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## Introduction

The Flakebridge Wood and extensive sporting rights over adjoining farmland provide an exceptional two day high bird pheasant shoot. The hub of the shoot is centred in Flakebridge Wood which has a variety of exciting and challenging drives with additional drives from the outlying woods and game crops. There are 24 named drives giving plenty of flexibility for different wind directions, and in recent years there have been an average of 38 days shooting a year averaging about 200 birds a day showing a return from birds released of 46%. The shoot is accessed along a hard track winding through woodland along side Burthwaite Beck with stands of mixed woodland on either side.

Adjacent to Keeper's Cottage is car parking for the guns and beaters and an attractive shoot room.

The combination of the woodland and the general topography gives the perfect base for a first class high bird pheasant shoot, with potential income and tax advantages.

## Historical Note

Flakebridge Woodlands were historically part of the Appleby Castle Estate. There are few records of the woodland history although it is clear that the woodland dates back to the 17th century and probably earlier. In the early days of the woodland it was dominated by oak and managed for timber for building as well as charcoal. A small estate sawmill was established to utilise the timber from the woodlands with water courses and ponds within the woodland supplying power to the mill.

As with many woodlands much of the oak was felled in the war years and was replanted with a range of conifer species in the early part of the 20th century. The Torbucks of Crossrigg Hall took on the woodlands principally for sporting on a lease from Appleby Castle Estate and this continued through the break up and sale of much of the Appleby Castle Estate in the 1960's. During the period of the Torbucks tenure the woodlands were managed, as was the sporting, on a low key basis.

The woodlands were sold with adjoining farmland in the 1960's and their management focussed on timber production with significant timber reserves having built up during the period since significant replanting in the early

1900's. During the 1980's and early 1990's there was a period of significant work within the woodlands with many of the mature crops being harvested as well as heavy thinning and felling within the remaining oak woodland.

The sporting rights over the woodland and adjoining farmland were sold in the mid 1980's with the woodlands subsequently being sold in the early 1990's with a significant replanting liability. At that time restocking with conifer crops was favoured with the view to timber production and with a desire to see woodland crops re-established as quickly as possible to clear the outstanding obligations. With a significant sporting interest in the woodlands the owners' objectives moved from a strong focus on timber production to the management of woodlands to enhance the habitat for game, both wild and reared. This instigated the start of a program to manage the woodlands to favour the native tree species and to begin the process of reducing the non-native tree and shrub species. Elements of the non-native conifer crops were cleared in their entirety to allow for planting of native species as well as the encouragement of natural regeneration.

In 2009 the woodlands and sporting rights were acquired by the current owner.



## Accommodation

### **KEEPER'S COTTAGE (RED BROW)**

Approached from the public road down a stone track is an attractive 19th Century cottage which is currently occupied by the Head Keeper, Jason Dakin. It is ideally situated in a sheltered location on the north western edge of Flakebridge Wood. The property is constructed of mellow red sandstone with a slate roof, complete with a range of storage buildings stone barn, shoot room, kennels and car parking.

### **The accommodation comprises:**

#### **Ground floor**

Open plan kitchen/dining area with multi fuel burner

Sitting room with multi fuel burner

Front Hall and Staircase

#### **First floor**

Three bedrooms

Bathroom, with bath, over shower, wash basin and W.C

Services - mains water, mains electricity, Calor gas, and private drainage

Council Tax band D is £1,623.43

Adjacent to the cottage is a stone barn, the upper floor of which has been converted into the shoot room with central heating and a log burner.

There is a range of outbuildings which provide storage, W.C., beaters room, game collection point, wood store, kennels, two feed hoppers and car parking.

## Employees

Jason Dakin, the Head Keeper, occupies the Keeper's Cottage (Red Brow) and his employment will be transferred to the purchaser under the 2006 TUPE Regulations. Full details of Jason Dakin's employment are available from the selling agents.

A replacement Under Keeper is in the process of being recruited.



# Flakebridge Wood

The wood extends to about 377 acres in a ring fence, predominately ancient woodland site and one of the largest in the Eden Valley stocked with a mixture of broadleaves and conifers.

A 20 year Woodland Management Plan was agreed with the Forestry Commission in 2011 - a full copy and supporting plans are available from the selling agent.

The species and age classes are summarised in the table below which broadly categorises the age class and species mixture within the woodland.

Age Class	Area Acres
Bare	4.33
Pre - 1900	42.41
1900 - 1949	24.20
1950 - 1959	75.01
1960 - 1969	36.28
1970 - 1979	24.50
1980 - 1989	34.85
1990 - 1999	103.75
2000 +	31.79
Total:	377.12

Main Species Type	Area Acres
Bare	4.33
Native Broadleaves	143.55
Mixed Conifer/Broadleaf	126.20
Conifer	85.83
Mixed Broadleaf	17.21
Total:	377.12

There are two current felling licences approved by the Forestry Commission. Felling licence reference 010/232/10-11 covers the thinning of the majority of the pole stage and older woodlands and expires on the 3rd February 2016, this is an unconditional licence with no restocking obligations. Thinning under this licence has been completed.

Felling licence 010/2/13-14 covers the clear felling of two areas of woodland with an obligation to replant with native broadleaves at 1,100 trees per hectare, which expires on the 10th June 2018. The felling in compartment 4(g) (1.2 hectares) was undertaken last summer and remains unplanted but with an obligation to replant and this is planned for spring 2014. Copies of the felling licences are available from the selling agents.

There is a potential good stream of income from further thinning and clear felling in the future.



## Sporting

The pheasant shooting is centred in Flakebridge Wood which, combined with the sporting rights over the surrounding farmland, covers a total of some 2,837 acres. In addition to the woodland there are a number of game crops strategically placed by agreement annually with the various farmers. There are a total of 24 named drives which are indicated on the plan which provide double days with the occasional third day throughout the season. There is flexibility to cater for different wind direction and the topography assists in providing exceptionally high pheasants in a variety of challenging and exciting drives. The shoot is well serviced by a hard track which provides access to the drives and release pens. There are 12 release pens, which are identified on the plan, and the recent stocking policy has produced an average of 38 days a year and a return of about 46%. The bag details for the last four years can be seen opposite.

Year	Total Bag
2013/14	7,424
2012/13	6,482
2011/12	8,255
2010/11	8,122

There are usually good numbers of Woodcock, although by tradition these have only been shot lightly, with an average annual bag of 40 birds.

Full bag details for each day over the last four years are available from the selling agent.

## Viewing

By appointment with the selling agents.

## Equipment

Vehicles and Equipment are included within the sale and a full list is available from the selling agents.

## Fixtures and Fittings

Pictures and decorative items in the shoot room are excluded from the sale.

## Environmental Designations

The majority of Flakebridge Wood is designated as ancient woodland site. The Burchwaite Beck is designated as part of the River Eden SSSI which is also a NATURA 2000 site. There is one scheduled monument at Castle Hill situated at the north end of the wood. Full details of these can be seen in the supplementary information pack available from the selling agents.

## Agreements

There are three agreements relevant to the property. Copies of these agreements are available to view from the selling agents.

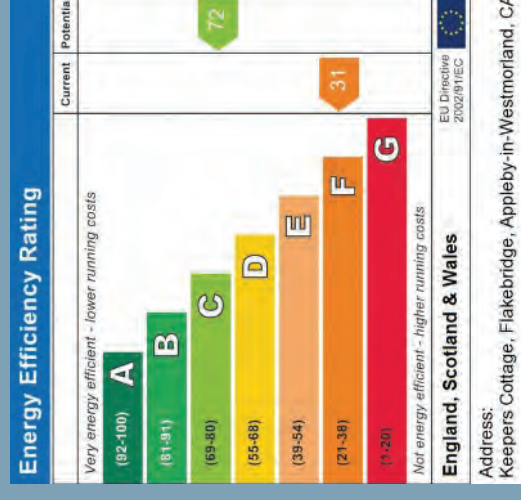
1. A lease of sporting rights owned by Dennis and Eleanor Cannon to R G & S J Tonks over land at Esplandhill Farm adjacent to Flakebridge - the term is 21 years from the 2nd February 2010 with a rent of £1 per annum.
2. An FBT agreement from R G & S J Tonks to Dennis and Eleanor Cannon over 3.6 hectares of land forming part of the rearing field with access principally from his own adjacent land but a restricted access through the woodland from the public road at the west end of the woodland - term is 21 years from the 2nd February 2010 with a rent of £1 per annum.
3. A licence between R G & S J Tonks and J W G Richardson granting Richardson a right to occupy the land at Wood Bottom until the 30th September 2014. This land was purchased by the vendor last year. The principals of this, along with sale contract are;

- a) Richardson claims the Single Farm Payment in May 2014 and passes the payment based on 6.61 entitlements to RGT when received;
- b) Richardson transfers 6.61 entitlements to RGT as soon as practical after claimed in May 2014.
- c) Richardson continues to occupy the land for the purpose of compliance with his HLS, which expires on the 30th September 2014, claims the agreed scheme grant in October 2014 and retains this. The access is granted over the track through the wood from the public road at the west end of the woodland for the purpose of occupation of the land to comply with the HLS.

## Outgoings

The Keeper's cottage Council Tax Band D - £1,623.43 - 2013/14 Eden District Council Town Hall Penrith CA11 7QF T: 01768 817817

## Energy Performance Certificate



## VAT

The sale of this property may include an element of value attributable to the sporting rights and vehicles and equipment upon which HMRC may seek to recover VAT. The sale price is agreed on a VAT exclusive basis and the purchaser will indemnify the seller for any VAT which may subsequently be payable.

## Directions

The Estate is situated just north and east of the A66 at Appleby. It is approached by the public road from Appleby to Dufton.





