

# IAIN KYLE LTD FORESTRY CONSULTANCY



## **Chapelhill Land Sale 42.40 ha (104.77acres)**



A great opportunity to acquire land for a natural capital & carbon capture project

**Offers over £275,000**

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## Site Boundary



## Description

The land is within one block with a good access track from the public road. The land is currently being grazed and would be best described as rough grazing. The land has a significant amount of deep peat which has been assessed primarily by the Crichton Carbon Centre. They have estimated approximately 30 ha of the land has the potential for a peat restoration project which would leave a further 12 ha with potential for a possible woodland creation. There are two overhead powerlines crossing the land. The land on a whole is secure and stock proof as most of the boundary is a drystone wall other than the area to the north west which the vendor is retaining and the fence here will be made good or replaced by the vendor once the sale has been agreed.

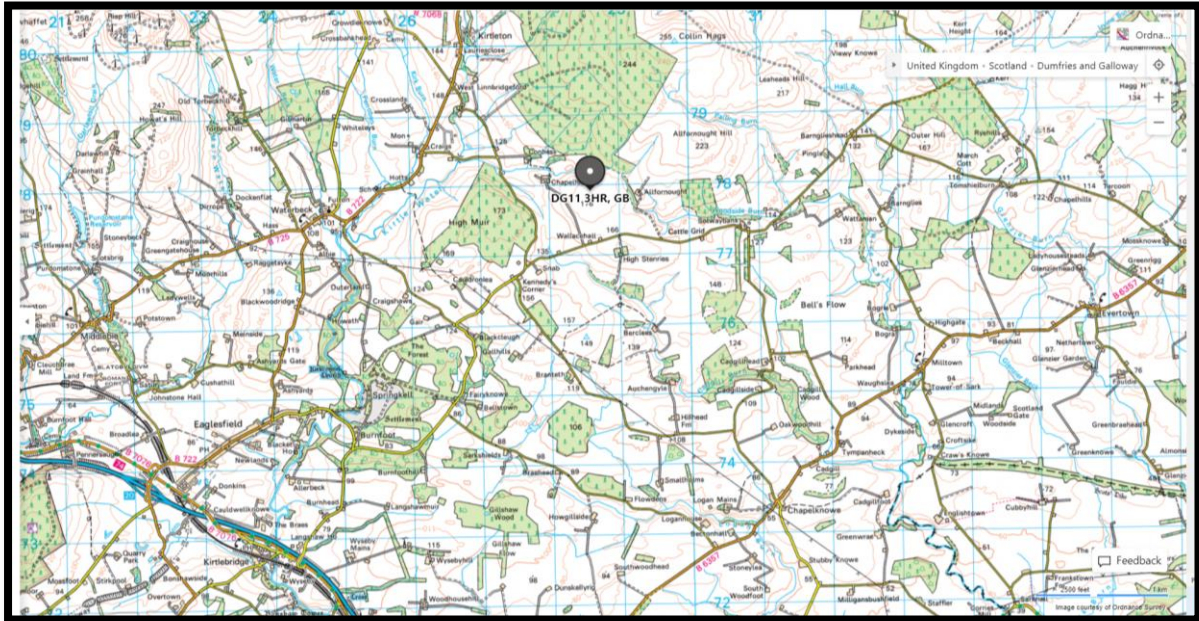
The land is currently used for rough grazing and is suitable for this purpose. Alternatively, the land has also got potential to be used for several possible environmental projects such as re-wilding, peat restoration, woodland creation which could create an invaluable carbon sink and an ideal natural capital opportunity.

Currently BPS has been claimed on this land and the entitlements will be sold with the land.



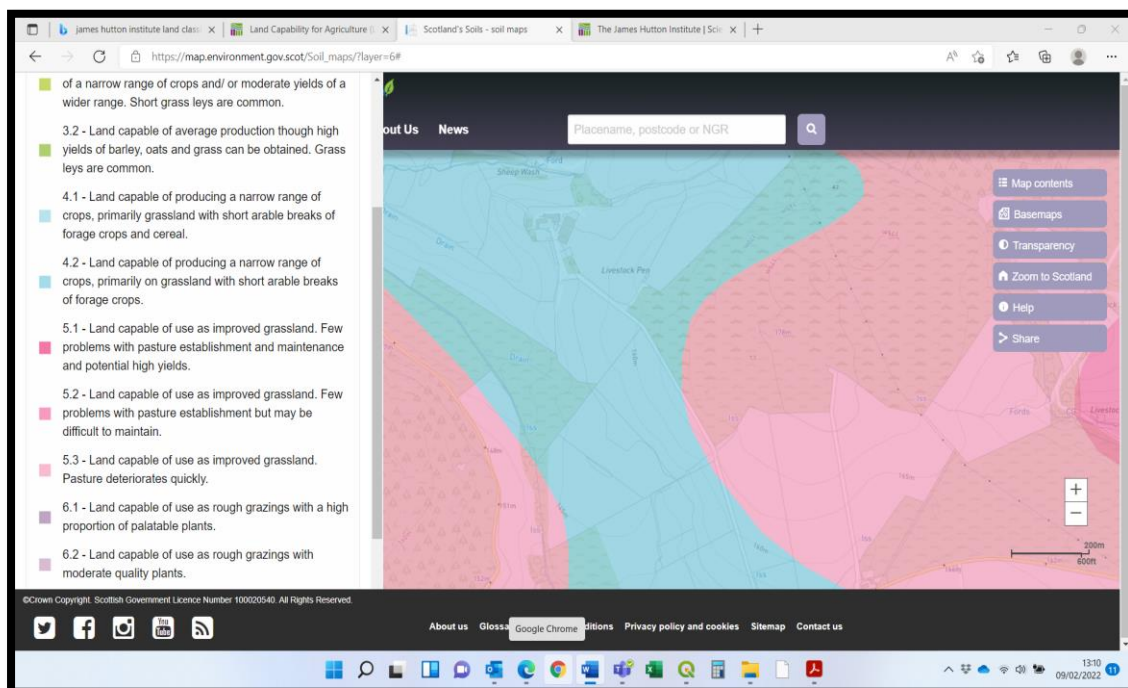
## Location

The entrance to the site is east of Chapelhill Farm, the site is north of Chapelknowe and approximately 3.6 miles east of Waterbeck - the post code for the site is DG11 3HR



## Land Classification

The land is classed by The James Hutton Institute land classification, most of the area is 5.3 'land capable of use as improved grassland. Pasture deteriorates quickly' with a smaller area to the north of the site 4.2 'land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.'



### **Peat/Carbon potential**

The site has had a peat survey carried out, there has been approx. 30 ha identified of land within the sale area which could be managed initially as a peat restoration project. Once the restoration has taken place it would then be suitable to register for the carbon code and the resulting carbon units could either be used to offset for your own purpose or sold on the carbon market.

Further information on peat carbon/restoration can be obtained from the link below

[For Projects | IUCN UK Peatland Programme \(iucn-uk-peatlandprogramme.org\)](http://iucn-uk-peatlandprogramme.org)

### **New Woodland Creation Potential**

The remaining 12 ha, identified as shallow peat or mineral soil, could qualify under the new woodland creation funding scheme and be registered as a carbon project having carbon credits to use for offsetting or to sell.

Currently you are still entitled to claim BPS if entering into either a peat restoration project/scheme or a new woodland creation scheme or both.

### **Sporting Rights**

Any sporting rights are included in the sale in so far as they are owned by the vendor.

### **Mineral Rights**

To the extent they are included within the vendor's title.

### **Viewing**

By appointment with the selling agent.

### **Contact Details**

Iain Kyle

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The land sale is in association with Butler Land Management Ltd











