



Greta Meadow County Durham

Greta Meadow is a peaceful Pennine retreat that offers a personal connection to the Greta Valley, ideal for those seeking a private sanctuary for low-impact grazing or quiet recreation.

Details

Price: £49,000 Freehold

Location: Gilmonby, Barnard Castle, County Durham

Size: Over 3 ¾ acres for sale

OS Landranger: OS No 92

Grid ref: NZ 006 121

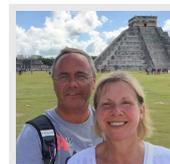
Nearest post code: DL12 9LU

Local manager

Colin Gordon

07775 726458

colin@woodlands.co.uk



Description

Greta Meadow is a south-facing parcel of hardy upland grassland, situated on the fringes of Scargill Low Moor. Positioned in a prime, elevated location near the villages of Bowes and Gilmonby, the land commands panoramic views across the sweeping Pennine landscape. The historic market town of Barnard Castle is a short ten-minute drive away, providing easy access to local amenities while the meadow itself maintains a profound sense of rural seclusion.

The land is classified as Grade 4 improved grassland, that is well-suited to producing traditional meadow hay. Fully enclosed by a combination of sturdy stock-proof fencing and heritage dry-stone walls, Greta Meadow is ready for immediate use, whether for grazing livestock, equestrian interests, or as a private retreat for weekend camping and nature observation.

Focused on habitat preservation, Greta Meadow serves as a breeding site for red-listed ground-nesting birds like the curlew, lapwing, and golden plover. A southern sike provides a natural water source and wildlife corridor, supporting a productive sward of hardy grasses. To ensure the survival of these species, the land must remain an open landscape; therefore, tree planting and development are not permitted. The thick grass and stone wall perimeters offer refuge for hares and rabbits, making the meadow a key hunting ground for birds of prey from the adjacent moorland.

The land features a south-facing aspect with a gentle, consistent slope that ensures good natural drainage and sunlight. The perimeter is clearly defined and secure, bordered by aging dry-stone walls and new stock-proof fencing. Access is provided via a robust, firm track suitable for vehicle use, leading directly to a field gate going into the meadow. To preserve the character of the moorland, the meadow is protected by a covenant ensuring its continued use as a peaceful site for conservation and quiet enjoyment.

For those seeking a personal stake in moorland conservation, Greta Meadow offers a well-defined and accessible plot. The land is a blank canvas for quiet recreation and habitat protection, offering a rare vantage point over the Greta fells. It is a place for those who prefer the simplicity of open grass, stone walls, and wide Pennine skies.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Wildlife

The meadow is a seasonal sanctuary for red-listed Plover, Lapwing, and Curlew, which coexist with low-impact land use. While the birds rely on the open, undisturbed grass for nesting in the spring, the land remains a private retreat for the owner to enjoy. Sightings of deer, rabbits, and otters along the southern stream highlight the meadow's role as a quiet, functional space that rewards light-touch management.

Features

- Elevated, private setting with panoramic views across the Pennines.
- Expansive upland pasture suited to hay production, grazing, or conservation.
- Natural water supply via the sike running along the southern boundary.
- Secure perimeter of traditional dry-stone walls and stock-proof fencing.

Access, tracks and footpaths

Access is via a gated green lane leading from the public highway to the private meadow entrance, located at the third gate on the right as you follow the track. The land is held under a freehold title and is entirely free from public rights of way or footpaths.

Rights and covenants

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

A quiet, functional base for camping and land management in the Greta Valley, offering ample space for a vehicle or campervan. The meadow is ideally located for visiting nearby landmarks like Bowes Castle or accessing the Pennine Way at the moorland edge. It provides a straightforward gateway to the rugged landscape and historic sites that define this part of the Durham fells.

Local area and history

The surrounding area is defined by its deep Roman and medieval heritage. The nearby village of Bowes features a 12th-century stone keep built over a Roman stronghold, while Barnard Castle offers a broader range of amenities alongside its own Richard III-linked castle. For outdoor management and recreation, the meadow sits on the doorstep of the Pennine Hills, with the Pennine Way passing nearby, offering a direct link into the expansive moorland of the North Pennines AONB.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows 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 meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Directions to main entrance gate:

Google Maps Pin for track access gate [here](#)

What3Words reference for the meadow gate [here](#) ///crows.awoke.composts

Closest postcode: **DL12 9LU**

Coordinates for access into the meadow gate [are](#): 54.504850, -1.990374

Greta Meadow is accessed via a gated green lane, which you will see when the "FOR SALE" sign is in view on your right as you approach the gate.

Click [here](#) for Google Maps directions, enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate at the beginning of the green lane where you can park. Please follow the maps & directions below from this point. The entrance to the meadow is the third gate along the lane on your right hand side.

Satnav: the postcode DL12 9LU is the nearest to the meadow, but please note that this will take you just passed the access gate.

Directions: To locate the meadow, when heading East or West along the A66 follow the exit signs for the A67 signposted Barnard Castle. Then turn right following the signs for A67 Bowes, and take a left off the A67 heading into Bowes village. At the next roundabout, head straight on towards Gilmonby and follow the single track road until you pass a large farm yard on your left. Keep driving past the farm until you meet a fork in the road, at which you should follow the left fork. This will take you over an old narrow stone bridge, keep driving up the incline until you arrive at a very sharp left-hand bend with a metal gate immediately in front of you. You will also see the Woodlands.co.uk "FOR SALE" sign attached to the dry-stone wall on your right.

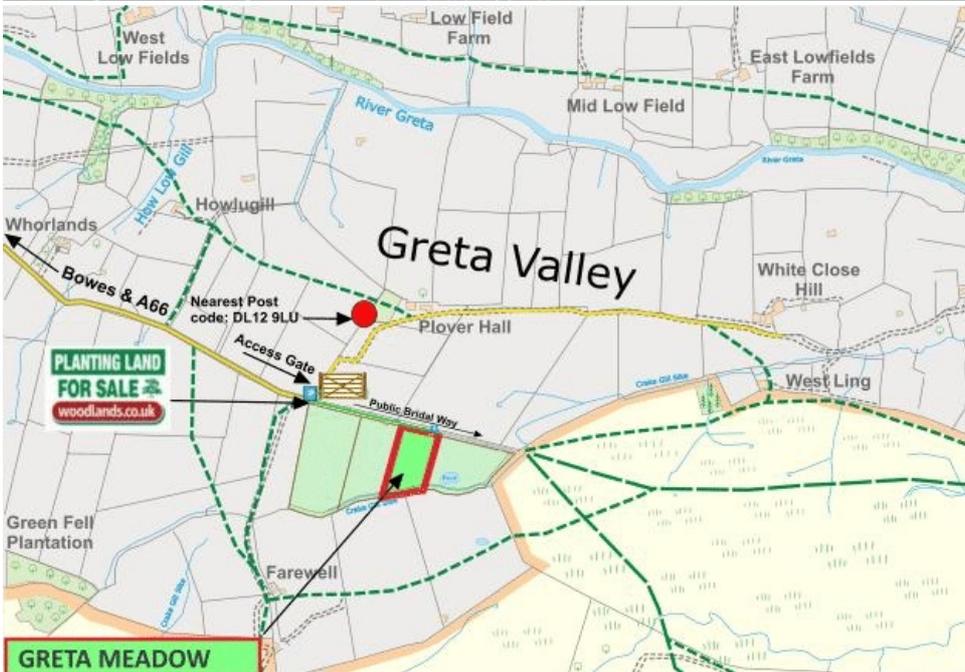
At this point you can either park safely near the corner but not to block access to the gate for other users, or you may want to open the gate and carefully drive down the grass track bridal way until you reach the 3rd gate on your right-hand side.

This is the access gate into Greta Meadow. Please ensure you close any gates to prevent livestock escaping from neighbouring fields.

Boundaries:

- North Boundary: Dry stone wall (and access gate)
- East Boundary: Stock proof fencing
- South Boundary: Dry stone wall
- West Boundary: Stock proof fencing

All boundaries are marked with red paint.





Map Legend		The Meadow	
Roads and Public Highways		Wooden or metal gates	
New rights of way		Ride stop	
Other private woodland tracks		boundary posts	
Public Footpath/bridleway		Stone wall	
River, stream or lake		Hedge	
Railway		Trees, broadleaves	
Slope		conifers	
House or buildings		coppice	
GPS/Satnav, map location of nearest postcode		Clearings, grasslands, farmland	
		Wetland, rushes	
		Park here	
		'For Sale' sign location	

A north arrow is located on the right side of the legend.

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.