

Partridge Meadow Cumbria

A pocket of well-defined, mature woodland shows what the future might hold for this meadow, which boasts both superb views and areas of privacy perfect for planting trees.

Details

Price: £85,000 Freehold

Location: Renwick, Penrith, Cumbria

Size: Nearly 5 ½ acres for sale

OS Landranger: OS No 86

Grid ref: NY 414 444

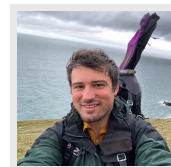
Nearest post code: CA10 1JU

Local manager

Jim Parums

07852 162 142

jim@woodlands.co.uk



Description

Partridge Meadow is a mixed space consisting of mature native woodland, former pasture land and undulating raised ground. This creates a perfect mix of spaces to spend time enjoying this picturesque region, whether that is planting trees, rewilding, managing woodland or recreation.

Access is via a galvanised vehicle gate that leads directly from the quiet, unnamed public highway onto a hardstanding turning circle that is suitable for all road vehicles. This entrance point immediately welcomes you into the mature woodland, consisting mainly of beech and scots pine. One could easily while away the hours in these trees or make your way up the hill further into the meadow, where mature trees make way for stunning views, rich meadow flora and flatter ground suitable for camping or similar activities.

A second access point is available via the access track to the east, which runs from the main highway to a gate at the lower point of the meadow.

Wandering further into the meadow will see you drop down to the lowest point, where a small gully is formed with the higher ground further to the south. This space is more private and sheltered than elsewhere on site and makes the perfect spot for sitting and waiting for wildlife to cautiously reappear from nearby undergrowth and woodland. Expect sightings of various birds of prey, many species of game birds and smaller mammals such as hares and rabbits.

The boundary between the meadow and the public road is well-maintained dry stone wall with occasional mature hedgerow tree. All other boundaries are dry stone walls that are traditional to this region.

Grant funding is likely available to a new owner for both woodland creation and new hedgerows along the boundaries. Please note that this land is not suitable for development. Early viewing is advised.

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.

Features

- Fantastic views of the North Pennines
- Pocket of mature woodland (mainly Scots Pine and Beech)
- Rolling topography
- Excellent access, including alternative shared access
- Located between the villages of Renwick & Kirkoswald

Access, tracks and footpaths

The meadow is accessed directly from the public highway, ensuring year round vehicular access direct to the meadow. A pad of hardstanding at the entrance offers a place to park vehicles. There are no public rights of way across the land.

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.

Local area and history

This meadow sits just outside the small, rural village of Renwick in Eastern Cumbria, nestled at the foot of the North Pennine hills but with Lake District fells not too far away.

This area has long been associated with sheep farming, with records of this industry stretching back centuries. Small pockets of woodland do exist in the area as other landowners have sought to diversify the usage of this region.

Local legend describes a mythical dragon-like creature, known as the *Renwick Cockatrice*, that once haunted residents. Fear not, this beast is not wildlife you will encounter at Partridge Meadow as it was reportedly slain by local hero John Tallentire in the 18th century.

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

Google Maps Pin for main gate [here](#)

What3Words reference for main gate [here](#). ([///couches.doors.departure](http://couches.doors.departure))

Closest **postcode**: CA10 1JU This will take you to the area as shown by the red dot on the map.

Coordinates for main gate leading to the meadow are: 54.784222, -2.644833

Directions to the land

From the M6:

Leave the **M6 at Junction 40** and take the **A66 eastbound towards Penrith/Scotch Corner**. At the Kemplay Bank Roundabout, take the **A686 towards Alston** and continue for approximately **3¾ miles**.

Turn left onto the **B6412**, signposted **Great Salkeld and Lazonby**. Continue along the B6412, following the road through **Great Salkeld** and on towards **Lazonby**.

On reaching the centre of Lazonby, continue to the **T-junction** and turn right onto the **B6413**, signposted **Kirkoswald and Cromlin**. Follow the B6413 through **Kirkoswald** and continue towards **High Bank Hill**.

On reaching **High Bank Hill**, take the turning signposted **Scales Hall and Renwick**. Continue along this road for approximately **2 miles**, where you will reach a junction with the gated entrance to the meadow immediately on your right. Keep an eye out for Woodlands signs.

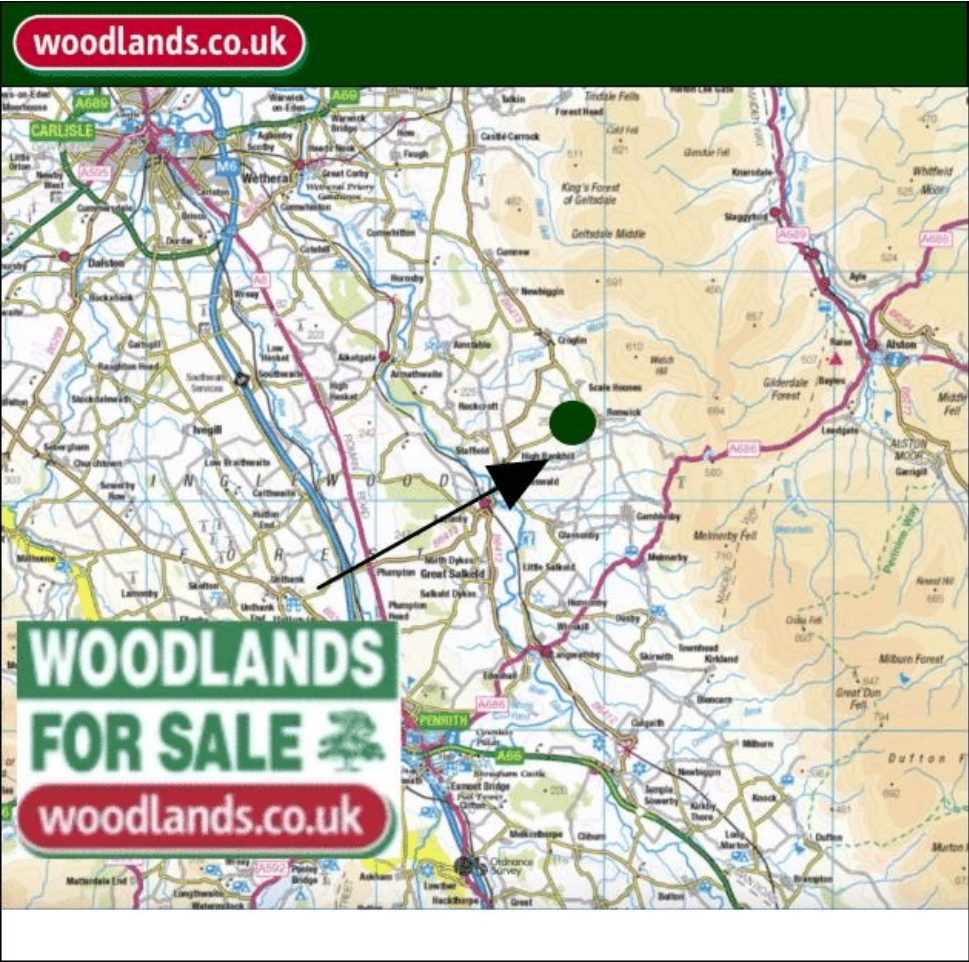
On arrival

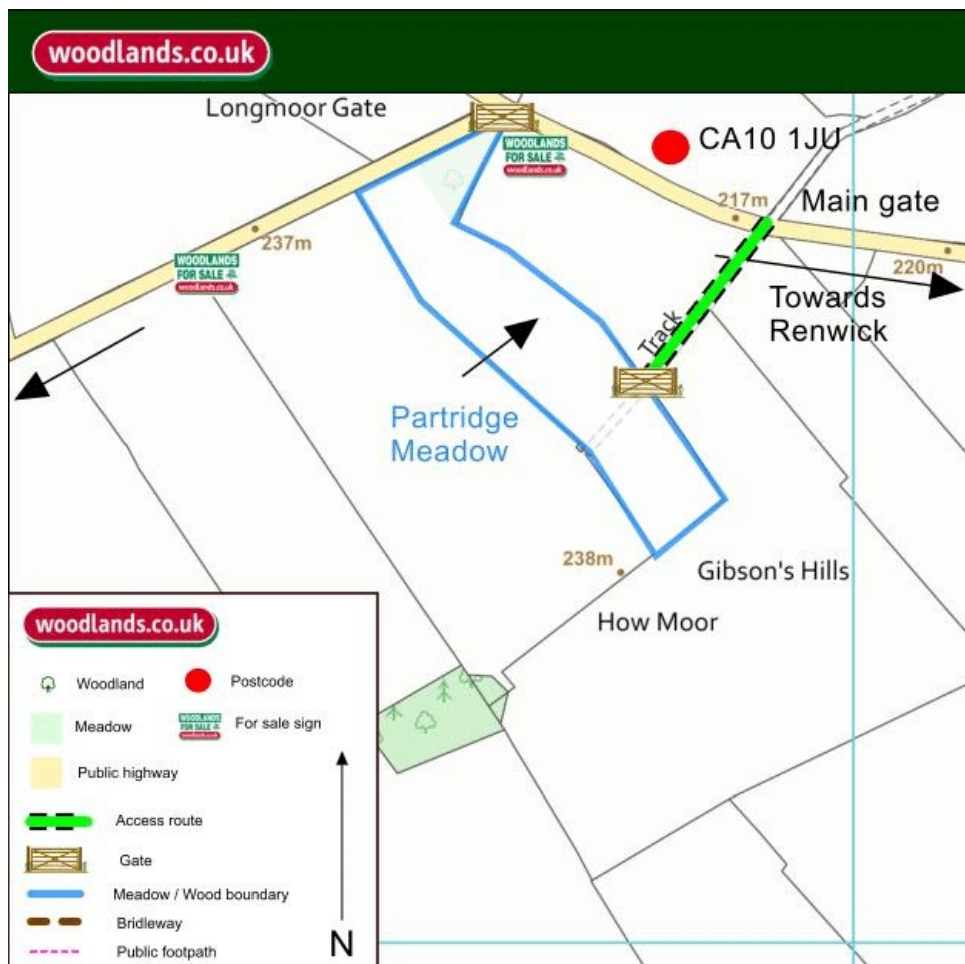
Please park responsibly, ensuring that no gateways, access tracks or the public highway are obstructed.

Partridge Meadow is accessed immediately through the main gateway (immediately into the pocket of mature woodland)

Boundaries:

All boundaries are traditional dry-stone wall





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.