



Pheasant Meadow Cumbria

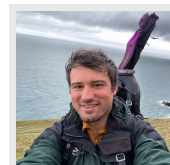
A gently-undulating meadow with huge potential for rewilding and recreation

Details

Price: £65,000 Freehold
Location: Renwick, Penrith, Cumbria
Size: Over 4 acres for sale
OS Landranger: OS No 86
Grid ref: NY 416 443
Nearest post code: CA10 1JU

Local manager

Jim Parums
07852 162 142
jim@woodlands.co.uk



Description

Pheasant Meadow has previously been used for sheep grazing, as is typical for this beautiful part of the world, but is now a blank canvas for planting trees, rewilding or peaceful recreation. Set against the backdrop of rolling hills with dramatic views of the more rugged North Pennine moorland, this neatly-formed meadow offers rare flatter ground that is the perfect space to spend time immersed in nature.

This meadow is best described as 'undulating' and it rises gradually from the access point up toward its most westerly point, which provides the perfect spot to sit and take in the surrounding countryside. Mature native trees in a neighbouring meadow break up the panoramic views and demonstrate which trees may best prosper in this environment.

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. A vehicle gate offering shared access from via farm track at the southern tip can also be found, along with another vehicle gate leading to an adjacent meadow, although access in either direction through this gate is not permitted.

The boundary between the meadow and the public road is well-maintained stock-proof fencing with the occasional mature hedgerow tree. The north-western and south-western boundaries are dry stone walls that are in reasonable repair. The boundary running alongside the access track to the south east is mainly stock-proof fencing in good condition with frequent hedgerow bushes ready to finally avoid being regularly cut and instead flourish into upright trees.

The opportunities for this meadow space are vast. Although sheep have grazed here, there is no sign of any disturbance to the soil layer, meaning that wild flowers, fungi and small creatures will have called this home for centuries. As with most spaces that have historically been used for traditional grazing, once livestock is removed then nature can move in - expect a range of saplings from nearby scots pine, beech, hawthorn, rowan, ash and birch trees to soon find their place in and amongst the wildflowers. Whilst that may be more longer-term scope, Pheasant Meadow is already a perfect place to spot various birds of prey, plus swallows, swifts and of course plenty of pheasants! There is also a healthy local population of hares, which can often be seen grazing in the longer vegetation of this very meadow.

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
- gradually undulating topography
- Excellent 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 Pheasant 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](#). ([quitter.flashback.bucket](#))

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: 54.78473143761649, -2.6401605526066154

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 Croglin**. 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. Turn right at this junction and continue for around 200 metres until you see the next gate on your right, on the corner of an access track. Keep an eye out for Woodlands signs.

On arrival

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

Pheasant Meadow is accessed immediately through the main gateway off the public highway - please do not use the farm access track

Boundaries:

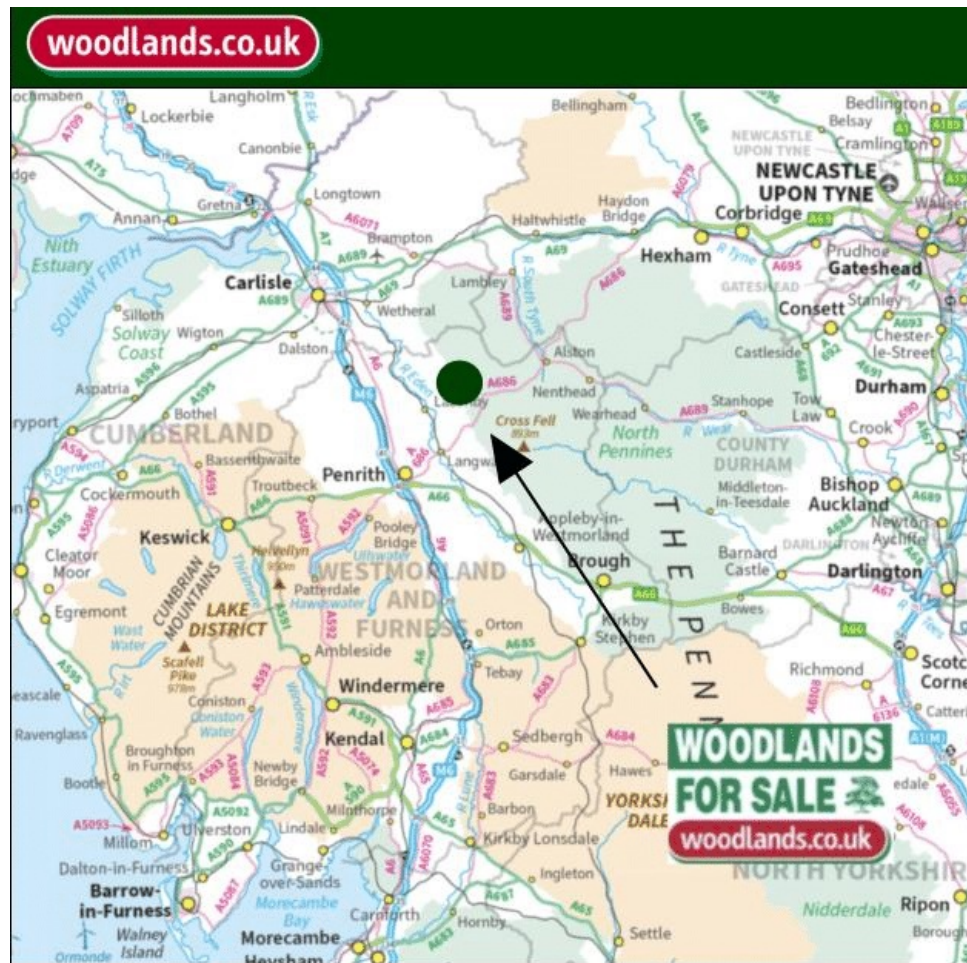
Boundary features are marked with red paint. The boundary features are:

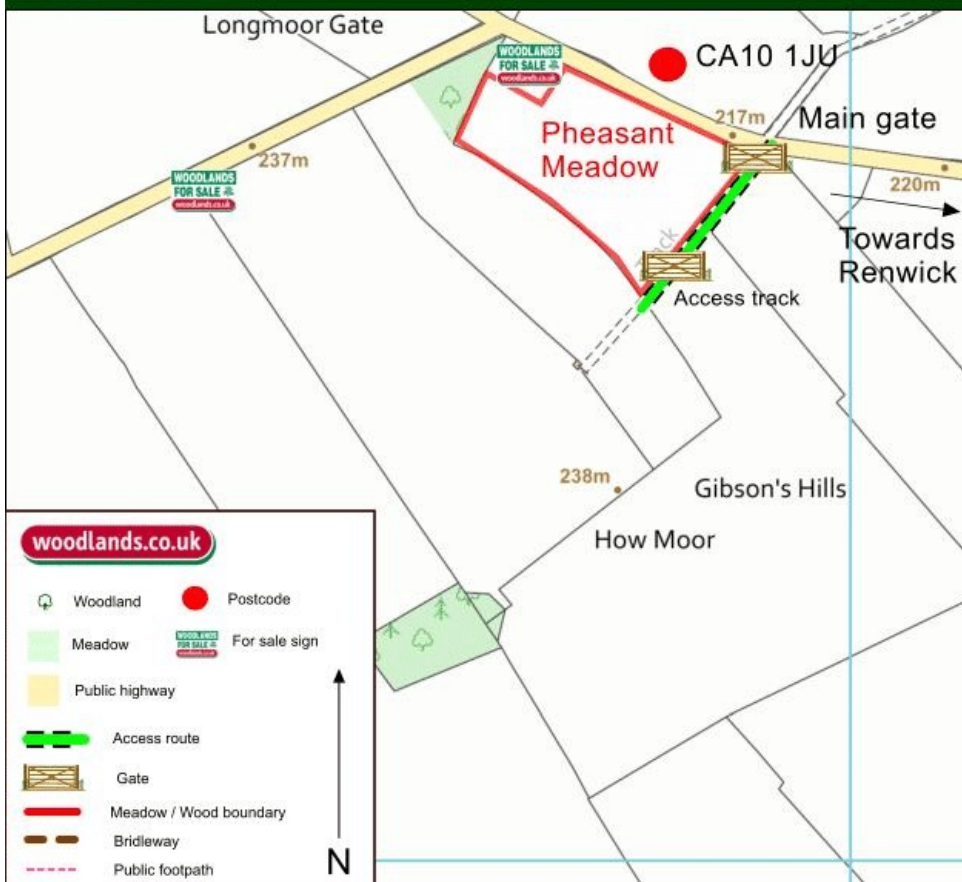
Northern: fence and hedgerow

Eastern: fence and hedgerow

Southern: dry stone wall

Western: 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.