Sparrow Meadow, Cumbria - About 4 acres, £79,000

With a unique topography, including higher ground and a valley bottom, Sparrow Meadow is the perfect spot to spend time rewilding, tree planting or enjoying private recreation.

Access is via a galvanised vehicle gate that leads directly from the quiet, unnamed public highway onto a hardstanding track that is suitable for all road vehicles. Follow this track for a few hundred yards until the turning circle at the top of the hill and you will immediately be presented with a full view of the meadow in all its glory - from here you can see the meadow's valley and higher ground opposite, and the stone farm building. This may also be the best vantage point to appreciate the meadow's rich variety of flora that will inevitably increase now that it is no longer used for livestock rearing. Expect to see mammals such as hares, native bird populations and even the occasional deer.

Ownership of the stone farm building which sits close to the north-eastern boundary is included with the meadow - a rare feature for meadows such as this. This would make a perfect equipment storage shed, bird hide or simple shelter for a cup of tea after a day of planting trees. Access through the attached field gate is not permitted in any direction.

Even when standing at the foot of the valley, you will be able to appreciate the incredible vista that Sparrow Meadow offers. Views of the surrounding hills and nearby countryside will surely never be taken for granted by the lucky owner of this beautiful spot. Historically, this valley bottom has been used by local farmers as an access between fields, but access through the gates at either end is not permitted in either direction so this is your space to enjoy without any disturbance.

The eastern and southern boundaries are primarily dry stone wall, with the western boundary being marked out by wooden stakes painted in light purple.

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.

Features

- Fantastic views of the North Pennines

- Stone bothy/barn on eastern boundary

- Interesting topography with a private valley

- Excellent access

- Located between the villages of Renwick & Kirkoswald

Access, tracks and footpaths

The meadow is accessed via a well made stone track, 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.

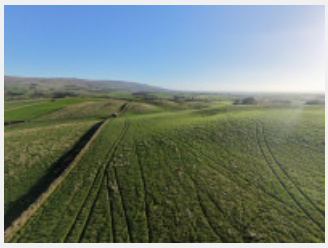
This area has long been associated with sheep farming, with records of this industry stretching back centuries. Small pockets of woodland do exist in the area as other landowners have sought to diversify the usage of this region.

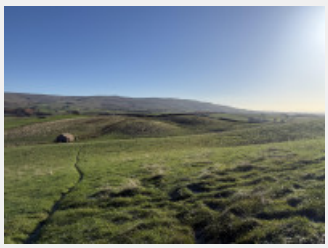
Local legend describes a mythical dragon-like creature, known as the *Renwick Cockatrice,* that once haunted residents. Fear not, this beast is not wildlife you will encounter at Sparrow Meadow as it was reportedly slain by local hero John Tallentire in the 18th century.

Price: £79,000 Freehold
Location: Renwick, Penrith, Cumbria
Size: About 4 acres for sale







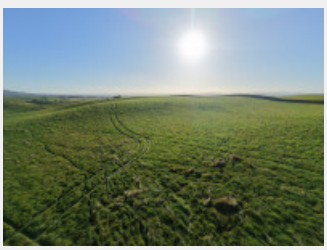
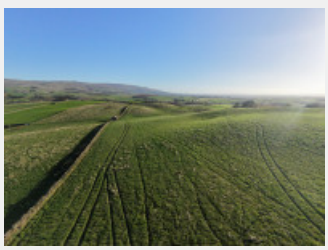










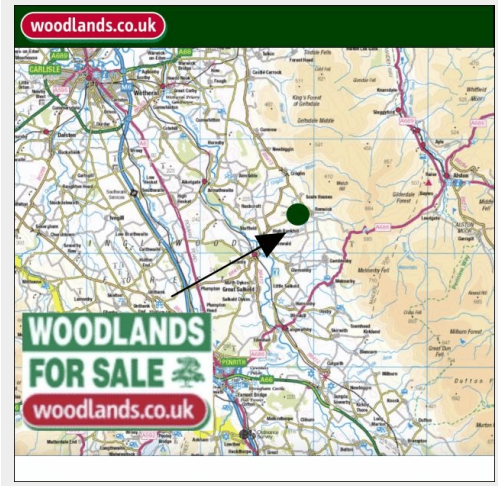


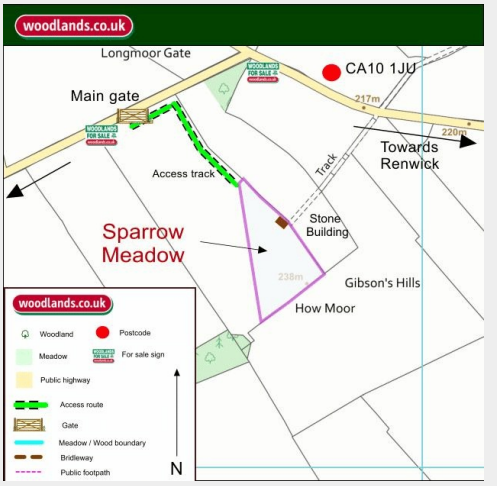


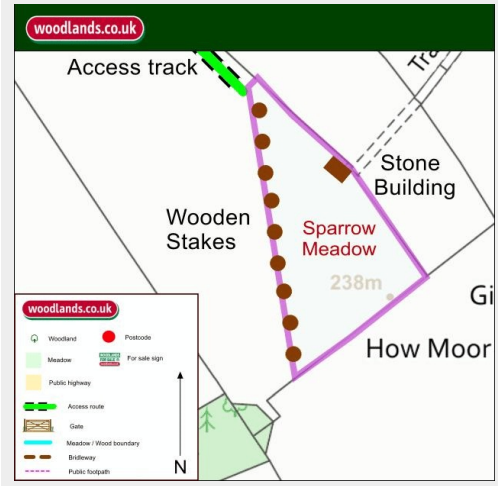

Click a photo to see a bigger version in a new window.

Boundaries:









Click a map to see a bigger version in a new window. These maps automatically appear full size when this page is printed.

More woods for sale in Tree planting land Northern England >>

Local manager

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

Read more about Jim.



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.

Print these sales details

Location

OS Landranger: OS No 86
Grid ref: NY 587 433
Nearest post code: CA10 1JU

Maps

- See our map of the area below.
- See our detailed map below.
- See map of the area from Bing maps
- See aerial photos of the area from Google maps

Directions

Google Maps Pin for main gate **here**

What3Words reference for main gate **here**. (///topmost.vans.tennis)

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: 54.782949, -2.642823

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 the gated entrance to the meadow. Keep an eye out for Woodlands signs.

On arrival

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

Sparrow Meadow is accessed through another Woodlands meadow via a track - please keep to this track until the turning circle for Sparrow Meadow is reached.

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.

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