

Wreay Meadow, Cumbria - Nearly 3 ½ acres, £49,000



Located within easy reach of the M6 Wreay Meadow is a lush pasture with several grass and wildflower species. The grazing has been well maintained and is very productive with annual cuts and the attentions of a local rare breed flock.

Generally quite level, the land slopes gently downwards towards the north and is relatively weed free. The western boundary is a high growing hedge line and provides a wind shelter belt of damson, hawthorn and elm. A line of majestic oaks stand on the northern boundary and gives an impressive backdrop to the meadow.

Secure entry is via a gate off a minor road, onto a good hard standing and from here through another gate into the meadow.

Wreay Meadow would be eminently suitable as equestrian or general livestock grazing. Reliable drinking water in the field could easily be facilitated with provision of a bowser or an IBC ([Intermediate Bulk Container](#)).

Nearby is the charming village of Cumwhinton, originally named Cumquinton from the Celtic for valley of a man named Quinton. [Saint Mary's Church Wreay](#), from which the meadow takes its name, is unusual as it is a Victorian creation, incorporating much detailed carving celebrating God's work in nature.

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.

Price: £49,000 Freehold

Location: Cumwhinton, Carlisle, Cumbria

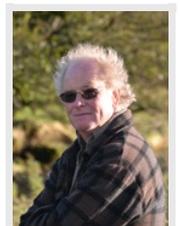
Size: Nearly 3 ½ acres for sale

Local manager

David Alty

07795 104 594

david.alty@woodlands.co.uk



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 woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Location

OS Landranger: OS No 85

Grid ref: NY 436 531

Nearest post code: CA1 3SX

Directions

Satnav: the postcode **CA1 3SX** is for the point shown by the red dot on the location maps. Satnav coordinates are **N : 54 : 86 : 97 W 2 : 87: 95**

[Click Here for Directions From Bing Maps](#) enter your own postcode, (*Wreay Meadow coordinates are already entered*) and click on the blue "Go" box. This will take you to the main gate on Cumwhinton Rd.

Our directions:

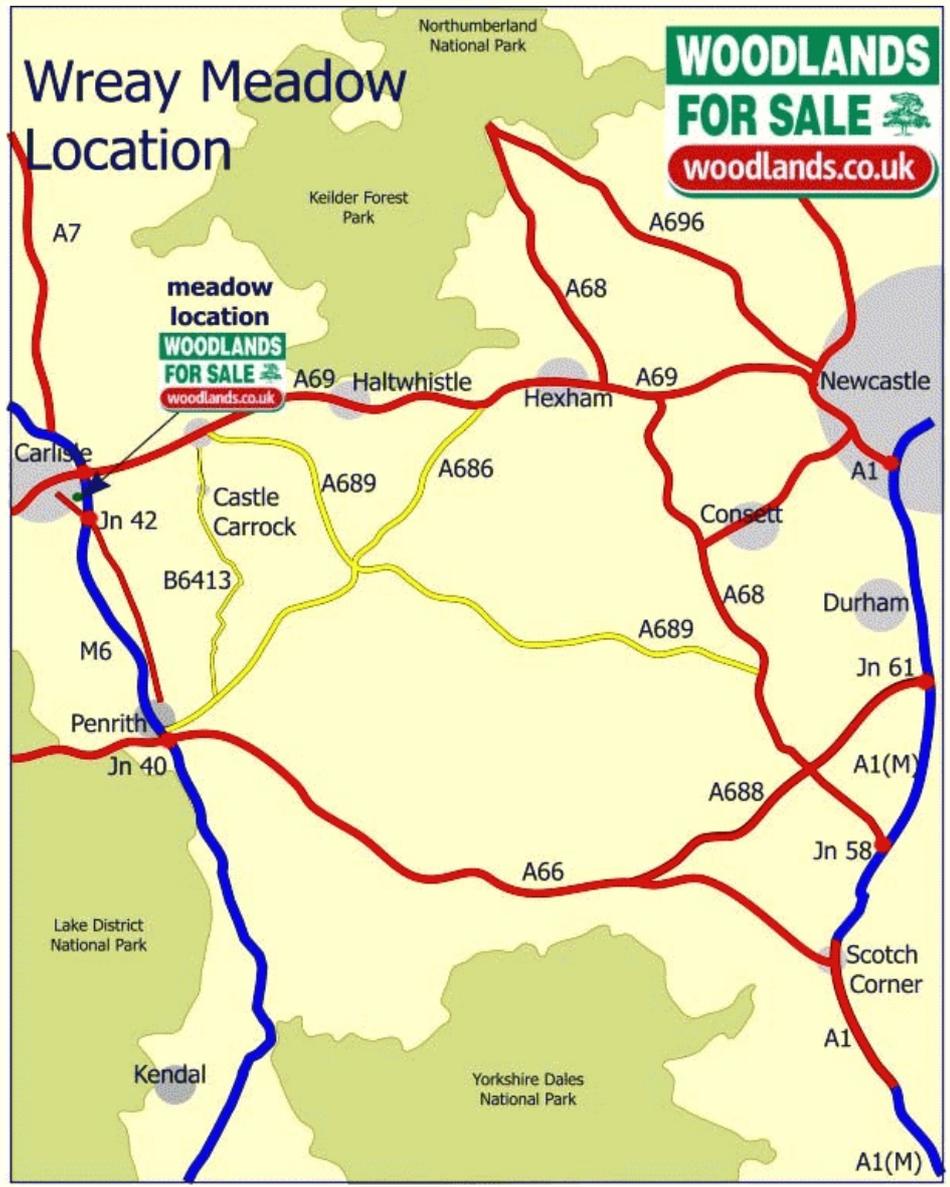
- From either direction leave the M6 at Jct 42.
- From the roundabout above the motorway take the exit marked A6 Carlisle.
- Pass a car sales garage and fuel station on the right and take the next road to the right opposite the Silverlink clinic
- There is a fingerpost sign to Cumwhinton but the finger is broken off.
- At the T junction at the end of this road turn right.
- The main entrance is 100m further on the left, and is clearly marked.
- Please park off the road in the gate entrance.

Boundaries:

All four boundaries are marked on all sides by red topped fence posts.

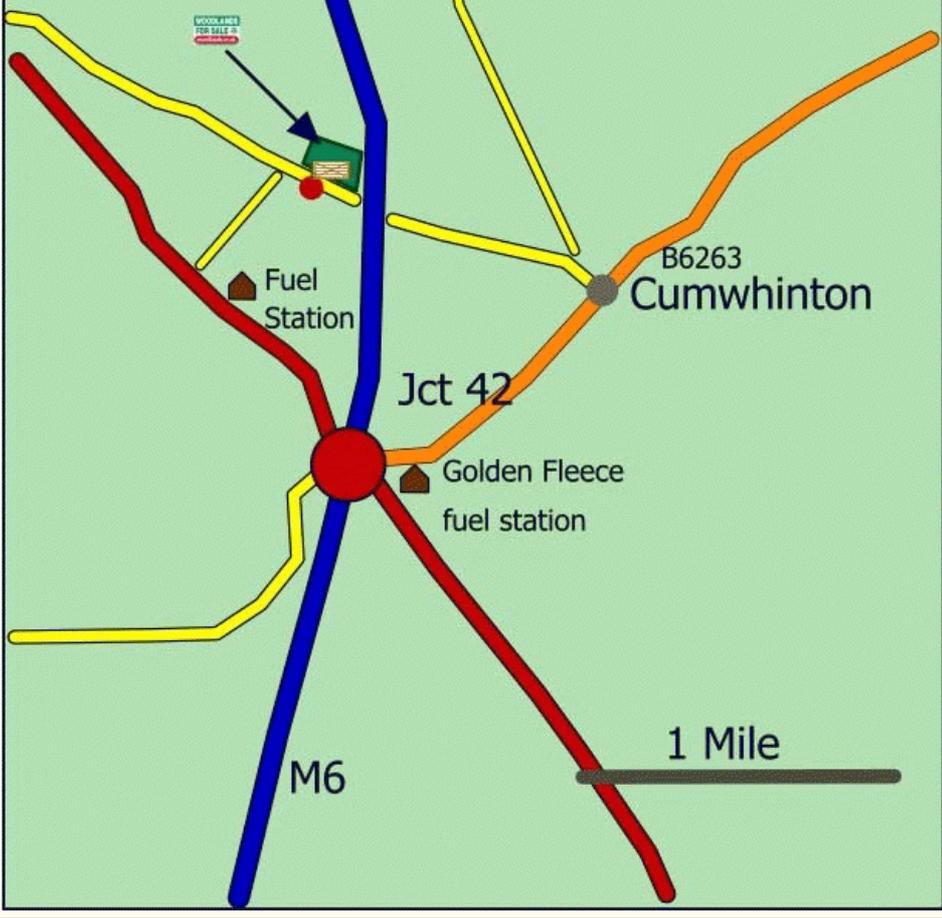
Wreay Meadow Location

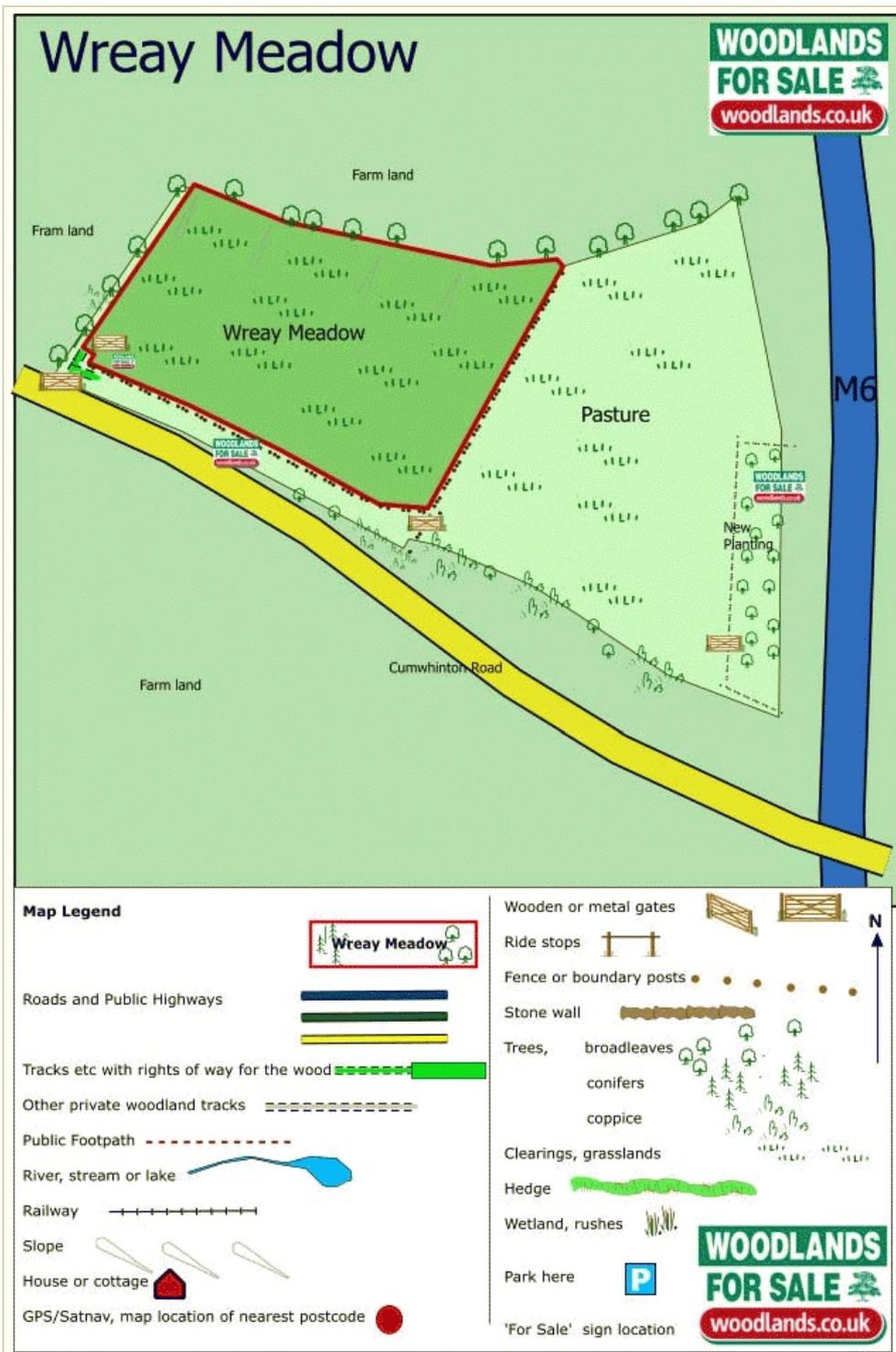
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Wreay Meadow Location

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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.