Dove Meadow, Cumbria - Over 4 ¼ acres, £69,000

Dove Meadow feels like a secret pocket of land full of potential for a number of outdoor activities and nature recovery operations - hours could be spent here 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 highest point which hides the valley and the wildlife pond below. 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.

The most dramatic feature of this meadow is the valley, which sits at the lowest point between two higher patches of ground, both found within this meadow. Once standing at the foot of this valley, the privacy and shelter of the site really come to the fore - both the road and any nearby dwellings are hidden from view for the majority of this lower ground. Historically, this 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.

Nestled in the southern corner of this meadow, in the shade of the adjacent woodland, is a small wildlife pond. As is typical for such wetland spaces, this has been managed with minimal interference to allow nature to flourish. A permanent body of water can be found amongst the undergrowth, providing a vital resource for birds, mammals and insects. This pond could be expanded to allow a greater volume of water in this space, or it could simply be left to be wild.

The eastern boundary of Dove Meadow is marked by wooden stakes painted turquoise, the southern boundary is a traditional dry-stone wall, and the western boundary is a mix of dry-stone wall and turquoise-painted stakes. Some field trees are present but these are far from maturity and are more likely to be hedgerow saplings that have been nibbled by livestock over time.

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

- Nature pond in the southern corner

- 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 turning circle, at the top of the track, offers a place to park vehicles. There are no public rights of way across the land.

Rights and covenants

Sporting rights are in hand.

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.

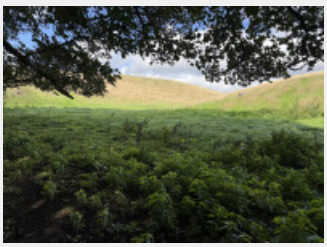
This area has long been associated with sheep farming, with records of this industry stretching back centuries. Small pockets of woodland do exist in the area as other landowners have sought to diversify the usage of this region.

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 Dove Meadow as it was reportedly slain by local hero John Tallentire in the 18th century.

Price: £69,000
Location: Renwick, Penrith, Cumbria
Size: Over 4 ¼ acres for sale



















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

Boundaries:

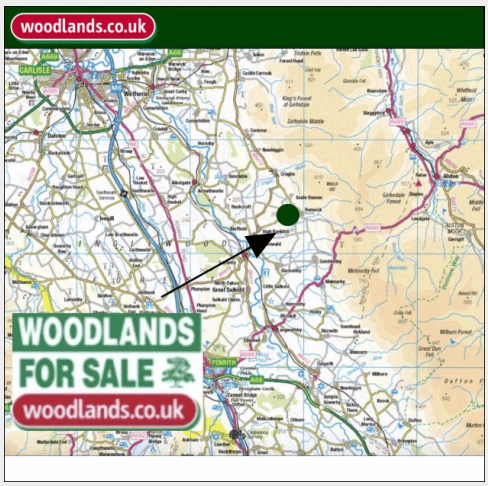
Boundary features are marked with turquoise paint. The boundary features are:

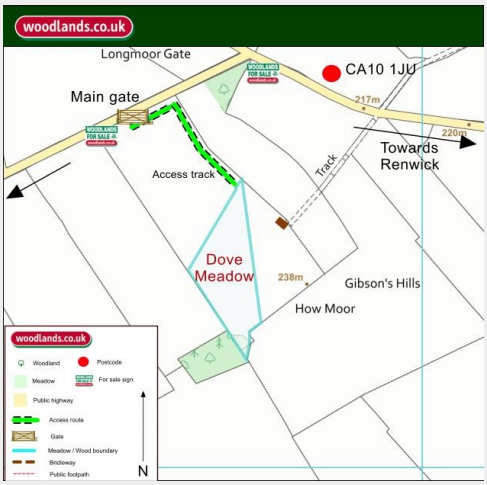
Eastern: wooden stakes

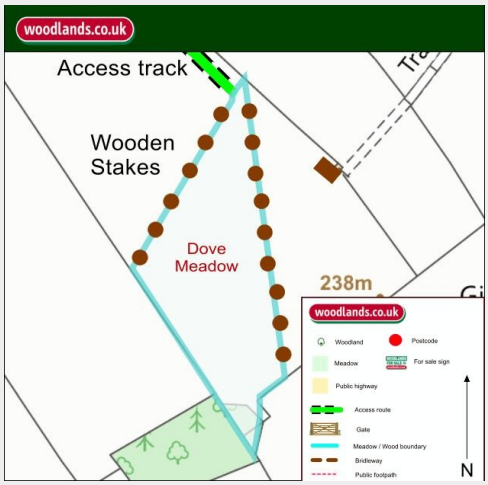
Southern: dry stone wall

Western: dry stone wall and wooden stakes









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 586 432

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.

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