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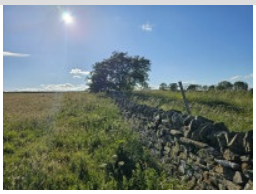


# Scargill Meadow

## County Durham

An upland hay meadow with spectacular moorland views, occupying a beautiful corner of the North Pennines countryside. Opportunities include creating a peaceful personal escape to productive livestock grazing or high-quality grass production.

### Details

**Price:** £59,000 Freehold
**Location:** Gilmonby, Barnard Castle, County Durham
**Size:** Around 4 ⅔ acres for sale
**OS Landranger:** OS No 92
**Grid ref:** NZ 005 121
**Nearest post code:** DL12 9LU

### Local manager

**Colin Gordon**
07775 726458
colin@woodlands.co.uk

## Description

Scargill Meadow is a peaceful, south-facing upland pasture on the edge of Scargill Low Moor. Set in a quiet, elevated spot with wide, open views across the surrounding landscape, it feels remote without being isolated. The nearby villages of Bowes and Gilmonby are just down the road, and Barnard Castle is only ten minutes away by car.

The land is well-maintained and versatile - ideal for grazing, equestrian use or simply enjoying a bit of space and nature. It’s securely enclosed with stock-proof fencing and traditional dry-stone walls, and a small stream runs along the southern boundary, adding both practical and natural value to the site.

Access is straightforward via a gated green lane from the public highway (shown on the map). The meadow is the second gate on the right. Once inside, you're met with a wide-open stretch of pasture. To the east, a new fence clearly marks the boundary, while to the south, uninterrupted and expansive views stretch out across the moorland.

The southern boundary is lined by an old dry-stone wall and a second fence, helping keep livestock safe near the stream. This area in particular is alive with wildlife, from wildflowers and insects to deer, rabbits, and a range of birds. Otters have also been sighted along the watercourse!

Scargill Meadow also plays an important role in supporting local wildlife. It's a breeding site for ground-nesting birds like plovers, curlews and lapwings, so preserving the open nature of the land is key. For this reason, it’s not suitable for tree planting or development projects.

On the western edge, another dry-stone wall runs the length of the field. Midway along, a metal gate connects to the neighbouring meadow, although there will be no rights of way in either direction through this gate. Continue north and you’ll return to the green lane and the meadow’s entrance and parking spot.

This is a piece of land for those who value nature, conservation and the quiet satisfaction of looking after a living landscape. Whether you're interested in conservation grazing or just want a bit of space to camp and unwind, Scargill Meadow offers a rare opportunity to be part of this beautiful corner of Northern England.

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.

### Wildlife

You'll regularly spot rabbits darting through the grass and even the occasional deer. Crucially, Scargill Meadow and the surrounding land provide a vital haven for ground-nesting birds, including several red-listed species of significant conservation concern. Among these are the Plover, Lapwing, and Curlew, all of whom rely on the meadow's undisturbed environment to successfully nest and raise their young. This makes it an essential area for their survival during the breeding season. Otters have also been seen using the watercourse which runs along the southern boundary of the meadow.

### Features

- Quiet & private location over looking the Pennine Hills

- Extensive open land ideal for personal enjoyment, grass production or livestock grazing

- Valuable water source from a small stream/sike

- Secure boundaries with stock-proof fencing and traditional dry stone walls

### Access, tracks and footpaths

Access to the land is via a green lane which runs from the field gate to the public highway. This lane runs along the entire northern boundary, providing full-length access. Scargill Meadow is offered with freehold title, ensuring complete ownership, and there are no public rights of way across the property.

### 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.

### Activities

This is a flexible piece of land with a lot to offer. It’s well-suited for grazing livestock or horses, growing hay, or simply enjoying as a quiet spot to unwind. With easy access and space to park campervans, it also makes a great base for camping and exploring the surrounding countryside.

### Local area and history

Just a mile from Scargill Meadow lies the charming village of Bowes, steeped in history. Explore the ruins of Bowes Castle, a medieval stronghold built upon a Roman fort, or discover Dotheboys Hall, famously said to be the inspiration for Charles Dickens' *Nicholas Nickleby*.

A short drive away, the historic market town of Barnard Castle beckons. Delve into its rich past at the 11th-century Norman stronghold once owned by Richard III, or immerse yourself in the extensive art collections of the impressive Bowes Museum.

For those who love the outdoors, the magnificent Pennine Hills are on your doorstep. Often called the "backbone of England," these hills offer stunning landscapes, expansive national parks, and access to the renowned Pennine Way footpath, promising endless opportunities for exploration and adventure.

## 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

**Directions to main entrance gate:**

Google Maps Pin for track access gate **here**

What3Words reference for the meadow gate **here** ///scramble.supplied.ramps

Closest postcode: **DL12 9LU**

Coordinates for access into the meadow gate **are**: 54.505128, -1.992145

Greta Meadow is accessed via a gated green lane, which you will see when the “FOR SALE” sign is in view on your right as you approach the gate.

Click **here** for Google Maps directions, enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate at the beginning of the green lane where you can park. Please follow the maps & directions below from this point. The entrance to the meadow is the third gate along the lane on your right hand side.

Satnav: the postcode DL12 9LU is the nearest to the meadow, but please note that this will take you just passed the access gate.

Directions: To locate the meadow, when heading East or West along the A66 follow the exit signs for the A67 signposted Barnard Castle. Then turn right following the signs for A67 Bowes, and take a left off the A67 heading into Bowes village. At the next roundabout, head straight on towards Gilmonby and follow the single track road until you pass a large farm yard on your left. Keep driving past the farm until you meet a fork in the road, at which you should follow the left fork. This will take you over an old narrow stone bridge, keep driving up the incline until you arrive at a very sharp left-hand bend with a metal gate immediately in front of you. You will also see the Woodlands.co.uk “FOR SALE” sign behind the dry-stone wall on your right.

At this point you can either park safely near the corner but not to block access to the gate for other users, or you may want to open the gate and carefully drive down the grass track bridal way until you reach the 2nd gate on your right-hand side.

This is the access gate into Scargill Meadow. Please ensure you close any gates to prevent livestock escaping from neighbouring fields.

## Boundaries:

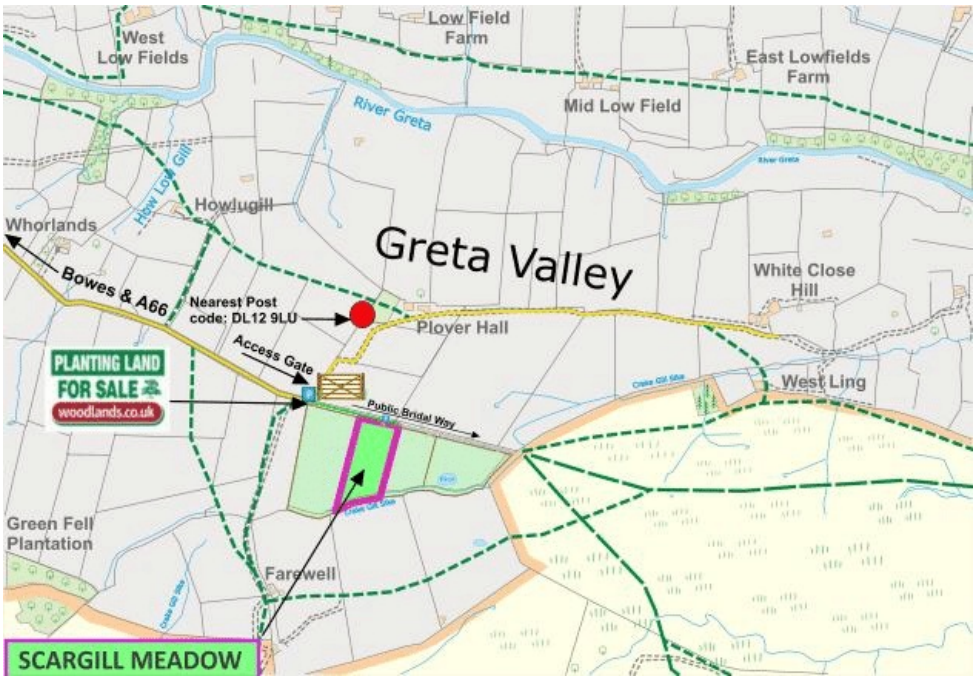
- North Boundary: Dry stone wall (and access gate)

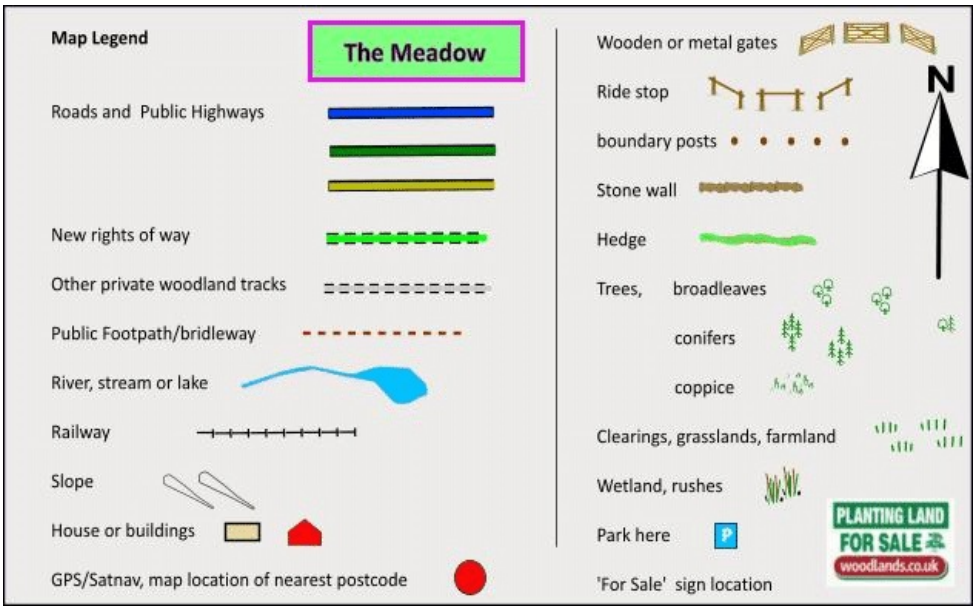
- East Boundary: Stock proof fencing

- South Boundary: Dry stone wall

- West Boundary: Dry stone wall

All boundaries are marked with violet paint.






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.