



LAND AT MELMERBY
Penrith, Cumbria



GSC GRAYS

PROPERTY • ESTATES • LAND

LAND AT MELMERBY

Penrith, Cumbria, CA10 1HB

Penrith 7.5 miles • Carlisle 17 miles (all distances are approximate)

A DESIRABLE RANGE OF AGRICULTURAL LAND INCLUDING MEADOW, PASTURE AND WOODLAND, ALONG WITH A TRADITIONAL STONE BARN LOCATED AROUND THE SOUGHT AFTER VILLAGE OF MELMERBY.

A detached traditional stone building with scope for alternative use, subject to obtaining the necessary consents

Combination of productive meadowland, pasture and woodland

Situated in the North Pennines Area of Outstanding Natural Beauty

About 143.18 acres (57.95 ha) with an additional 662 acres of sporting rights over Gale Hall Farm

FOR SALE FREEHOLD IN 5 LOTS



Unit 9, Underley Business Centre, Kearstwick, Kirkby Lonsdale, Cumbria, LA6
2DY

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GSCGRAYS.CO.UK



Situation

The land is situated close to the village of Melmerby, within the North Pennines Area of Outstanding Natural Beauty, in a particularly attractive part of Cumbria. The land is nestled within close proximity to the Lake District National Park and the Yorkshire Dales National Park, situated 7 miles north east of Penrith and the M6.

The charming village of Melmerby is a typical Cumbrian village, with picturesque settings, a shop, pub and a large village green. The close proximity to Penrith and the M6, along with the village's rich history, has made Melmerby a popular rural village.

Description

The property extends to a total of 143.18 acres of meadow, pasture and woodland, along with a traditional stone barn and 662 acres of sporting rights. The land has historically formed part of a managed driven shoot, for which the woodlands were specifically planted.

The land is being offered for sale in 5 lots.

Lot	Description	Area (ac)	Offers Over
1	Meadow, pasture and amenity woodland	82.55	£600,000
2	Permanent pasture, woodland and shooting rights (662 acres over Gale Hall Farm)	32.77	£115,000
3	A traditional stone barn, with meadow and amenity woodland	11.92	£125,000
4	Meadowland	4.81	£75,000
5	Permanent pasture and grazed woodland	11.13	£100,000

Lot 1

A productive block of agricultural land, extending to 82.55 acres (33.41 ha). The land includes 66.53 acres (26.92 ha) of productive meadow and pastureland, with the remaining 16.02 acres (6.49 ha) being mixed woodland, a natural pond and a former gamekeeper storage building.

The land has significant sporting potential, formerly being the heart of the managed driven shoot, where pheasant rearing pens were once located.





Lot 2

A series of established woodland, former woodland and pastureland, extending to a total of 32.77 acres (13.26 ha). The woodland was originally planted to create the managed shoot, with the location of the plantations and their elevations chosen to create a diverse range of cover and flushing point for the pheasants.

In addition to the freehold land, there are a further 662 acres of shooting rights over the surrounding Gale Hall Farm. This creates an exciting sporting opportunity, which could be further enhanced.

Lot 3

A desirable block of land extending to 11.92 acres (4.82 ha). The land includes approximately 6.72 acres (2.72 ha) of meadow land, 5.18 acres (2.10 ha) of established woodland and a traditional stone under slate barn, which has an external area of approximately 75 square metres.

The barn and meadowland are sold subject to a Farm Business Tenancy agreement which is due to expire on 30th September 2027. The woodland is sold with vacant possession.

Lot 4

A productive agricultural paddock, extending to 4.81 acres (1.95 ha) of meadowland, located close to the centre of Melmerby.

The land is subject to a Farm Business Tenancy which is due to expire on 5th April 2026.

Lot 5

A block of productive pastureland extending to 11.13 acres (4.50 ha), which includes 8.01 acres (3.24 ha) of open pastureland and 3.12 acres (1.26 ha) of grazed woodland.





Rights of Ways and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

The land is serviced by natural spring water supplies.

Local Authorities

Westmorland and Furness Council

Voreda House, Portland Place, Penrith, CA11 7BF

Tel: 0300 373 3300

Designations

The farmland is located with the Less Favourable Area (England), with Lot 3 being categorised as 'Disadvantaged Area' and the remaining land being within the 'Severely Disadvantaged Area'.

The property is situated in the North Pennines Area of Outstanding Natural Beauty.

Basic Payment Scheme

All future delinked BPS payments are excluded from the sale.

Method of Sale

Land at Melmerby is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Agri-Environmental Schemes

We are aware that part of Lot 1 and Lot 5 are subject to Countryside Stewardship Scheme (CSS), which is anticipated to generate a total revenue of around £713 per annum and terminates on 31st December 2026. The Purchaser is obligated to take on this agreement.

Further details available upon request from the Sellers Agent.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

Grazing Rights

Grazing rights on Melmerby Fell are included in the sale in so far as they are owned.

Sporting Rights & Mineral Rights

Sporting rights are owned. Mineral rights are included in the sale in so far as they are owned.

Timber

All standing and fallen timber will be included in the sale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No election to tax has been made in respect of the property.

Viewing

Appointments to view will be through the Selling Agents only by calling 01524 880320.

Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions

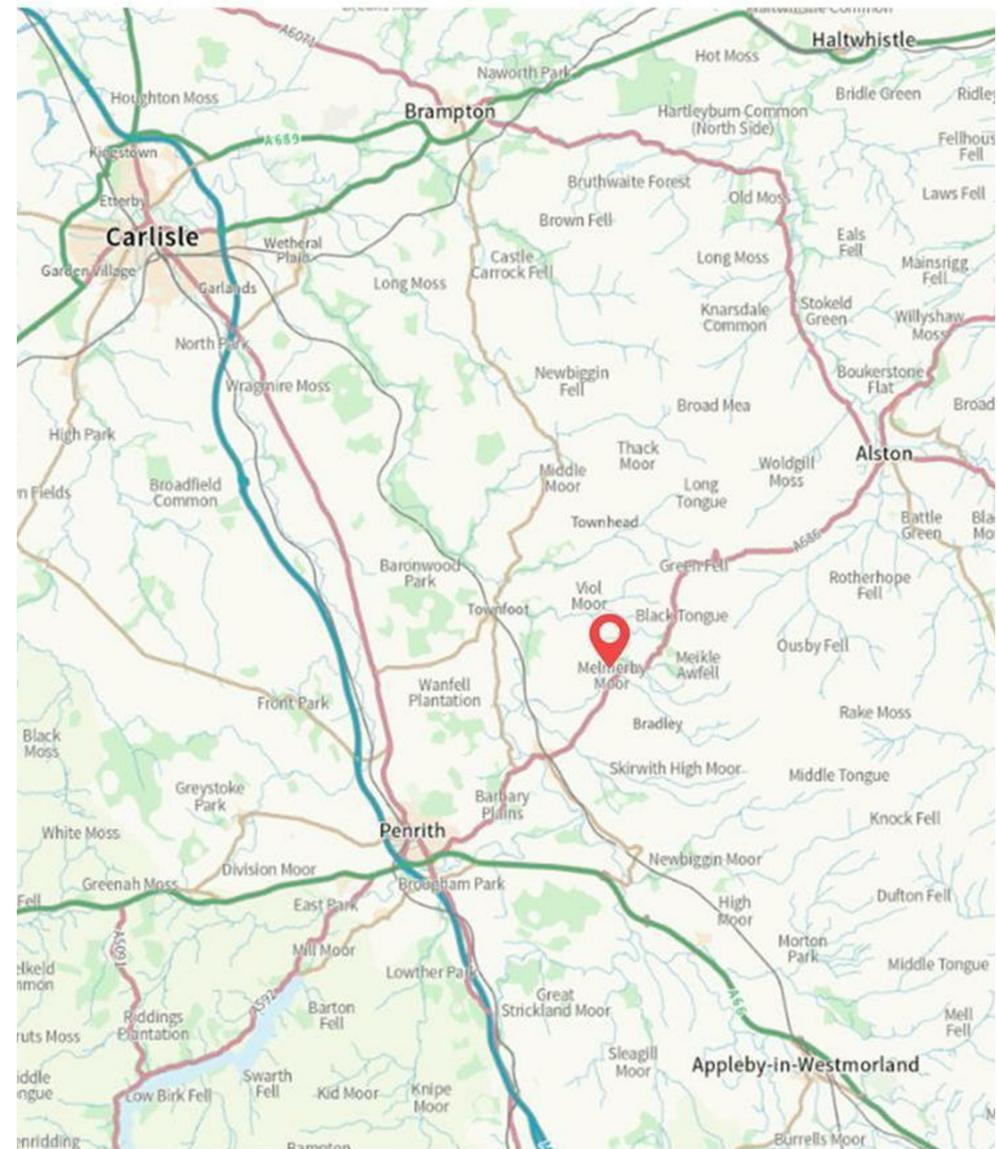
From the M6 Junction 40, head West on the A66 at the Kemplay Bank roundabout head northeast on the A686 towards Langwathby. Continue on the A686 through Langwathby to Melmerby. The land is located around Melmerby, with Lot 3 located close to the village green, Lot 1, 2, 5 and 6 located south of the village, and Lot 4 located to the north of the village. The lots are marked with GSC Grays sale boards.

Postcode

CA10 1HW

What3words

///expert.fractions.desiring



Conditions of Sale Purchase Price

Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agent(s) whose decision acting as experts will be final

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the Selling Agent(s) and the Purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof

Overseas purchasers

Any offer by a Purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the Sellers.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoings shall be apportioned between the Seller and the Purchaser(s) as at the date of completion.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.



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