



LOT 4

Melmerby, Penrith, Cumbria CA10 1HB



GSC GRAYS

PROPERTY • ESTATES • LAND

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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 necessary
consents

Combination of productive meadowland, pasture and woodland

Situated in the North Pennines Area of Outstanding Natural Beauty

Significant natural capital value

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



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5/6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

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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 formed part of a managed shoot, for which the woodlands were specifically planted.

The land is being offered for sale in 5 lots.

Lot 1

This comprises 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 gamekeepers building.

The land has significant sporting potential, formerly being the heart of the managed shoot, where the pheasant rearing and release pens were 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 subject to a Farm Business Tenancy 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

This comprises 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.

Natural Capital Value

The land represents a significant natural capital asset. The diverse ecology, mixed grassland, woodland and pond habitats naturally provide a potentially substantial carbon sequestration resource through enhanced woodland creation or re-wilding activities.

An initial natural capital assessment has not been undertaken, however, the properties striking landscape and natural assets suggest that it will command natural value and in turn could provide alternate income stream opportunities in the future.

General Information

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.

Lot	Description	Area (ac)	Offers Over
1	Meadow, pasture and amenity woodland	82.55	£600,000
2	Permanent pasture, woodland and shooting rights	694.78	£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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Disclaimer Notice

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1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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 property.