

LOT 3 · FOR SALE BY PRIVATE TREATY · ALSO AVAILABLE AS A WHOLE

Reagill Grange Farm

Reagill, Penrith, Cumbria CA10 3ER



david britton
ESTATES

Nearly 145 acres of walled Eden Valley pasture and woodland rolling down from the Grange to Low Wood Beck, with a stunning stone field barn standing alone in the middle of it and far-reaching views to the Pennines: a house in the fields, or the beginning of a new steading.

Lot 3 · this brochure

Offers over £1,300,000

Field barn, land and woodland · 144.89 acres (58.64 ha)

Lot 1

Offers over £1,250,000

Farmhouse, steading, land and woodland · 30.42 acres

Lot 2

Offers over £175,000

Woodland at Reagill Grange · 28.60 acres

As a whole: offers over £2,725,000 · 203.91 acres (82.52 ha)

Field barn and 144.89 acres

Offers over £1,300,000

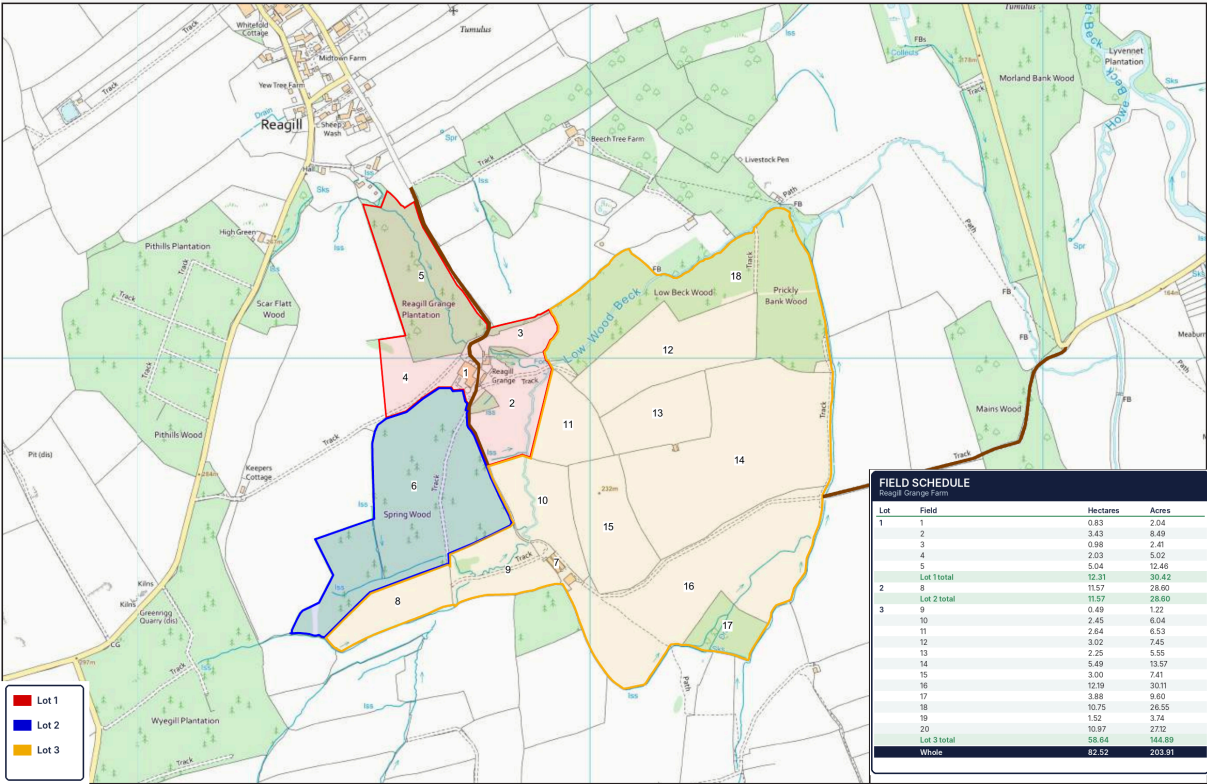
The largest lot: approximately 58.64 hectares (144.89 acres) of good-quality agricultural land and woodland blocks, classified as predominantly Grade 3 and suited to both grazing and cropping. The boundaries are a mix of drystone walls, hedgerows and post-and-wire fencing.

Within field 14 stands a stunning stone field barn with far-reaching views across the valley. An application for prior approval to convert it to a three-bedroom dwelling has been submitted to Westmorland and Furness Council (ref 2026/1779/PACOU) and a decision is expected shortly. A barn of this kind, standing alone in its own land, is a rare thing in the Eden Valley: a house in the fields with no neighbours but the view, or the first building of a new steading.

The land

Fields 9 to 20 of the schedule, edged yellow on the plan: a run of walled pasture either side of the track from the Grange, with Low Beck Wood and Prickly Bank Wood along the northern edge above Low Wood Beck, and a further block of woodland at field 17. The field barn stands in field 14.

The land is not currently entered into any environmental stewardship or SFI scheme, which leaves the next owner free to shape their own. The delinked payments are retained by the seller.



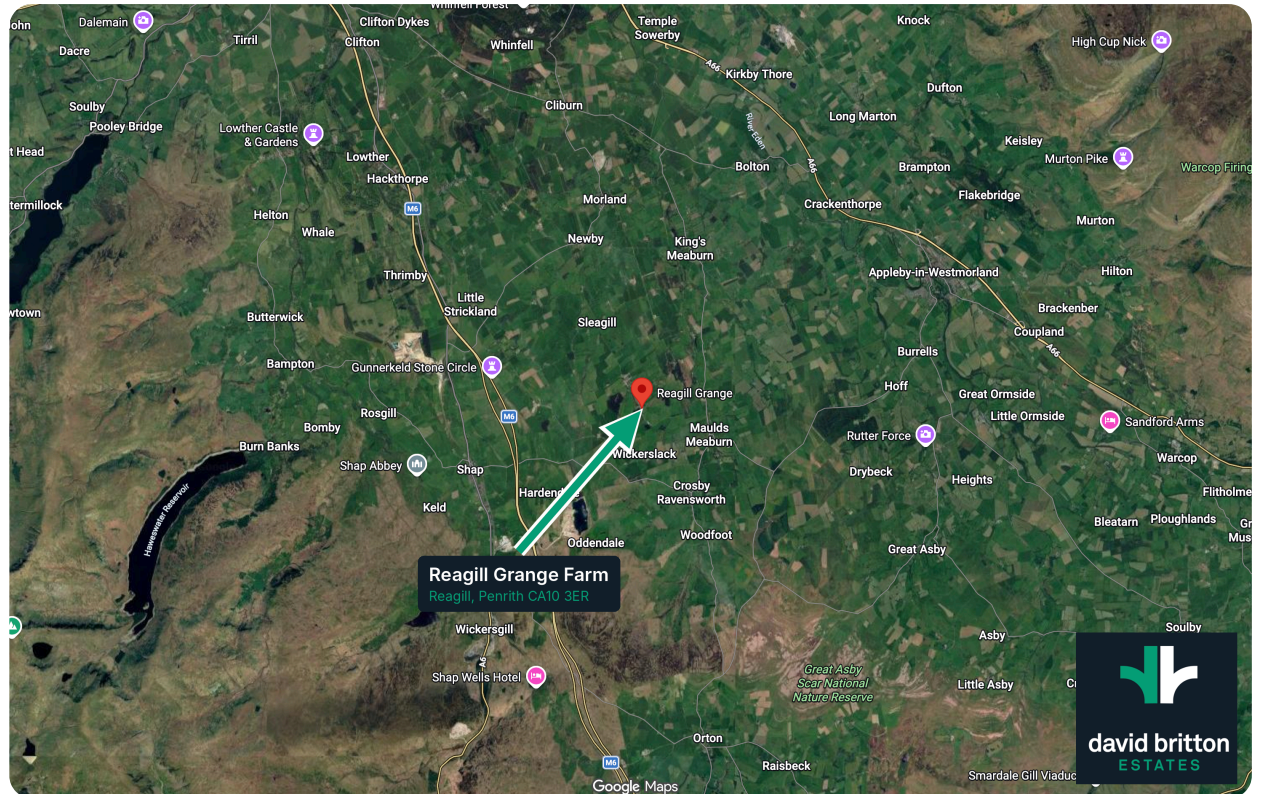
Reagill and the Eden Valley

Reagill is a hamlet of a few dozen souls on the limestone uplands between the Eden and the Lyvennet, in the parish of Crosby Ravensworth. It is high, quiet and open country, walled rather than hedged, where the roads are single-track and the skies are enormous. The views from the Grange take in the Pennine escarpment to the east and the Lakeland fells to the west, and at night there is very little between you and the stars. The hamlet's one curiosity is the Image Garden, the Victorian sculpture garden made by the Reagill-born artist Thomas Bland, and Maulds Meaburn, Crosby Ravensworth and Morland are all a few minutes away.

This is a well-regarded farming district, with livestock the predominant enterprise, and Penrith Auction Mart is close at hand. Penrith itself, 20 minutes to the north-west, has the supermarkets, schools and the M6 at junction 40, with the West Coast main line to London in under three hours. Appleby-in-Westmorland, five miles to the east, has its weekly market, its castle and a station on the Settle to Carlisle line. Shap and the A6 are a short run to the west, and the Ullswater shore of the Lake District National Park is half an hour away.

Getting there

From Penrith take the A6 south through Shap, or the M6 to junction 39. Reagill lies east of the A6 between Shap and Little Strickland; the Grange is reached by its own private lane. What3words and viewing directions are given on booking.



General remarks and stipulations

Method of sale. For sale by private treaty as a whole or in three lots. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with DBE after viewing. The vendor reserves the right to amalgamate, withdraw or exclude any of the land, to amend the particulars, and to sell without notice.

Tenure and possession. Freehold. Vacant possession on completion.

Planning. Lot 1: an application for full planning permission (2025/0591/FPA) and listed building consent (2025/0594/LBC) for conversion of the traditional farm buildings to five dwellings has been submitted and is in process. Lot 3: an application for prior approval (2026/1779/PACOU) for conversion of the stone field barn to a three-bedroom dwelling has been submitted and a decision is expected shortly. The farmhouse is Grade II* listed, National Heritage List entry 1157943.

Services. Mains electricity, mains and natural water. Foul drainage to a private system. No formal investigation of the septic tank has been carried out; it may not meet the General Binding Rules 2020 and the property is sold on that basis. Services have not been tested.

Rights, easements and outgoing. The property is sold subject to and with the benefit of all rights of way, public or private, and all wayleaves, easements, restrictions and burdens, whether referred to in these particulars or not. Buyers must satisfy themselves on all such matters.

Schemes and payments. Not entered into any environmental stewardship or SFI scheme. Delinked payments are retained by the seller.

Sporting and mineral rights. Included in the sale so far as the sellers have title to them.

Fixtures and fittings. Fitted carpets in the farmhouse, where present, are included.

EPC. Reagill Grange Farmhouse: E.

Plans and areas. Areas and plans are based on Ordnance Survey and the Rural Land Register and are for reference only. Areas are the vendor's figures; DBE has not measured the land.

Money laundering. The successful purchaser will be asked to provide identification documents under the Money Laundering Regulations.

These particulars are for guidance only and do not form part of any contract. Measurements are approximate. Descriptions of the property and its condition are given in good faith but should be verified by inspection and by the purchaser's own advisers.

Viewing

Strictly by appointment with David Britton Estates.

01768 881111

davidbritton@brittonestates.co.uk

Penrith 40 Business Park, Penrith,
Cumbria



david britton
ESTATES