

LOT 2 · FOR SALE BY PRIVATE TREATY · ALSO AVAILABLE AS A WHOLE

Reagill Grange Farm

Reagill, Penrith, Cumbria CA10 3ER



david britton
ESTATES

A well-managed block of Eden Valley woodland of 28.60 acres on the edge of the Reagill Grange holding: mature Sitka spruce ready to fell, a strip of mature broadleaves and a young plantation already growing into a mixed wood.

Lot 2 · this brochure

Offers over £175,000

Woodland at Reagill Grange · 28.60 acres (11.57 ha)

Lot 1

Offers over £1,250,000

Farmhouse, steading, land and woodland · 30.42 acres

Lot 3

Offers over £1,300,000

Field barn, land and woodland · 144.89 acres

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

Woodland at Reagill Grange

Offers over £175,000 · 28.60 acres

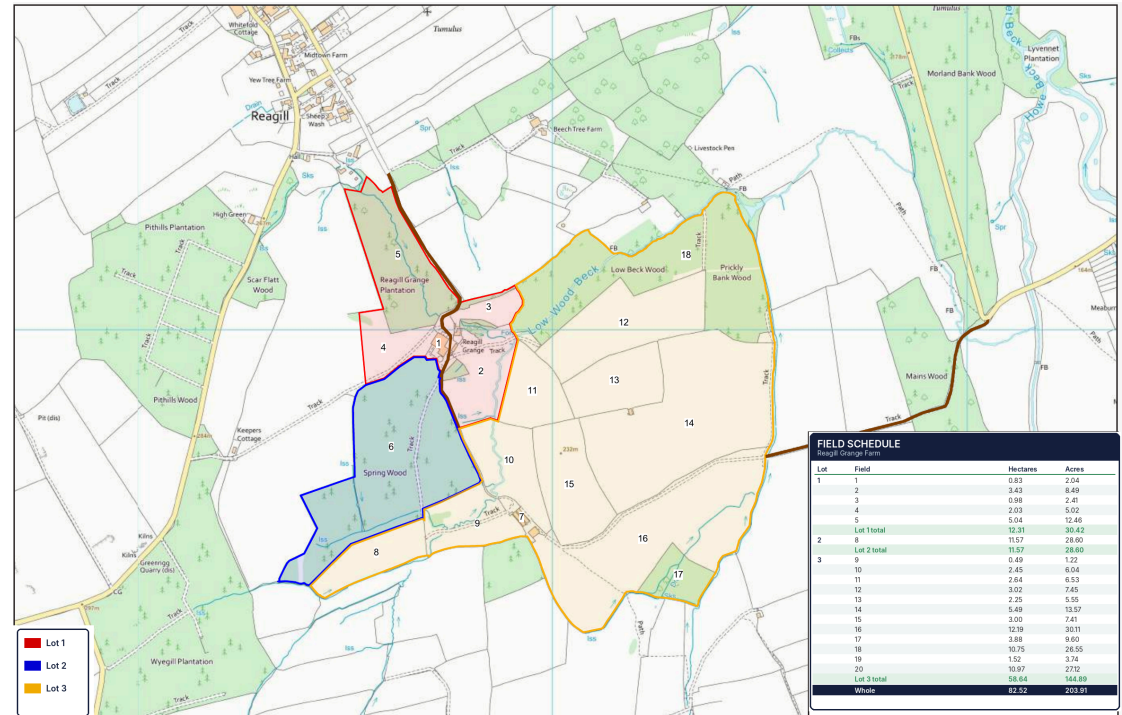
Spring Wood lies on the south-western edge of the Reagill Grange holding, edged blue on the plan, a single block of approximately 11.57 hectares (28.60 acres) in three distinct parts, with its own track running through it.

- **Mature Sitka spruce** (about 2.34 ha). A fine, well-thinned stand of around 45 years, now at the stage where it can be felled whenever the timber market suits. A felling licence will be required.
- **Mature broadleaves** (about 1.30 ha). A strip along the southern edge of the spruce, which could be kept as a shelter belt and amenity woodland or felled with the spruce.
- **Young plantation** (about 7.34 ha). The southern block, felled and replanted around 2020, mainly with Sitka spruce. Birch and other broadleaves have seeded themselves into the crop, so it is already growing into a more mixed wood than was planted.

For a buyer of Lot 1 or Lot 3 this is the obvious addition; on its own it is a sound timber investment with an income event already in sight, and a private wood in the Eden Valley for shooting, walking or simply owning.

Key points

- 28.60 acres (11.57 ha) in one block, field 8 of the schedule
- Sporting and mineral rights included so far as the sellers have title
- Not in any stewardship or SFI scheme
- Freehold, vacant possession on completion
- Boundaries of walls, hedgerows and post-and-wire fencing



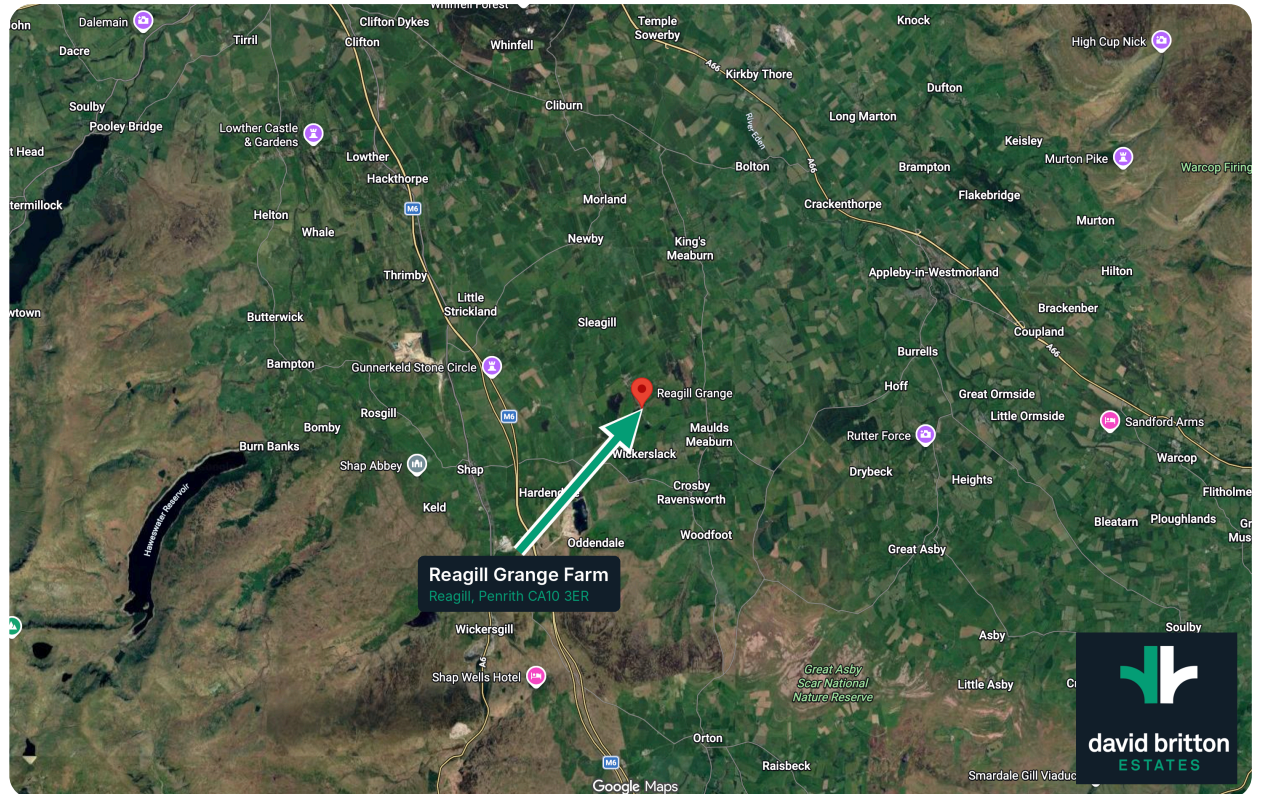
Reagill and the Eden Valley

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.

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