



## Hayloft Meadow County Durham

Nestled in the beautiful countryside of the North Pennines, Hayloft Meadow is perfect for personal enjoyment, grass production or livestock grazing. Includes fabulous moorland views, a quarry pond and centuries-old dry stone walls.

### Details

**Price:** £85,000 Freehold

**Location:** Gilmonby, Barnard Castle, County Durham

**Size:** Almost 6 acres for sale

**OS Landranger:** OS No 92

**Grid ref:** NZ 007 120

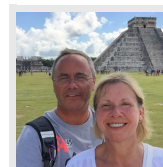
**Nearest post code:** DL12 9LU

### Local manager

**Colin Gordon**

07775 726458

[colin@woodlands.co.uk](mailto:colin@woodlands.co.uk)



## Description

Hayloft Meadow is a south facing upland meadow which directly abuts Scargill Low Moor in The North Pennines, close to the villages of Bowes and Gilmonby. The meadow's location on the moorland edge offers fantastic views across an expanse of unspoilt countryside. The historic market town of Barnard Castle is around a 10 minute drive away.

The land would appeal to those looking for a manageable parcel of amenity land, a hay meadow or land to graze livestock; there is stock-proof fencing on all sides. In this way, the meadow is suited to either those seeking a peaceful retreat for relaxation, recreational camping, or a productive area for grass production or to graze cattle, sheep or horses.

The land is classified as Grade 4 and described as improved grassland with the soil type as slowly permeable, seasonally wet acid upland soil capable of producing good meadow grass which has been cut for hayledge annually. As an upland hay meadow, the land attracts diverse and abundant wildlife with curlews, golden plover, redshank, lapwing and oystercatcher amongst others and would therefore be of significant appeal to bird enthusiasts.

Hayloft Meadow is conveniently located just a short drive from the main A66 trunk road which bridges Yorkshire, Durham and The Lake District. Access is gained via a gated green lane from the public highway as shown on the wood map. A further wooden field gate near the end of the track (the fourth on your right-hand side) gains you access on to the meadow itself.

Stepping through the entrance, a green expanse of open land unfolds before you. To your left, the eastern boundary features a charming traditional dry-stone wall, complemented by a sturdy stock-proof fence. The southern boundary is again marked by a dry-stone wall, but there is a secondary stock-proof fence providing extra security to prevent livestock from falling into the small stream/sike. The area around the sike is teeming with wildlife, from vibrant plants to bustling insects and various animals and birds.

As you continue along the southern boundary, you'll encounter one of the many historic stone quarry features in this area. These quarries were once used to source stone for the extensive dry-stone walls and buildings. Over time, this particular quarry has transformed into a beautiful meadow pond, attracting a variety of wildlife and birds. It's an ideal spot for those who enjoy bird watching and camping.

A brand-new stock fence marks the western boundary which is marked with orange paint. Continue north along the western boundary and you'll reach the northern boundary's dry-stone wall, which separates the meadow from the green lane beyond it. This wall will guide you back to the meadow's parking area and access gate.

Hayloft Meadow is a wonderful spot for those passionate about environmental conservation and sustainable land management. Grazing livestock can be an excellent way to maintain and improve habitats. This practice, known as conservation grazing, supports a variety of wildlife by creating diverse vegetation structures and providing food sources for invertebrates and birds.

Due to the presence of ground-nesting birds (including Plover, Curlew and Lapwing) this meadow is not suitable for tree planting or woodlands creation. Keeping the area clear of woodland ensures that these vulnerable species have a safe environment to breed and thrive, by maintaining the open habitat that they require.

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.

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## Wildlife

The meadow is a thriving habitat for a diverse range of wildlife. You'll find rabbits and hares darting through the grass, while buzzards and owls soar overhead, scanning the ground for prey. The meadow and surrounding land is also a crucial sanctuary for ground-nesting birds, including several red-listed species. Among these are the lapwing and curlew, both of which are of significant conservation concern. These birds rely on the meadow's undisturbed environment to nest and raise their young, making it a vital area for their survival during breeding season.

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## 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 quarry pond and a small stream/sike
- Secure boundaries with stock-proof fencing and traditional dry stone walls

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## 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. Hayloft Meadow is offered with freehold title, ensuring complete ownership, and there are no public rights of way across the property.

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## Rights and covenants

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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.

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## Local area and history

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The local village of Bowes is only 1 mile away from Hayloft meadow and is known for its medieval Bowes Castle which was built on a Roman fort site. Dotheboys Hall in Bowes is said to have inspired the school in Charles Dickens' "Nicholas Nickleby".

Nearby, Barnard Castle, a Norman stronghold built way back in the 11th Century and once owned by Richard III, offers rich history along with the impressive Bowes Museum with extensive art collections.

The Pennine Hills, often called the "backbone of England," stretch from the Peak District to the Scottish border, featuring stunning landscapes, national parks, and the famous Pennine Way footpath.

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## How to find this meadow

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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.

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## Directions

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Hayloft 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 fourth gate along the lane on your right hand side.

**Coordinates for satnav are:** 54°30'16.2"N 1°59'17.6"W for the field gate.

**What3words:** ///obviously.coupler.supply

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

### 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 4th gate on your right-hand side. This is the access gate into Hayloft Meadow.

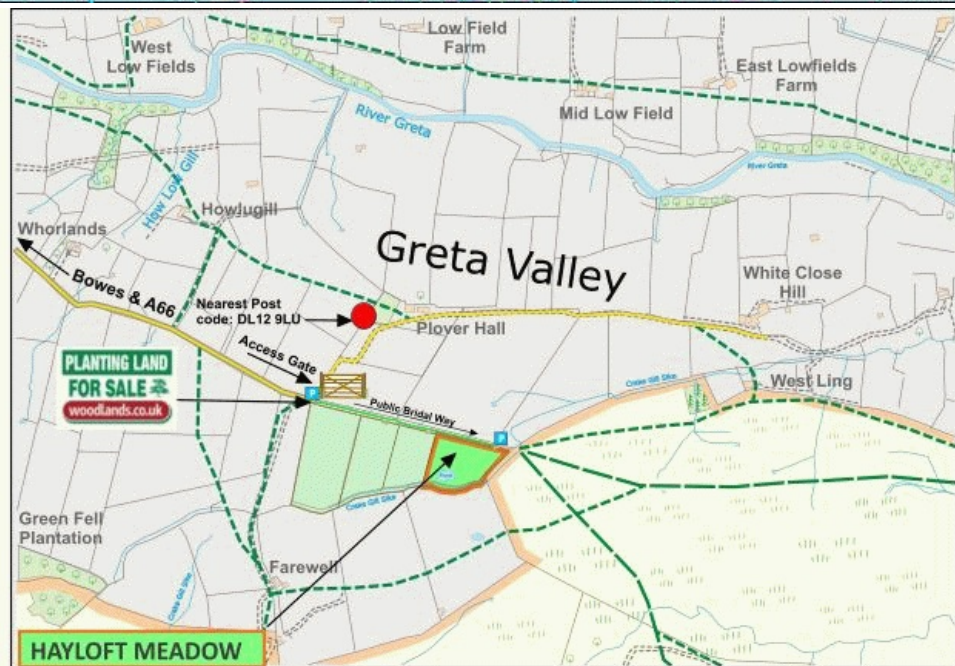
Please ensure you close any gates to prevent livestock escaping from neighbouring fields.

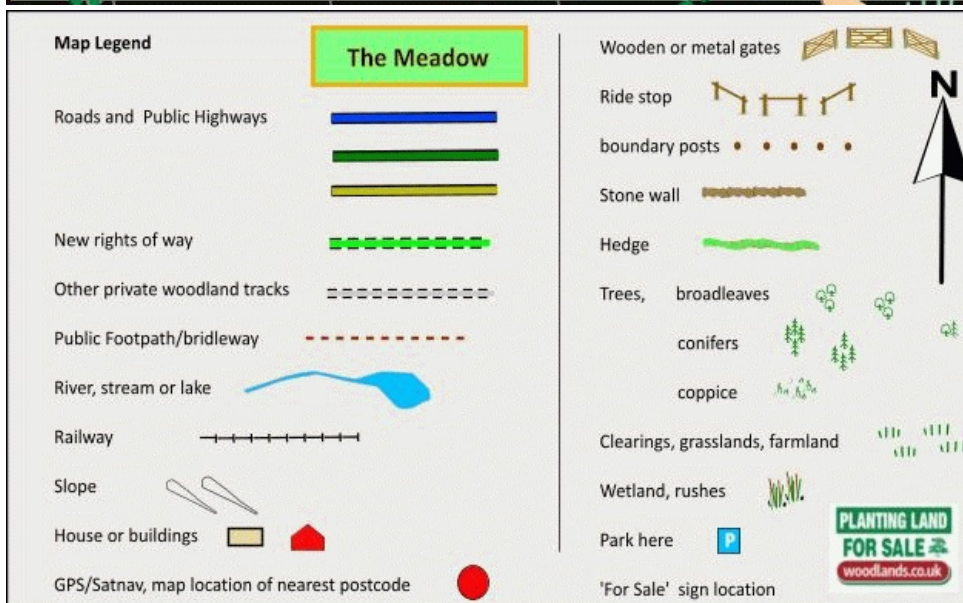
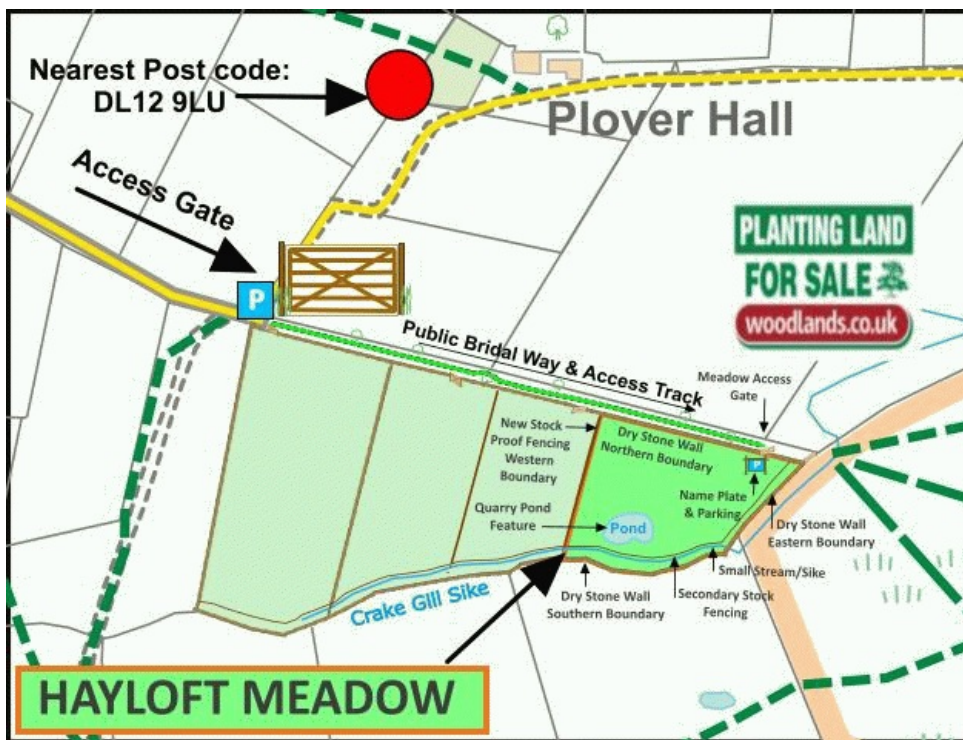


## Boundaries:

- North Boundary: Dry stone wall (and access gate)
- East Boundary: Dry stone wall
- South Boundary: Dry stone wall
- West Boundary: Stock proof fence

All boundaries are marked with orange 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.