



Land at Low Newton Farm, Newton in Cartmel, Grange-over-Sands LA11 6JP
Offers Over £1,200,000 – For Sale by Public Auction (Unless Sold Previously)



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Newton in Cartmel
Grange-over-Sands
LA11 6JP

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Tuesday 24th March 2026 at 7.30pm

The Gilpin Bridge, Bridge End, Levens, Kendal LA8 8EP

-
- 93.09 acres (37.67 hectares), or thereabouts, of productive meadow and pastureland, with 2 steel portal framed buildings.
 - Direct roadside access onto Cartmel Lane and High / Low Newton Road.
 - Set in a highly accessible and sought-after location.
 - Of interest to local landowners, agricultural investment-type interests.
 - Offered as a whole or in up to 6 lots.





The property comprises an attractive and versatile block of agricultural land extending to approximately 93.09 acres (37.67 hectares) of productive ground, offered for sale as a whole or in up to 6 lots.

The land is in good heart and is well fenced with stock-proof boundaries, making it ideal for grazing and agricultural purposes. The holding also benefits from two agricultural steel portal framed buildings, which provide excellent livestock housing and storage.

The land is divided by the High / Low Newton bypass and has multiple roadside access points, offering flexibility. A mains water connection is also available to each of the lots.

This is a well-located and practical block of land, ideal for those looking to extend their agricultural holdings, or for hobby-farming and amenity interests.





Lot 1 – As shown shaded 'Red' – Offers Over £325,000

Extending to 17.49 acres, or thereabouts, of productive meadow and pasture ground. The land benefits from a 6 bay steel portal framed agricultural building, with an extension to one side, providing excellent housing and general storage accommodation. The land has the benefit of mains water supply and good roadside frontage and access.



Lot 2 – As shown shaded 'Blue' – Offers Over £30,000

Comprising a single field enclosure extending to 2.56 acres, or thereabouts. The land sits to the rear of the residential property, east of the A590. Roadside access is taken from the main road and water is available.



Lot 3 – As shown shaded ‘Purple’ – Offers Over £30,000

Comprising a single field enclosure extending to 1.63 acres, or thereabouts. The land is positioned south of Cartmel Lane and has direct roadside access. The land also has the benefit of water available and is of interest to equestrian and amenity-type interests, given its excellent position and potential.



Lot 4 – As shown shaded ‘Orange’ – Offers Over £95,000

Comprising of a block of land extending to 9.42 acres, or thereabouts, with the benefit of roadside access directly from Cartmel Lane. The land is currently split into 3 field enclosures and also has a water supply available and connected.



Lot 5

Lot 5 – As shown shaded 'Light Blue' – Offers Over £400,000

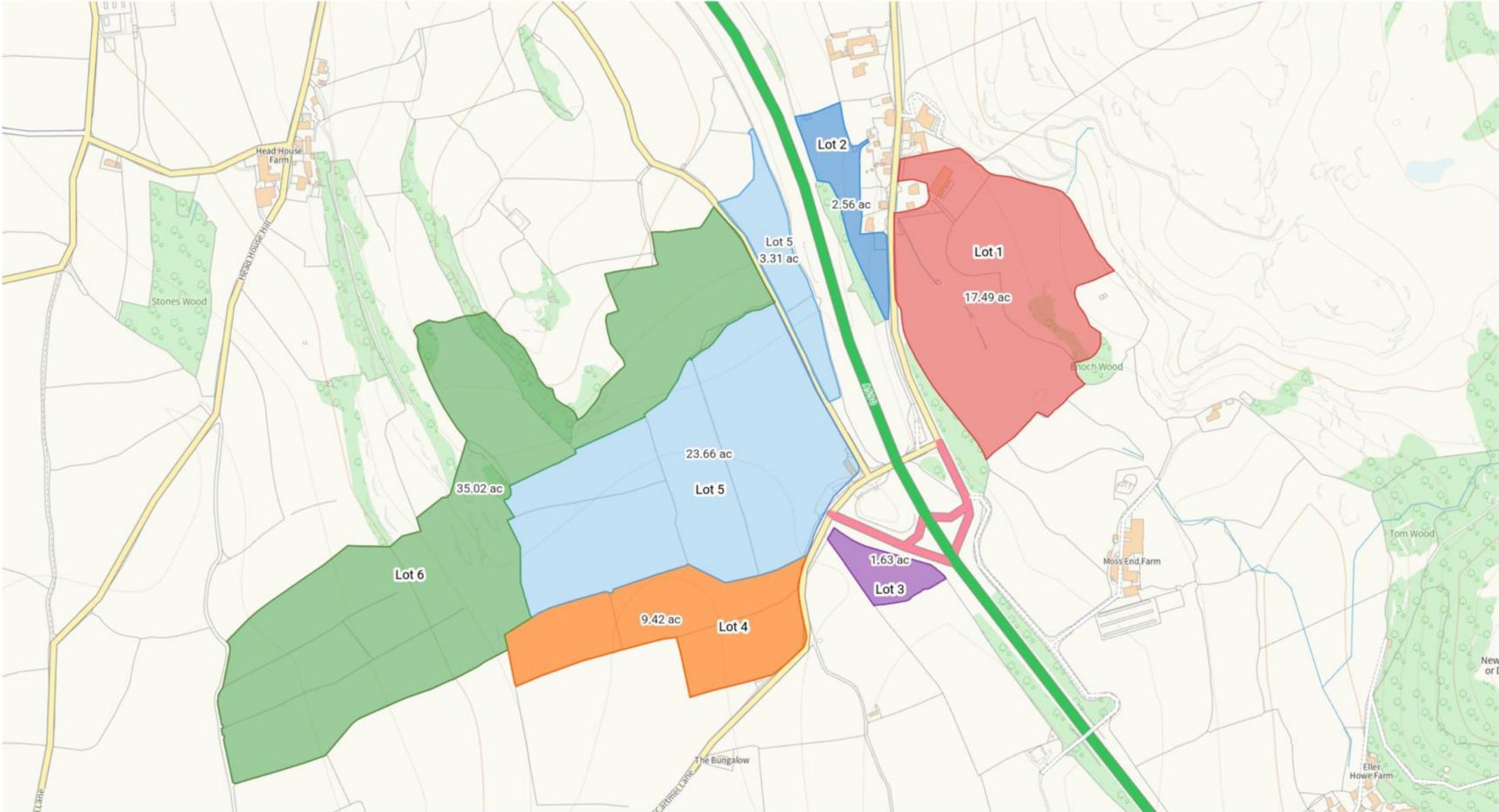
Comprising a block of land extending to 26.97 acres, or thereabouts, which comprises of 5 field enclosures, split by the road. The main block of land, extending to 23.66 acres, has direct road access from Cartmel Lane, with further road access to the 3.31 acre separate field parcel. Situated at the entrance and with good access, is a 5 bay open fronted agricultural steel portal framed building with internal pens, providing livestock housing. This land is a block of productive meadow land, being sought-after in this location.



Lot 6

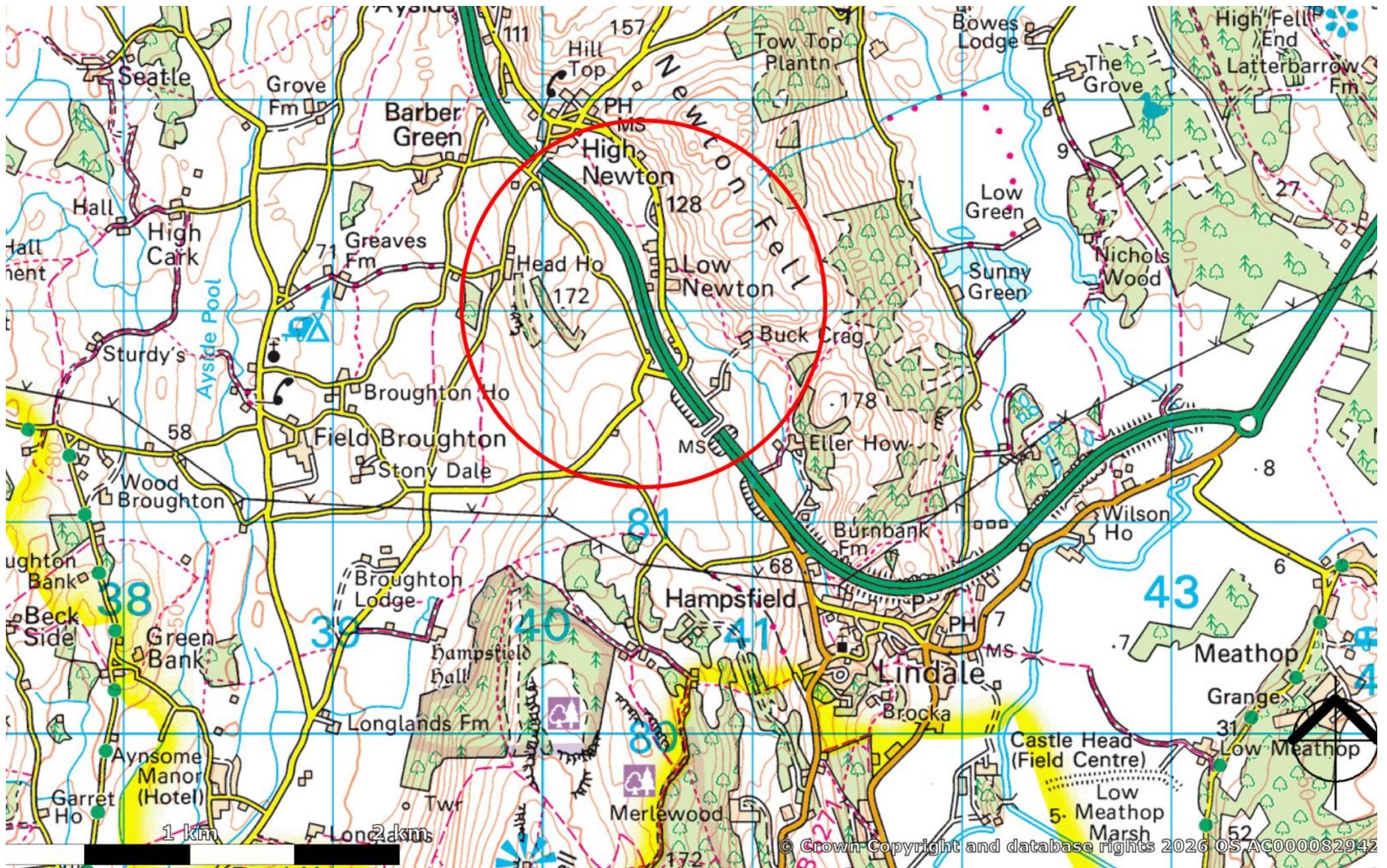
Lot 6 – As shown shaded 'Green' – Offers Over £325,000

Comprising a block of 35.02 acres, or thereabouts. This block of land is currently run as approximately 3 field enclosures, albeit there are historic internal boundaries which could be reinstated to create smaller field parcels. The land is made up of a mixture of meadow, pasture and an area of woodland, and is a productive block of land. The land has access from Four Lane Ends, with a secondary access onto a bridleway at the western boundary. The land also has the benefit of water available.



200 m
Scale 1:6657 (at A4)





Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

General Remarks

Services – Mains water is available to each lot. In the event that the land is sold in lots, a sub meter may be required to be installed to split the supply. Electricity is available to the building within Lot 1.

Title and tenure – The property is offered for sale freehold with the benefit of vacant possession upon completion.

Sporting rights, mines and minerals – Included in so far as they are owned.

Subsidy and environmental schemes – We are not aware of any subsidy or environmental schemes affecting the subject property.

Restrictive covenants – None known.

Access, easements and wayleaves – We are aware that there is a third-party septic tank located within Lot 2 for residential property. We are aware of a wayleave agreement in respect of overhead lines affecting the subject land. Insofar as we are aware, there are no other rights of way, access or easements affecting the property, however, the property is sold subject to and within the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Public footpaths – None known.

Local authority – Westmorland and Furness Council, South Lakeland House, Lowther Street, Kendal, Cumbria LA9 4DQ.

Planning – All planning enquiries are to be directed to the local planning authority as above.

Unimplemented planning consents – We are aware that there are unimplemented consents on the farm buildings situated north of Lot 1 which fall outside the property boundaries. This planning consent is for conversion of the agricultural buildings to residential use.

Conservation area / Protected Landscape – The land is not located within a conservation area, nor is it located near a Protected Landscape. The land sits within the Lake District National Park.

Flooding – The land sits within Flood Zone 1.

Viewings – Can be carried out in reasonable daylight hours, when in receipt of the sales particulars. It is requested that any interested party wishing to view the land registers with the agent so that we are aware of their attendance. The buildings must not be accessed, and access can be arranged by appointment.

Health & Safety – Care should be taken when accessing the land. Armitstead Barnett accept no responsibility for any loss or damage caused when viewing the land. Please do not:

- Climb gates, fences or any other ancillary equipment.
- No children to be allowed on site.

Auctioneers Details – Mr Richard Furnival BSc (Hons) MRICS FAAV.

Auction process – Those wishing to bid at the auction should have carried out all checks, valuations, enquiries, surveys, procedures that are required prior to the sale. The successful bidders at the sale will be required to sign the contracts of sale, which are legally binding on both parties, and at the same time pay over a 10% deposit. Completion will be set for 21st April 2026, or sooner by mutual arrangement.

The Contracts of Sale and search documentation will be available either at the Solicitors and Auctioneers offices for a period of 14 days prior to the Auction.

The Vendor reserves the right to accept any offers should they wish prior to the auction date.

Bidder information – Parties wishing to bid at the auction will need to register to bid and will need a bidding number. Bidders can complete either of the following:

- Pre registration – complete the registration form in advance and supply us with the identification prior to the auction, before receiving a bidding number on the night
- Registration on the day of the auction – complete the registration form at the time of the auction and bring identification with you.

Please see the Bidder Registration Form to the rear of the particulars for further information.

Note: Armitstead Barnett will complete an electronic address check and this will leave a soft ID print, but will not affect your credit rating.

Vendors solicitors – Oglethorpe Sturton and Gillibrand, 17 Main Street, Kirkby Lonsdale LA6 2AQ. Attention of: Lara McIntosh.

Agents details – Armitstead Barnett, Lane Farm, Crooklands, Milnthorpe LA7 7NH

SUBJECT TO CONTRACT – IMAGES TAKEN JANUARY 2026





North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



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BIDDER REGISTRATION FORM

Each bidder is required to complete a Bidder Registration Form and supply **2 FORMS OF IDENTIFICATION** to receive a bidding number.

NO BIDS WILL BE TAKEN FROM A PERSON WITHOUT A BIDDING NUMBER.

Please Tick: Buying as Individual:

(Complete Option A)

Buying as an Agent or Company:

(Complete Options A & B Overleaf)

Please complete the following details in full and **IN BLOCK CAPITALS**. Please ensure you are able to produce **2 FORMS** of identification prior to registering to bid; you are required to supply **1 FROM LIST A** and **1 FROM LIST B** as below.

OPTION A

First Name(s)..... Surname.....

Postcode..... Tel No.

DOB: Mobile No.

Email.....

Company Details (if applicable):

Company Name..... Company Registration No.

Address.....

Postcode..... Tel No.

Data Protection: The information provided on this form and the identification documents requested are required under the Money Laundering Regulations 2017 for identification purposes. Armitstead Barnett will retain these details for a period of 6 years from the above date. We would also like to send you information about other Armitstead Barnett products and services that might be of interest to you. We will always treat your personal details with the utmost care and will never share your information with other companies for marketing purposes without your permission. Please let us know if you would like us to contact you by selecting one of the options below:

Yes, I would like to hear about products and services

Bidder's Signature..... Date.....

No, I don't want to hear about products and services

A bidding number will not be supplied if identification is not provided before the auction.

FOR OFFICE USE ONLY:

List A – Photographic Evidence	ID Seen
Current signed Passport	
Current Full UK/EU Photo Card Driving Licence	
Valid Identity Card (e.g. HM Forces, Police Warrant,	
Firearms or Shotgun Certificate	
Residence permit issued by the Home Office to EEA	
National Identity Card bearing a photograph of the	

List B – Photographic Evidence	ID Seen
Utility bill issued within the last 3 months	
(mobile phone bills not accepted)	
Bank/building society/mortgage or credit card statement issued within the last 3 months	
Inland Revenue self assessment or tax demand	
Local Authority Council Tax bill for current tax year	
Council or Housing Association rent card or Tenancy Agreement for the current year	
Electoral Register Entry	



OPTION B

(Delete as appropriate)

I can confirm that I am a Director of the company

I can confirm that I have written consent from the buyer stating they give me authority to bid and sign on their behalf

Legal Structure	Corporate ID required	Individual ID required
A company (including a UK LLP) which is not listed on a regulated market such as the London Stock Exchange	Copy of Certificate of Incorporation Details of current Company Officers (i.e. directors and company secretary) and shareholders	Identity evidence for a) the individual dealing with the transaction and b) all other individuals or entities with 25% or more of the shares or voting rights in the company
A company (including a UK LLP) which is listed on a regulated market such as the London Stock Exchange	Copy of a dated page from the website of the relevant stock exchange	Identity evidence for the individual dealing with the transaction
A partnership of non-regulated professionals (except an LLP) with five or less partners	None (see the separate checklist for individuals)	Identity evidence for a) the individual responsible for the transaction and b) all other individual partners
A partnership of non-regulated professionals (except an LLP) with six or more partners	Name of partnership Trading address Registered address (if any)	Identity evidence for a) the partner responsible for the transaction and b) one other partner and c) all other individuals who (directly or indirectly) are entitled to, or control 25% or more of the capital, profits or voting rights
A partnership of regulated professionals (except an LLP) such as a firm of solicitors	Entry of details held by a relevant professional body	Identity evidence for a) the lead partner, b) one other partner, and c) all other individuals who (directly or indirectly) are entitled to, or control, 25% or more of the capital, profits or voting rights
A Trust	List of trustees List of beneficiaries or class of beneficiaries Copy of the Trust document	Identity evidence for a) the trustee with responsibility for the transaction, and b) one other trustee, and c) all individuals or entities who: 1) have a specific interest in 25% or more of the capital of the trust property, or 2) have control over the trust, or 3) belong to a class of person whose main interest benefits under a trust which does not entirely operate for the benefit of specific individuals
Other legal structures set up by law	Any document which establishes, manages or regulates the structure A list of any individuals who benefit (if applicable) or a list of the classes whose main interest is served by the structure	Identity evidence for all individuals or entities who 1) are beneficiaries of 25% or more of the property where the individual beneficiaries have been determined, or 2) fall into a class of person whose main interest benefits under the structure where individuals in that class are not determined, or 3) control 25% or more of the structure of the property under the structure

We will require at least 2 forms of identification from Option B prior to you receiving a bidding number.

Bidder's Signature Date.....