



## Borwicks Aynsome

**Aynsome Road, Cartmel, Grange-Over-Sands, Cumbria, LA11 6HG**

A wonderful and rare opportunity to purchase one of the most desirable farms in the iconic Cartmel Valley. Period five bedroom farmhouse in need of renovation, detached two bedroom bungalow with tremendous scope for refurbishment, superb range of traditional and modern farm buildings with potential for development, subject to planning permission. Valuable, high quality, meadow and pasture land. Part of Hampsfell.

**In all about 324.03 acres (131.14 hectares)**

**Available as a Whole or in Seven Lots**



**Lots 1, 2, 3 & 5**



### Key Features

- **Sizeable, 5 bedroom, Grade II Listed Farmhouse – in need of renovation.**
- **Detached, 2 bedroom bungalow, occupying a fine site. Located outside of the Lake District National Park.**
- **Range of modern and traditional agricultural buildings with potential for residential conversion, subject to receiving appropriate planning approval.**
- **High quality agricultural meadow and pasture.**
- **Expanse of Hampsfell, rich in biodiversity, offering exciting environmental scheme opportunities.**
- **Highly sought after area and will be of interest to those wanting a change of lifestyle, hobby farmers/ smallholders, those with equestrian interests, investors or local land and property owners.**

### Location

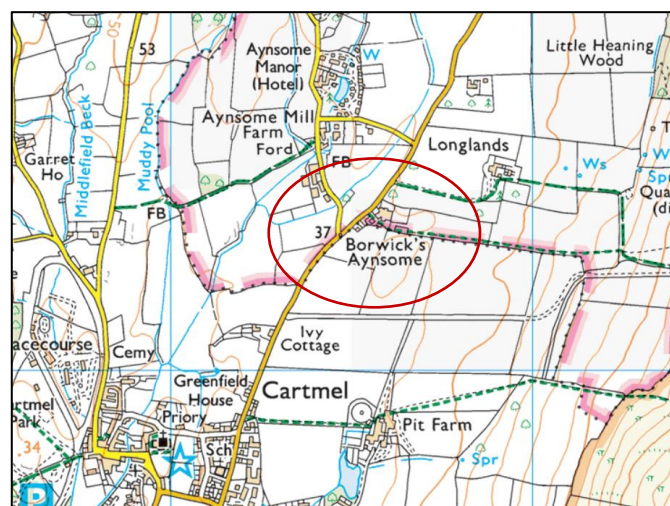
Borwicks Aynsome is located 0.7 miles from the idyllic village of Cartmel and only 2 miles from the A590. The farm is located partially within the Lake District National Park, in an extremely attractive and tranquil setting, located only 20 minutes drive from J36 of the M6 motorway. Cartmel is renowned for its 12th Century Priory, variety of shops, traditional pubs, Michelin starred restaurants, racecourse, primary and secondary schools. Borwicks Aynsome is 2.6 miles from Cark and Grange-over-Sands railway stations and 14 miles from Oxenholme, the Lake District mainline railway station.

**Grid Reference: SD 38575 79428**

**What3words: stance.stereos.sand**

### Directions

From Junction 36 of the M6 motorway take the A590 and after approximately 3.5 miles take the slip road to Barrow/Milnthorpe. Taking the first exit on the roundabout, continue 5 miles to the Meathop roundabout and take the 2nd exit on to Lindale Bypass. After 2 miles take the exit to Cartmel and continue for 1 mile, before turning left on to Green Lane and continue for 1.2 miles. Borwicks Aynsome can be found on your left-hand side, denoted by the selling agents For Sale board.







#### SCHEDULE OF LOTS

Lot No	Description/Name	Colour on Plan	Decimal Acreage	Hectares	Guide Price £
1	Farmhouse, agricultural buildings, meadow, pasture and fell land	Red	207.15	83.83	1,750,000
2	Little Aynsome – Detached 2 Bedroom Bungalow	Blue	0.34	0.14	350,000
3	Old Elm Fields	Pink	16.93	6.85	200,000
4	Applegarth Fields	Green	22.03	8.92	250,000
5	Low Meadows	Orange	13.26	5.37	140,000
6	Dog Kennel Fields	Yellow	16.36	6.62	200,000
7	Broughton Park and Buildings	Purple	47.96	19.41	370,000
			<b>324.03</b>	<b>131.14</b>	<b>£3,260,000</b>

**Description** Borwicks Aynsome comprises an equipped stock farm, extending to circa 131.14 hectares [ 324.03 acres], offered for sale as a whole or in 7 separate Lots. Borwicks Aynsome has not been openly marketed for over 100 years and presents something for all. The main farmhouse and detached bungalow, whilst in need of renovation, provide an exciting opportunity, benefitting from glorious countryside views, along with mains water and electric. The range of traditional and modern farm buildings, offer potential for development and conversion to residential units, subject to planning approval.

Comprising a spacious, 5 bedroom, Grade II listed farmhouse dating back to the late 17th or early 18th century. Whilst in need of complete renovation, the property provides a wonderful layout and has the potential to form a delightful home. Range of both traditional and modern farm buildings, many of which offer potential for conversion, subject to Planning Authority Approval. Productive agricultural land extending to approximately 68.53 acres [27.73 ha] together with a further 137.12 acres [55.49 Ha] of Hampsfell which itself is rich in biodiversity.

**LOT 1** **GRADE II LISTED FARMHOUSE, RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS, PRODUCTIVE MEADOW AND PASTURELAND AND EXPANSE OF HAMPSFELL.**  
Extending in all to circa 207.15 acres [83.83 Hectares]  
Shaded red on the Sale Plan

**Entrance Porch** **2.95m x 3.37m (9'8" x 11'1" [max])**  
Accessed via rear door, stainless steel sink unit over stone flag floor. Windows through to farmyard and kitchen along with singular ceiling window.





**Lot 1**



**W.C** **1.26m x 1.60m (4'2" x 5'3")**  
W.C., handwash basin over linoleum flooring. Singular window to yard area.

**Former Pantry** **2.99m x 5.38m (9'10" x 17'8")**  
Fitted glazed-brick and stone countertops, fitted wooden cabinets along with section of fitted wall shelving all over concrete floor.

**Kitchen** **2.80m x 2.87m (9'2" x 9'5")**  
Accessed via entrance porch. Stainless steel sink unit, fitted wall cabinets and shelving over stone flag floor.

**Dining Room** **3.74m x 3.36m (12'3" x 11')**  
Rayburn with tiled surround over stone flag floor under exposed wooden beam. Triple window overlooking lawned garden to the southwest.

**Main Hallway** **5.15m x 1.63m (16'11" x 5'4")**  
Spacious hallway leading from front door.

**Second Hall** **1.74m x 0.88m (5'9" x 2'11")**  
Leads off main hallway to stairwell and kitchen.

**Sitting Room** **3.37m x 5.07m (11'1" x 16'8")**  
Accessed from main hallway. Exposed wooden beams over carpet floor. Open fireplace with part tile/ wooden surround. Electric heater. In wall cupboards, butler's hatch and alcove shelving. Two windows providing north-westerly views.

**Lounge** **4.59m x 4.05m (15'1" x 13'3")**  
Accessed from main hallway. Carpet floor. Two windows both offering seating below. Open fireplace with red tile surround and mantelpiece. Electric heater. Alcove storage and shelving in wall.

**Understairs Cupboard** **0.87m x 1.86m (2'10" x 6'1")**  
Accessed off Living Room. Fitted shelving over linoleum-type flooring.

## **First Floor**

**Landing** **6.68m x 1.85m (21'11" x 6'1")**  
Singular window providing south-westerly views, over wooden flooring.

**Bedroom No.4** **2.53m x 3.11m (8'4" x 10'2")**  
Small double room. Singular window to northwest over carpet floor. Characterful, traditional internal walls with wooden studs visible.

**Bedroom No.3** **4.02m x 3.03m (13'2" x 9'11")**  
Double room. Wooden flooring under painted ceiling. Two windows providing plentiful supply of natural light. Internal, partition walls providing wonderful character.

**Bedroom No.2** **5.17m x 3.38m (17' x 11'1")**  
Large double room. All over carpet floor. Two windows overlooking the surrounding Cartmel Valley.



**Lot 1**



**Bedroom No.1** **5.46m x 3.19m (17'11" x 10'6")**

Large double room accessed through Bedroom 1. Carpet floor under papered walls and ceiling. Handwash basin with single window above overlooking farmyard. Further triple window providing north-westerly views. Fireplace with tiled surround currently occupied by electric heater.

**Bedroom No.5** **3.91m x 2.96m (12'10" x 9'9" [max])**

Single room. Window overlooking lawned garden. Fitted wardrobe and storage cupboards over carpet floor. Exposed wooden beam.

**Family Bathroom** **3.16m x 2.93m (10'4" x 9'7")**

W.C., handwash basin, bath and fitted wall cabinet. All over carpet floor. Ceiling window. Timber clad airing cupboard providing wooden shelving.

**Outside**

To the immediate west of the farmhouse, accessed through the adjoining barn, lies a delightful lawned garden, bordered by traditional drystone walls and offering wonderful easterly views. To provide additional curtilage to the farm buildings, a section of parcel 5235 is included in the sale of Lot 1, as delineated on the detailed plan included within these sales particulars. This area can be accessed through a wooden gateway from the adjoining farmyard and offers useful space, should the successful purchaser decide to develop the nearby traditional barns at some point in the future.

To formalise this additional curtilage, it will be incumbent for the purchaser of Lot 1 to construct a suitable stockproof fence between points C and D, on the plan attached to these particulars of sale within three months of the completion date.

**Outbuildings**

There are a range of traditional and modern farm buildings at the steading, together with useful expanses of concrete yard areas. Whilst the modern buildings provide useful livestock accommodation and storage space, the range of traditional buildings offer potential for conversion to residential units [subject to the necessary planning consents].

**[1] Traditional Barn No 1 [7.79m x 10.28m]** Traditional stone barn attached to main farmhouse on its southeasterly elevation. Split internally into separate sections, comprising:

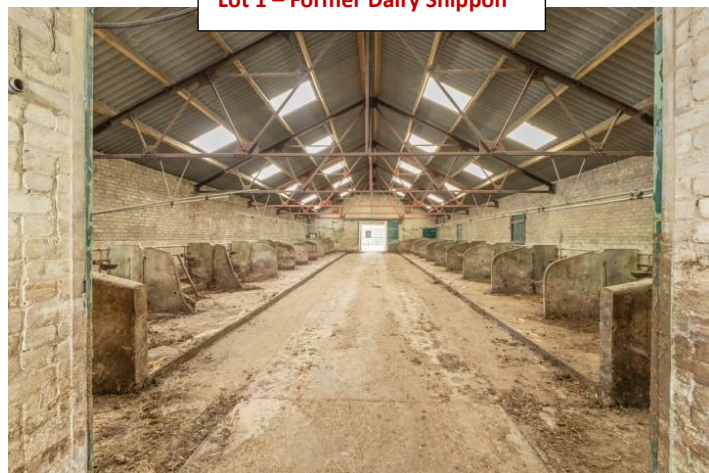
- **Garage space.** [5.07 x 7.89m] Located in the section immediately adjacent to the farmhouse and providing access to the dwelling's rear door and lawned garden. Timber framed/ clad, fully enclosed garage located within, providing useful secured storage. All over concrete floor and under slate roof.
- **Tool Store.** [4.63m x 5.35m] Accessed via door from the garage space and along small entrance passage. Predominantly traditional stone walls, some of which are rendered. Concrete floor. Gardener's W.C.
- **General Purpose Store.** [2.80m x 2.22m] Concrete floor. Concrete block internal wall adjoining tool store, traditional stone outer wall. Dual aspect windows to yard area and paddock.

**[2] Open Fronted Barn [4.92m x 6.27m]** Forms one section of larger traditional stone barn, under slate roof. Utilised for storage purposes or as a car port. Provides access to the lofted area to the east.

**[3] Traditional Barn [14.05m x 6.27m]** Forms main section of this large traditional stone barn all of which lies under slate roof and over concrete floor. Split internally into three separate byres. Access to each byre is provided via doors along the southerly wall. Whitewashed walls internally. Lofted throughout, renovation of which was undertaken recently, providing useful storage space.

**[4] Detached Traditional Barn [17.16m x 12.36m]** Large traditional stone barn, together with lean-to, all under slate roof and over concrete floor. Lean-to off the westerly wall comprises former shippin, under mono pitched roof. Remaining barn internally subdivided and partially lofted, providing general purpose storage. Access provided by two sets of barn doors along the easterly wall and via doorways on both gable ends. Benefits from internal water trough.

**Lot 1 – Former Dairy Shippon**



**[5] General Purpose Store [3.46m x 4.06m]** Small lean-to off easterly aspect of Detached Traditional Barn. Traditional stone construction with external roughcast finish under mono pitch slate roof.

**[6] Straw Shed [17.93m x 7.12m]** Four bay, steel portal framed building over concrete floor. Tin sheet cladding under double pitched, box profile sheet roof.

**[7] Grain Silo**

**[8] Stable Block [14.70m x 5.50m]** Traditionally built with external roughcast finish under slate roof and over concrete floor. Subdivided internally into three stables, each measuring approx. 4.88m x 4.62m.

**[9] Hay Barn [10.17m x 27.48]** Steel framed, 6 bay hay barn. Concrete floor under double pitched fibrous cement sheet roof. Concrete block walls to fibrous cement sheet cladding. Access provided via entranceway on northerly gable.

**[10] Loose Box [6.15m x 5.20m]** Traditionally built with external roughcast finish under slate roof. Whitewashed walls internally. Two story although not lofted at present.

**[11] Shippon For 8 [6.83m x 6.30m]** Former shippon adjoining building 10's westerly aspect and of same construction. Concrete floor. Access provided by two doorways on westerly gable end.

**[12] Former Dairy Shippon [11.30m x 37.45m]** Seven bay, brick built former dairy shippon with external roughcast finish under fibrous cement sheet roof. Access provided via entranceways on both gable ends. Internal walls constructed in northern and southernmost bays forming four ancillary rooms including the former dairy.

**[13] Covered Yard [15.26m x 19.15m [max]/ 6.23 [min]** Modern 3 bay, steel portal framed building under double pitched box profile sheet roof and over concrete floor. Can be utilised for livestock housing, with access to water trough.

**[14] Loose Housing [5.42m x 9.84m]** 3 bay loose housing/ general purpose store. Stone walls to Yorkshire Board & timber cladding under double pitched slate roof. Entranceway provided on south-westerly gable.

**[15] Small Traditional Building [2.94m x 4.66m]** Traditionally built under double pitched slate roof and over earth floor.

**Land** Lot 1 is offered with approximately 205.65 acres (83.22 Hectares) of land in total, comprising circa 68.53 acres of productive meadow and pasture land, together with a further 137.12 acres of upland grazing on Hampsfell.

The meadows and pastures, extending to the east of the farm steading, are located within a ring fence, providing ideal grazing and mowing land. Many of these parcels benefit from water troughs, fed by a private supply. Access to the parcels included in Lot 1 is provided from the farm steading, the driveway leading to the neighbouring Longlands House and via internal gateways. Boundaries comprise a mixture of dry stone walls, mature hedgerows and post/ wire fences, all of which are deemed stockproof. There are two public rights of way that cross through the low-lying land within Lot 1, as delineated on the attached sale plan. Hampsfell is crossed by several footpaths and a bridleway.

Located within parcel 3965 lies the Grade II listed Hampsfell Tower, an impressive stone built structure providing wonderful views of the surrounding Cartmel valley.

The allotment land forming part of Hampsfell is rich in biodiversity, offering potentially rewarding environmental scheme opportunities. The easternmost half of the parcel is designated under a Limestone Pavement order and also provides the site for the Grade II listed Hampsfell Hospice Shelter. The allotment land is serviced by natural water supplies, with boundaries comprising predominantly dry stone walls.

Sheet ID	Parcel ID	Acres	Has	Description
SD3979	2156	5.20	2.11	Pasture
SD3979	3965	7.95	3.22	Pasture
SD3979	3744	15.18	6.14	Pasture
SD3979	1237	12.91	5.23	Meadow
SD3979	0555	7.36	2.98	Meadow
SD3879	6343	0.49	0.20	Paddock
SD3879	7539	3.87	1.56	Pasture
SD3879	6339	0.13	0.05	Pasture
SD3979	8455	137.12	55.49	Hampsfield Fell
SD3879	7050	0.19	0.08	Driveway to Longlands House
SD3879	7646	4.29	1.74	Meadow/ Pasture
SD3879	8056	10.78	4.36	Meadow/ Pasture
SD3879	5742	1.32	0.53	Farm Steading
SD3879	5235	0.37	0.15	Paddock
		<b>207.15</b>	<b>83.83</b>	





Lot 2



## LOT 2

## LITTLE AYN SOME

**2 bedroom bungalow occupying a sizeable plot**  
**Shaded blue on the Sale Plan.**  
**In all about 0.34 acres.**

A delightful bungalow, in need of modernisation, in the heart of the Cartmel Valley, benefiting from glorious countryside views up towards Hampsfell. Located just outside of the Lake District National Park. The property has been extended and adapted over the years to provide a unique and special home. Occupies a sizeable plot benefitting from tarmac surround, providing ample off-road parking. The dwelling benefits from mains water and electric supplies, with drainage to a private septic tank.

**Utility Room** **1.86m x 3.21m (6'1" x 10'6")**  
 Stainless steel sink with fitted base unit over wood-effect linoleum type flooring. In wall cupboard housing services' meters. Window overlooking property and garden area to the northeast.

**Kitchen** **3.15m x 3.14m (10'4" x 10'4")**  
 Sink, fitted base units and above-counter cabinets with tiled surround/ backsplash, hob, oven. Wood-effect linoleum flooring under painted ceiling. Dual aspect windows overlooking adjacent paddock.

**Main Hallway** **2.07m x 4.01m (6'9" x 13'2")**  
 Leads from front door. Carpet floor. Alcove storage and shelving within walls. Window providing views of adjacent paddock.

**Lounge** **5.42m x 5.01m (17'9" x 16'5" [max])**  
 Dual aspect with delightful bay window providing westerly views, along with further north-westerly facing window, flooding the space with natural light. Electric fireplace with tiled surround and wooden mantelpiece. Carpet floor. In-wall cupboard space and shelving provides useful storage.

**Hallway to Bedrooms** **2.79m x 1.06 (9'2" x 1.06)**  
 Off which lies an airing cupboard with fitted wooden shelving together with a further, floor to ceiling in-wall cupboard. Singular electric heater.

**Bedroom No.2** **3.09m x 2.93m (10'2" x 9'7")**  
 Spectacular high ceiling over carpet floor. Fitted wardrobe and cupboards. Window providing northerly views.

**Bedroom No.1** **3.17m x 4.04m (10'5" x 13'3")**

Impressive, glazed brick walls, covered on certain walls with wallpaper. Carpet floor. Dual aspect windows providing plentiful supply of natural light.

**Shower Room** **1.27m x 2.89m (4'2" x 9'6")**

Handwash basin with tiled backsplash, W.C. and shower unit over wood effect linoleum flooring. Singular Velux window.

**Outside** The dwelling occupies a substantial plot, with the existing curtilage to be extended into adjacent field parcel, as per the detailed plan attached to these sales particulars. This will provide a wonderful garden space [subject to the necessary consents].

Access is provided directly off the adjacent public highway to the northwest. The tarmac driveway provides plenty of parking. A lawned area is found to the immediate north of the property, sheltered from the adjacent highway by a line of mature trees.

If purchased together with the adjacent field parcels ('Lot 3') the property has the potential to form a delightful smallholding for hobby farmers or those with equestrian interest.

*\*NOTE - It will be incumbent for the successful purchaser of Lot 2 to erect a suitable stockproof fence, between points A and B on the attached plan, within 3 months after the date of completion.*



Lot 2

**Lot 4**



**LOT 3**

**OLD ELM FIELDS**

**Extending in all to circa 16.93 acres [6.85 Hectares]  
Shaded Pink on the Sale Plan**

Three enclosures of productive meadow/ pastureland benefitting from good roadside access. Boundaries comprise predominantly mature hedgerows and post/ wire fences, all of which are deemed stockproof.

If sold separately, the successful purchaser of Lot 3 will have the right to connect into the water supply of Lot 1, directly from the troughs located within parcel 5235 and between 6327 and 7539.

There is a clawback agreement in place over Lot 3. The overage payment equates to 30% uplift in value of the land, due on the commencement of development of any non-agricultural/ equestrian use for a period of 20 years.

*\*Note – A new stockproof fence is to be erected, by the successful purchaser of Lot 1, across parcel 5235, between points C and D on the plan attached to these Sales Particulars within 3 months from the date of completion.*

Sheet ID	Parcel ID	Acres	Has	Description
SD3879	5235	5.07	2.05	Meadow
SD3879	6327	6.76	2.73	Meadow
SD3879	4523	10.20	4.13	Meadow
		<b>16.93</b>	<b>6.85</b>	



**Lot 3**

**LOT 4**

**APPLEGARTH FIELDS**

**Extending in all to circa 22.03 acres [8.92 Hectares].  
Shaded Green on the Sale Plan**

Three parcels of high quality meadow and pastureland, accessed directly off the adjoining public highway to the west. Boundaries comprise primarily well-maintained mature hedgerows, with some lengths of dry stone wall and post/ wire fencing, all of which are deemed stockproof. The land benefits from a natural water supply, provided within parcel 2774.

Sheet ID	Parcel ID	Acres	Has	Description
SD3979	2774	5.07	2.05	Meadow
SD3879	9370	6.76	2.73	Meadow
SD3979	1274	10.20	4.13	Meadow
		<b>22.03</b>	<b>8.92</b>	

**LOT 5**

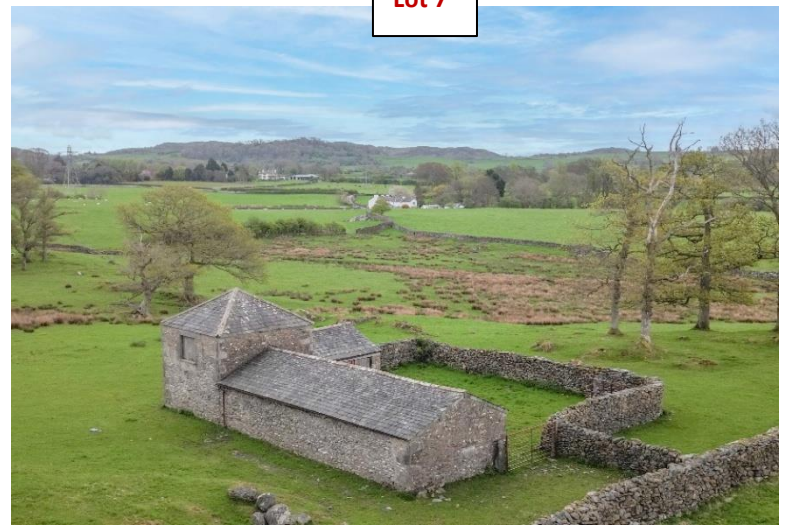
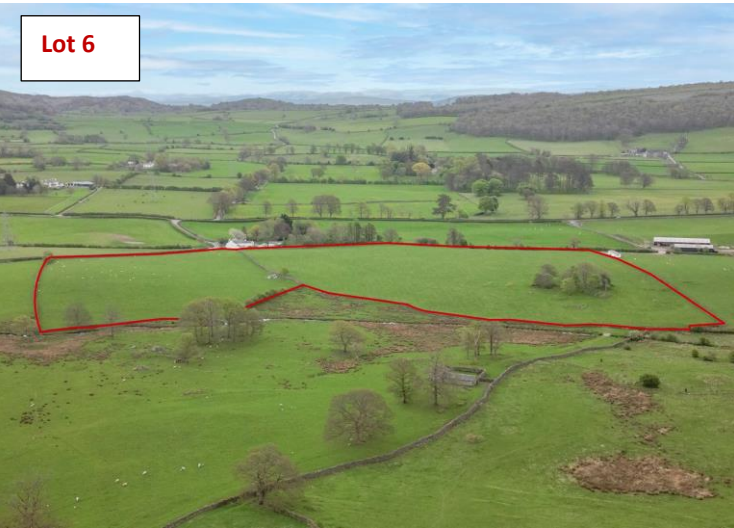
**LOW MEADOW FIELDS**

**Extending in all to circa 13.26 acres [5.37 Hectares]  
Shaded Orange on the Sale Plan**

Three extremely useful enclosures of productive meadow/pastureland located opposite the main farm steading and adjacent to Aynsome Lane. The land benefits from convenient roadside access with boundaries comprising predominantly mature hedgerows with internal post/ wire fencing, all of which are stockproof. Lot 5 is serviced by natural water supplies, directly from the River Eea.

Sheet ID	Parcel ID	Acres	Has	Description
SD3879	3429	2.27	0.92	Meadow
SD3879	3939	3.48	1.41	Meadow
SD3879	2332	7.52	3.04	Meadow
		<b>13.26</b>	<b>5.37</b>	





**LOT 6** **DOG KENNEL FIELDS**  
Extending in all to circa 16.36 acres [6.62 Hectares]  
Shaded Yellow on the Sale Plan

Located on the edge of the small hamlet of Field Broughton, Lot 6 comprises 2 parcels of good quality meadow/ pastureland. It is slightly undulating, rising in places to offer spectacular views of the surrounding countryside. Boundaries comprise a mixture of dry stone walls and mature hedgerows, all of which are deemed stockproof.

This block can be accessed directly off the public highway, which runs adjacent to parcel 4697's easterly boundary. A public right of way passes through parcel 4697, from the adjoining road, in a south westerly direction.

The Dog Kennel Fields benefit from natural water supplies, provided from the River Eea.

Sheet ID	Parcel ID	Acres	Has	Description
SD3880	4697	5.82	2.35	Meadow
SD3880	4474	0.32	0.13	Group of Mature Trees
SD3880	5081	10.22	4.14	Meadow
		<b>16.36</b>	<b>6.62</b>	

**LOT 7** **BROUGHTON PARK**  
Extending in all to circa 47.96 acres [19.41 Hectares]  
Shaded Purple on the Sale Plan

A significant block of agricultural pasture/ grazing land, equally located in a highly sought after location. The block, comprising former grass parkland, is interspersed with several mature, deciduous trees and rises gently to its westerly boundary, providing wonderful views of the Lakeland countryside. The land benefits from convenient roadside access from the adjoining public highway, via a gateway in the northernmost corner of the parcel. Boundaries, all of which are stock proof, comprise a mix of both dry stone walls and mature hedgerows. The land is serviced by natural water supplies, from a stream that meanders through the centre of the parcel. The land is crossed by a public footpath, which runs directly adjacent to the southerly and southeasterly boundary, as shown on the Sale Plan. Also located within Lot 6, situated near the southernmost corner of the parcel, lies a substantial, traditional stone agricultural building, comprising 4 loose boxes and fodder store, opening onto a yard enclosed by stone walls.

Repair works have been commissioned, in relation to the stone barn, which are planned to be carried out, prior to the completion of sale.

Sheet ID	Parcel ID	Acres	Has	Description
SD3781	9722	3.00	1.21	Pasture
SD3881	2503	44.89	18.17	Pasture
SD3880	2881	0.07	0.03	Stone Barn & Curtilage
		<b>47.96</b>	<b>19.41</b>	



Lot 1 - Hampsfell



**Tenure** Freehold. Vacant Possession upon completion. The land is currently occupied on grazing agreements by a number of licences until June 2025, subject to extension until completion.

**Services** Farmhouse and Bungalow are both mains water and electric. Private septic tank drainage.

**NB:** Interested parties should be aware that septic tanks and private drainage systems are subject to strict regulations and therefore interested parties should seek specialist and legal advice.

**Council Tax** Farmhouse - Band "F" Bungalow - Band "C"

**Energy Rating** Farmhouse - "G" Bungalow - "G"

**Method of Sale** The property is available for sale by Private Treaty as a whole, or in 7 separate Lots.

Please note, any offer on Lots 2 to 7 will not be accepted until a sale of Lot 1 has been agreed.

**Wayleaves and Easements** The properties are sold subject to and with the benefit of any existing easements, wayleaves and rights of way. The sale is subject to all the existing rights of way, drainage, light, air support and other easements and quasi-easements and outgoings whether mentioned in these particulars or not.

**Boundaries** The responsibility of the ownership of the boundary fences and walls are indicated with 'T' marks on the Sale Plan where known and are from the information provided by the sellers and believed to be correct. The 'T' marks indicated on the Sale Plan between individual Lots have been decided by the sellers.

The successful purchaser of Lot 1 will be required to construct a suitable stockproof fence between points C and D on the plan attached to these particulars, within 3 months of the completion date.

Similarly, the purchaser of Lot 2 will be required to construct a suitable stockproof fence between points A and B on the plan attached to these particulars, within 3 months of the completion date.

**Sale Plan** The sale plan has been prepared by the selling agent for the convenience of the prospective purchasers. It is deemed to be correct, but any error, omission or mis-statement shall not affect the sale. Purchasers must satisfy themselves as to accuracy.

Lot 1 – Loose Box  
& Shippon for 8



**Listed Buildings** Borwicks Aynsome Farmhouse and the attached Outbuildings are designated as Grade II listed under entry number 1087216. We understand this listing relates to the Farmhouse, together with Outbuildings Nos 1, 2 and 3 on the building plan enclosed within these particulars of sale.

Included within Lot 1 lies two further Grade II Listed buildings – Hampsfell Tower (within parcel 3965) and Hampsfell Hospice (located on Hampsfell).

**Stewardship Schemes** Specific parcels within Lots 1, 3, 6 and 7 are subject to a Countryside Stewardship Mid Tier Agreement, running until 31/12/2028. Further information and individual parcel options are available on request from the selling agent.

Purchasers will be obliged to take over and comply with the agreement requirement, join a new SFI scheme which prevents any reclaims being made or reimburse the vendors for any penalties. The respective purchasers will be required to complete the relevant 'Transfer In' form for their respective purchases. Assistance will be available for this but a small fee would be charged on an hourly basis.

**Local Authorities** The majority of the property is located within the Lake District National Park, namely Lots 1 (with the exception of parcel 5235), 4, 5, 6 and 7.

Lots 2 and 3 are located outside of the National Park and within the Westmorland and Furness Council authority.

Lake District National Park – 01539 724555  
Westmorland and Furness Council - 0300 373 3300

#### Viewing Arrangements

**Lot 1 and Lot 2** - Strictly by appointment. All viewings will be accompanied by a representative of the selling agents staff. Please contact our South Lakes and North Lancashire Office: 01539 721375.

**Lots 3, 4, 5, 6 and 7** - May be inspected at any reasonable daylight hour by prospective buyers, provided a copy of these particulars are in possession. Please take care when viewing and leave gates as found. Prospective buyers are not to enter the stone barn located within Lot 7.

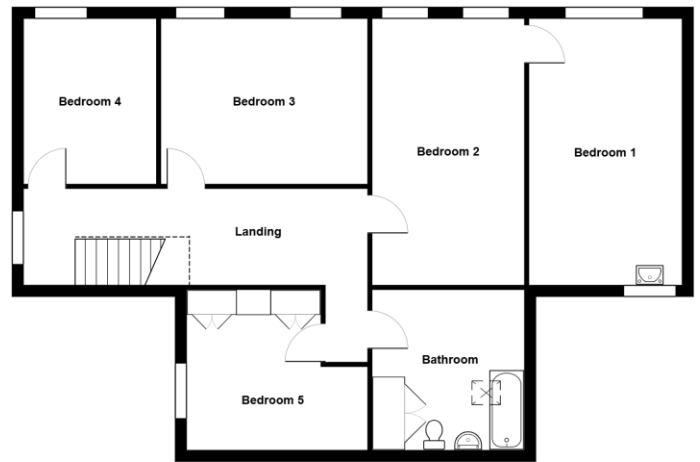
Particulars prepared on: 28/04/2025



## FARMHOUSE



Ground Floor



First Floor

## BUNGALOW

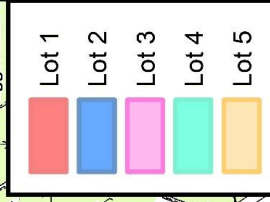


Ground Floor

**IMPORTANT NOTICE:** These particulars have been prepared for the guidance of intending purchasers. No guarantee of their accuracy can be given, nor do they form part of a contract. The services and appliances have not been tested. Interested parties should make their own enquiries and investigations prior to a commitment to purchase is made. No responsibility is accepted for any loss or expense incurred in viewing the property in the event of the property being sold, let or withdrawn. Please contact the Agent before travelling to view.

**Anti-Money Laundering Regulations:** Prospective purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations.



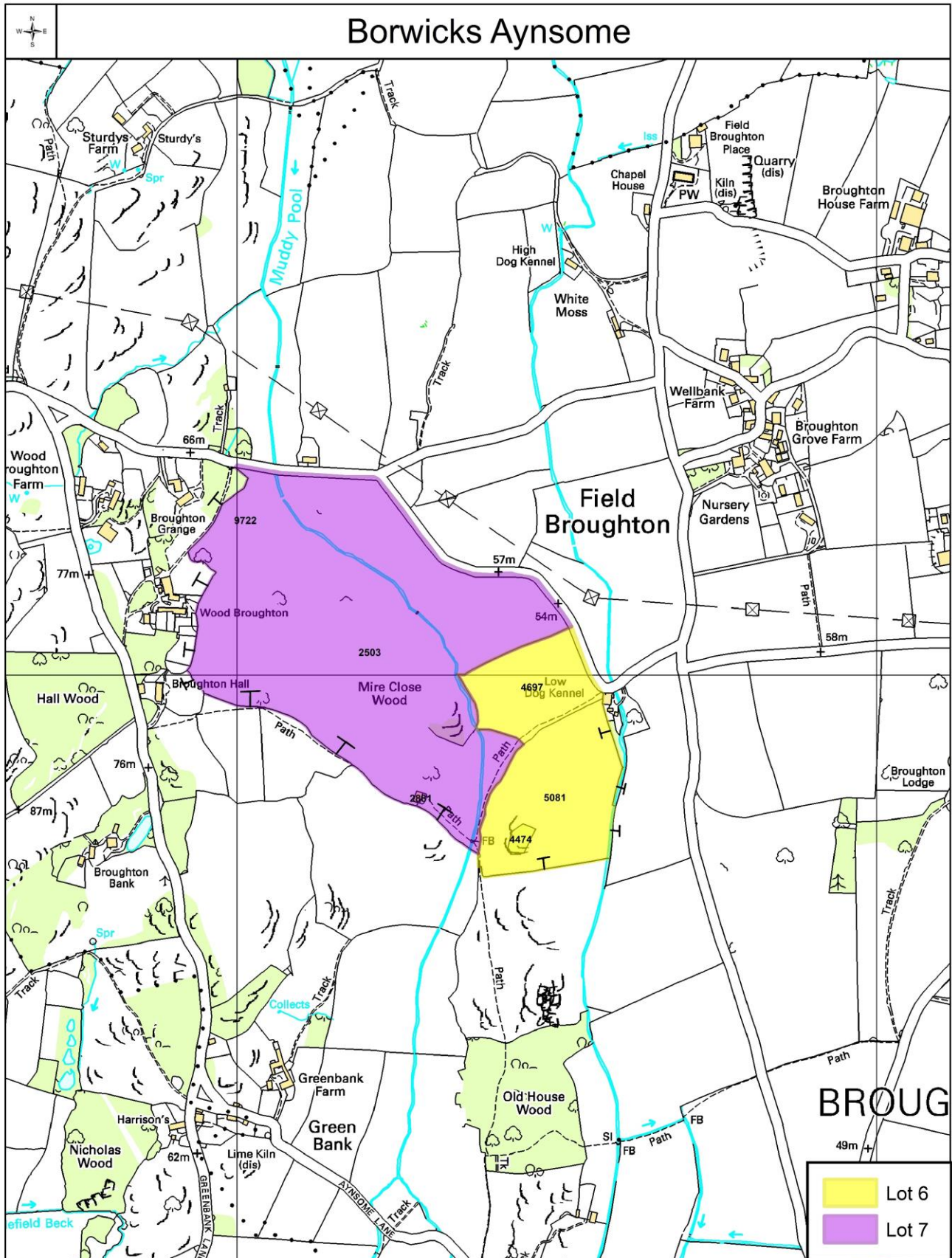
[illegible]

# H&H Land & Estates

Cumbria Tourism Business Centre,  
Windermere Road,  
Staveley,  
LA8 9PL  
01539 721375  
hhlandestates.co.uk

Date: April 2025  
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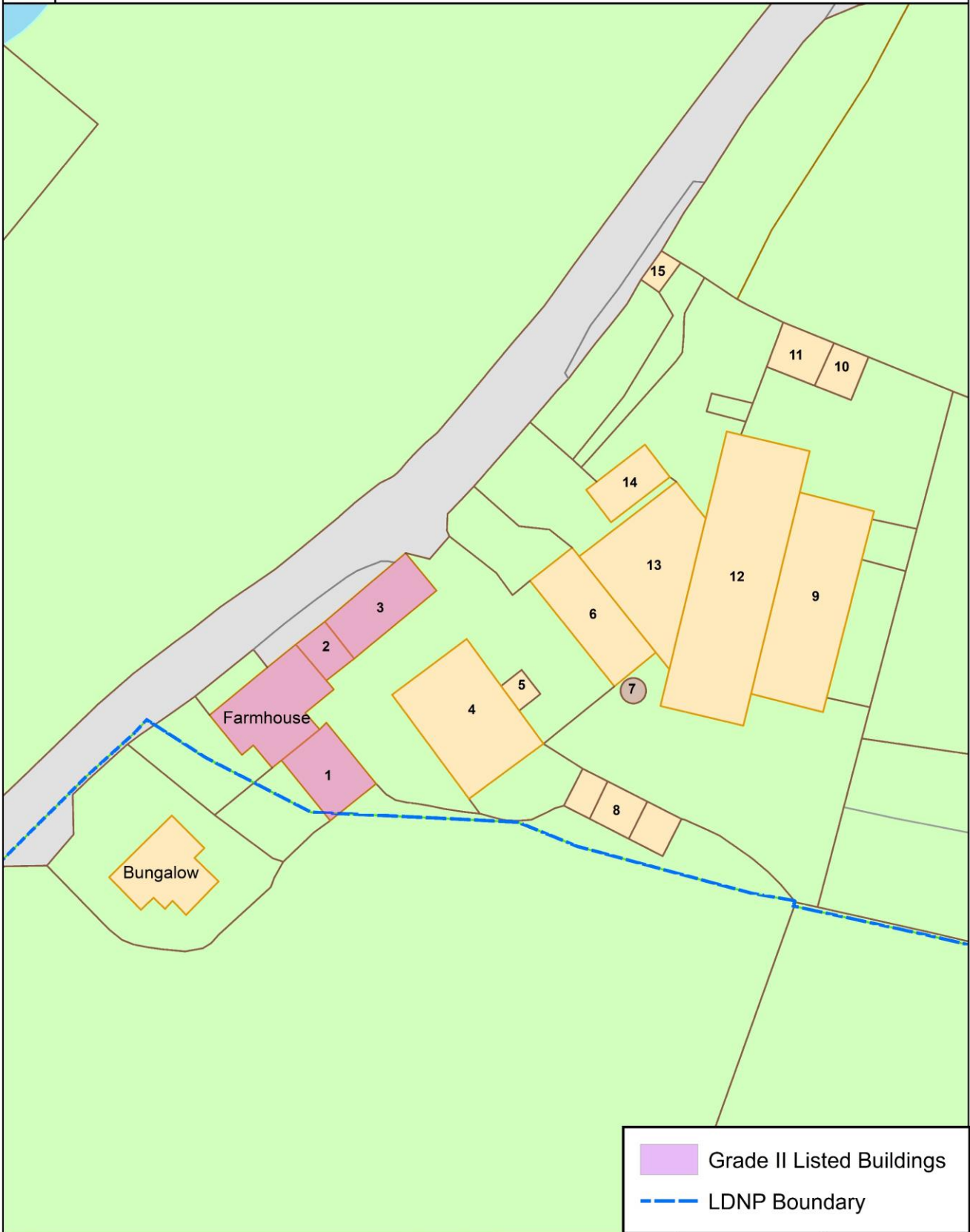


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## Building Plan



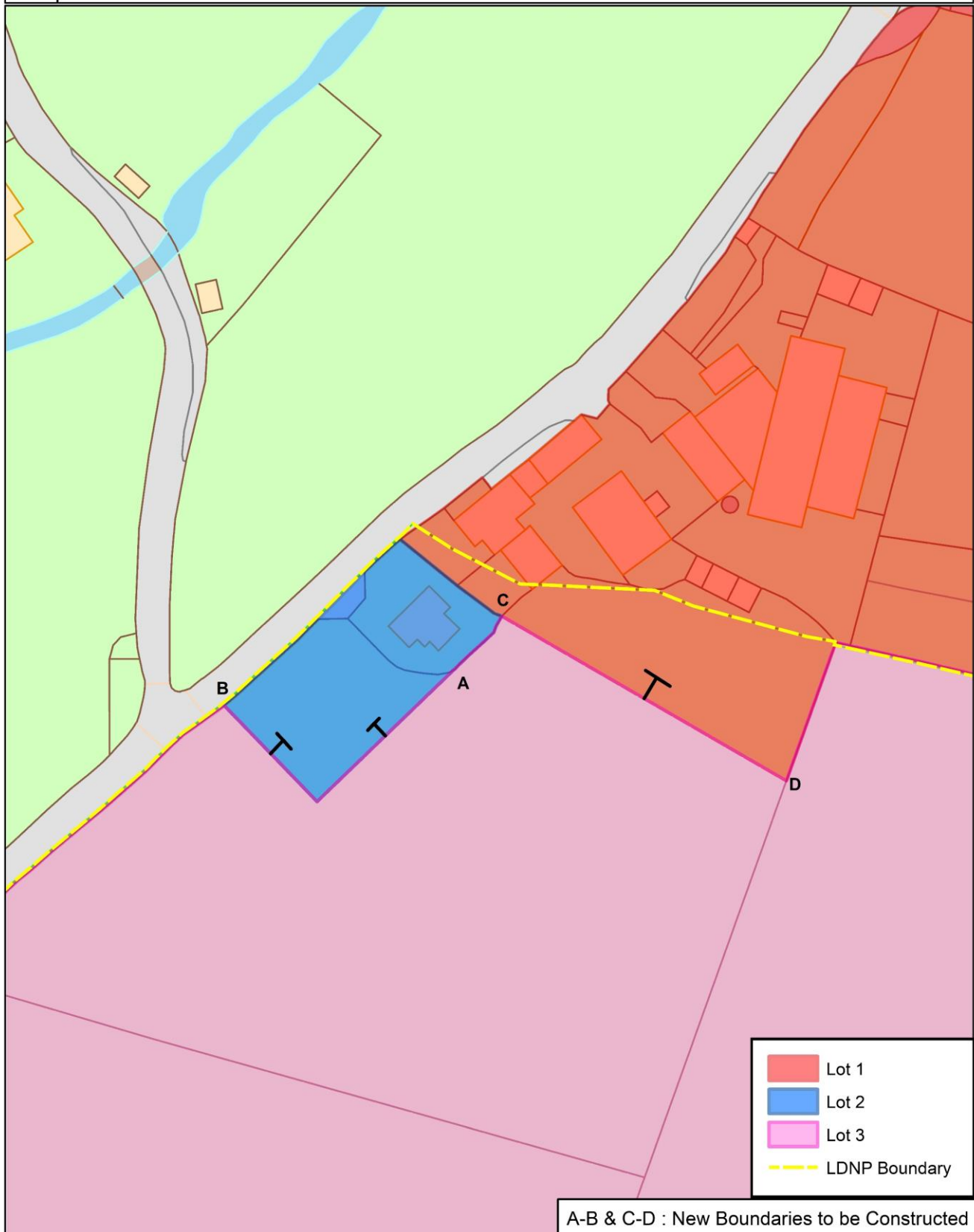
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### Detailed View of Lots 1, 2 and 3 Split



A-B & C-D : New Boundaries to be Constructed

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