



LAND AT COCKHAGG ALLOTMENT AND PLANTATION
Crook, Kendal, Cumbria, LA8 8LF

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Kendal 5 Miles ~ Lancaster 27 Miles ~ Penrith 32 Miles ~ Carlisle 49 Miles

An exciting opportunity to purchase a block of woodland and pasture land extending to 57.55 acres (23.28 hectares).
Likely to appeal to investors, for private amenity and environmental purposes
Situated close to the Villages of Crook, Underbarrow and Crosthwaite, within the Lake District National Park (UNESCO World Heritage Site).

Guide Price : £295,500

By Informal Tender to be submitted to H&H Land and Estates, Cumbria Tourism Business Centre, Staveley, LA8 9PL. No later than 12noon Wednesday 15th July 2026



Staveley Office:

Cumbria Tourism Business Centre, Windermere, Road, Staveley, LA8 9PL 2RS 01539 721375

kendal@hhlandestates.co.uk



KEY FEATURES

- Beautiful amenity woodland and pasture land with spectacular views
- Located within the Lake District National Park (UNESCO World Heritage Site)
- Close to the Villages of Crook and Underbarrow
- Potential for stewardship schemes, biodiversity enhancement, woodland creation and carbon sequestration
- Will appeal to investors, for private amenity and environmental purposes

LOCATION

The land is located at Cockhagg, adjacent to Lord's Lot. The nearby villages of Crook is located 1.5 miles to the Northwest of the land, Underbarrow is located 2.4 miles to the Southwest and Crosthwaite is 3.7 miles to the South. The Town of Kendal is located 7.4 miles to the West of the land.

Grid Reference: SD4496 9349

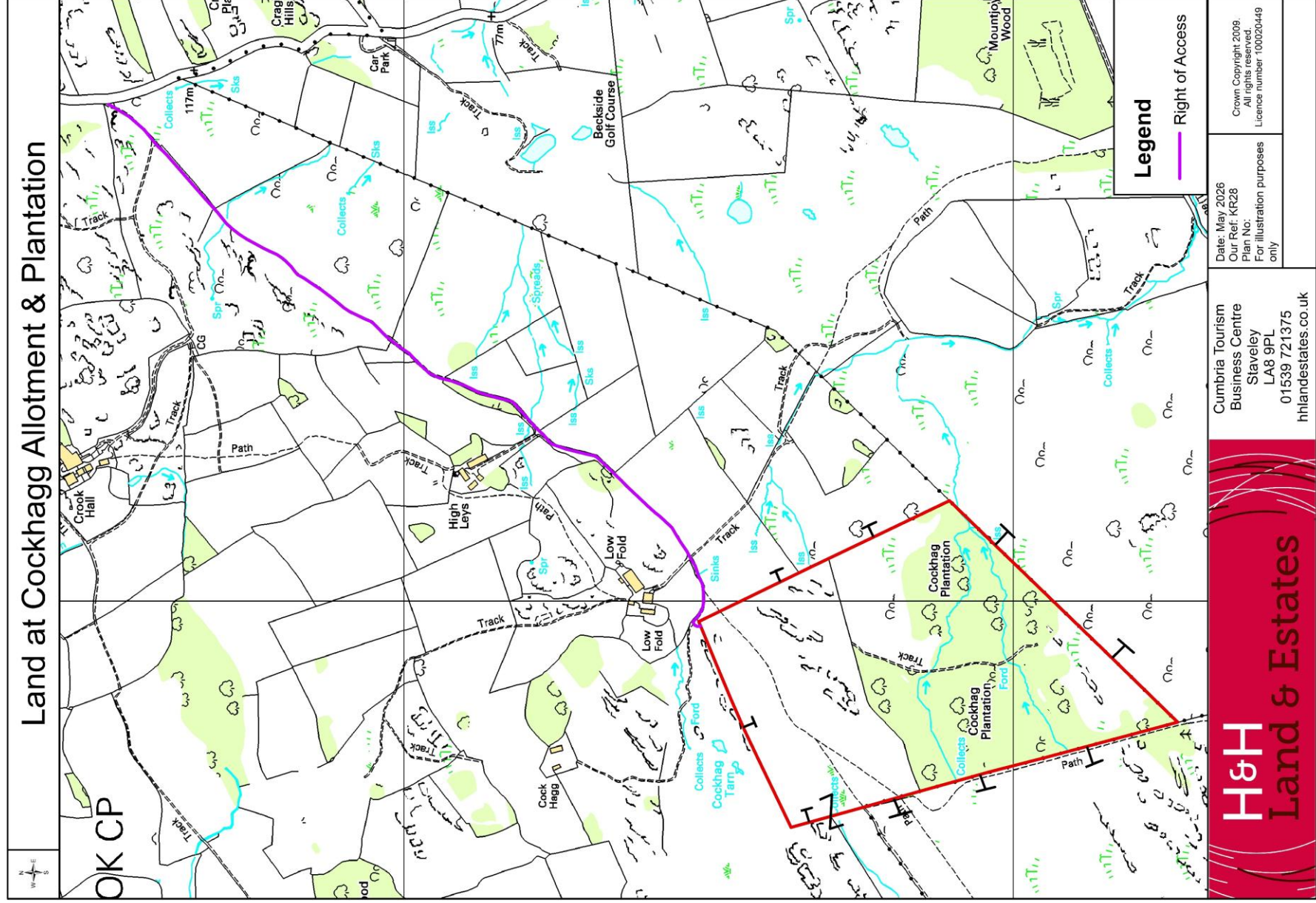
What3words: novelists.airports.consults

DIRECTIONS

Coming from Kendal take the B5284 (Crook Road). From the Crook roundabout continue for 2.7 miles, then turn left approximately 0.4 miles after the Sun Inn. Continue for 0.5 miles on an unnamed road, and then turn right onto a single lane tarmac road (sign posted Crook Hall). Cockhagg Allotment is on the left after approximately 0.8 miles.

Please note there is to be no turning or parking on the access road. The photograph shown here displays the access route over the adjoining land [which is separately owned] marked purple on the attached sale plan. Viewing is to be by appointment through the Selling Agent and please see important viewing information overleaf, including 4x4 requirement and parking arrangements.





Land at Cockhag Allotment & Plantation

OK CP

Legend
— Right of Access

Cumbria Tourism
Business Centre
Staveley
LA8 9PL
01539 721375
hhlandstates.co.uk

Date: May 2026
Our Ref: KR28
Plan No:
For illustration purposes
only

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H&H
Land & Estates

Particulars

Land extending to approximately 57.55 acres (23.28 hectares) with spectacular views across the Winster and Lyth Valleys to Scout Scar, Morecambe Bay and the Lakeland Fells.

The land is in two parcels. The first field is known as Cockhagg Allotment and is situated directly off the private road leading to Cockhagg. The allotment land consists of permanent pasture with some areas of rocky out-crop. The land is undulating and extends to approximately 20.9 acres (8.46 hectares). There is a public footpath crossing the Allotment from east to west.

The second parcel is known as Cockhagg Plantation and comprises of stunning mixed age native woodland extending to approximately 36.65 acres (14.83 hectares). It has a variety of species including Oak, Birch, Alder, Rowan, Sycamore, Hawthorn and Holly. The woodland has streams running through it and is incredibly picturesque. Amongst the trees, the land has some fantastic habitats, with areas of open pasture and flora including bluebells, heather and much more.

The land is classed under the Agriculture Land Classification Provisions (England) as a mixture of Grade 4 and 5.

The boundaries are dry-stone walls with a deer fence atop the walls around the woodland.

Schedule

Ref	Description	Acres	Hectares
SD 4493 8533	Cockhagg Allotment	20.90	8.46
SD 4493 9905	Cockhagg Plantation	36.65	14.83
		57.55	23.28

Tenure Offered for sale freehold with vacant possession.

Sale Plan The Sale Plan has been prepared for the convenience of prospective purchasers. They are deemed to be correct with any error, omission or misstatement shall not affect the sale. The purchasers must satisfy themselves with its accuracy.

Services The land has a natural water supply.

Wayleave and Easement The Property is 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 outgoing whether mentioned in these particulars or not.

Boundaries The ownership and maintenance responsibilities of the boundaries are indicated with the "T" marks on the sale plan. Where no "T" marks are shown, the responsibilities are unknown.

Stewardship Schemes The land is not currently subject to any Stewardship Schemes, however has previously been in a Woodland Management scheme which has now expired. It is thought the land would be well suited to some of the new schemes available.

Local Authority Westmorland and Furness Council - 01539 733333.

Planning Authority Lake District National Park Authority
Tel: 01539 724555

Method of Sale The property is offered for sale by private treaty.

Viewing and Access Arrangements Viewing of the land is strictly by appointment. Please contact the office to arrange a viewing on 01593 721375 (option 3) as there is a key code.

Anyone viewing the land does so at their own risk and is politely asked to ensure that gates are securely closed when leaving the land. The access comprises circa 1.40 km of tarmac single track lane to a short circa 15 meters section of unsurfaced third party land as shown on the labelled photograph

Note: There is no permission to park on the access route and the access route is not suitable for none 4x4's. No parking on entrance verge but should park on the field. The vendors and selling agents take no responsibility for any damage caused, or incurred to viewers vehicles.

AGENT DETAILS

Mark Barrow MRICS FAAV - mark.barrow@hhlandestates.co.uk
Olivia Barker FAAV - olivia.barker@hhlandestates.co.uk
Staveley Office - 01539 721375

Particulars Prepared : May 2026

Please note the photographs were taken May 2023.

MONEY LAUNDERING REGULATIONS

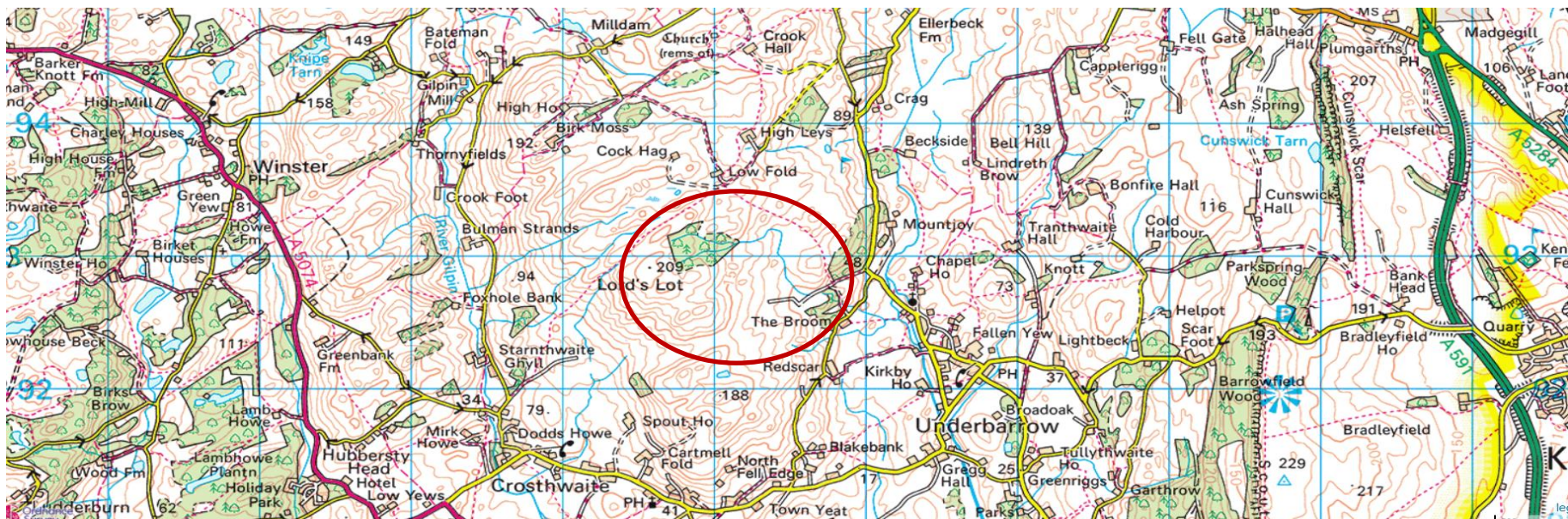
All Prospective Buyers should be aware in order to be in a position to buy at the auction we must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017). All parties considering bidding provide photographic ID, (i.e. passport/driving licence) and proof of address (i.e. council tax/utility bill) prior to the auction commencing.

IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND & ESTATES Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and prior to the auction and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



TENDER FORM "BEST AND FINAL"
LAND AT COCKHAGG ALLOTMENT AND PLANTATION

1. Name:
Address:
.....
Post Code: Tel No:.....
Email:.....
2. Tender Offer:
3. Buyers Solicitor:
4. Please provide full details of funding arrangements:
5. Conditions: [a] Subject to Contract.

Offers to be submitted to the Selling Agents Offices, H&H Land & Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL, no later than 12 noon Wednesday 15th July 2026 in a sealed envelope marked "Land and Buildings at Corney Mill" or emailed to kendal@hhlandestates.co.uk ensuring to call the office on 01539 721375 (option 3) to check your tender has been received. Please mark the outside of envelope with your name.

