

LOT 1



Land At Third Moss Lane
Brigsteer, Kendal, Cumbria, LA8 8AX

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An excellent opportunity to purchase three useful blocks of meadow, pasture and woodland, together with a modern agricultural building, situated between the villages of Brigsteer and Underbarrow and within the Lake District National Park.

Offered for Sale in Three Lots or as a Whole.

Lot 1 – 17.91 acres (7.25 hectares) – Guide Price £110,000

Lot 2 – 13.91 acres (5.63 hectares) & building – Guide Price £120,000

Lot 3 – 21.46 acres (8.68 hectares) – Guide Price £110,000

In all about 53.28 acres (21.56 hectares)

Guide Price as a Whole: £340,000



Staveley Office:
Cumbria Tourism Business Centre,
Windermere Road, Staveley, LA8 9PL
01539 721375 kendal@hmlandestates.co.uk



LOT 1



LOT 2



LOT 3

LOT 1

Extending to approximately 17.91 acres (7.25 hectares)
Shaded Red on the Sale Plan
Guide Price - £110,000

A singular parcel of meadow/ pasture, classified as Grade 3 under the Agricultural Land Classification. The land is flat and low-lying, primarily utilised for grazing but capable of being mown during dry periods. A drainage channel borders the parcel to the east.

The southwestern corner of Lot 1 comprises a small wooded area of broadleaf species.

Access to Lot 1 is taken directly from Third Moss Lane and along a section of farm track.

The boundaries comprise predominantly post and wire fencing, which are deemed stockproof, albeit in need of attention in some areas.

LOT 2

Extending to approximately 13.91 acres (5.63 hectares)
Shaded Purple on the Sale Plan
Guide Price - £120,000

A ring fenced enclosure of sound meadow/ pasture, together with a modern agricultural building and sheep handling facilities.

As with Lot 1, the westernmost section of Lot 2 comprises a small wooded area with broadleaf species.

Access to Lot 2 is taken directly from the moss lane/ trackway which abuts its easterly boundary.

Boundaries comprise predominantly post and wire fencing, which are deemed stockproof. The easterly boundary comprises a mature hedgerow with internal post and wire fencing.

Agricultural Building

Situated in the northernmost corner of Lot 2, adjacent to the moss lane, is a very useful modern, steel portal framed agricultural building of 4 bays, measuring approximately 60ft x 40ft. The southern and western elevations comprise concrete block walls to profiled metal, ventair sheet cladding. The eastern elevation is open to the lane with a series of gates. The northern gable end is open to a concrete yard area and benefits from a windshield.

Sheep Handling Facilities

The concrete yard area to the north of the building benefits from a fixed sheep handling system with race. A hardcore yard area wraps around the building.

LOT 3

Extending to approximately 21.46 acres (8.68 hectares)
Shaded Yellow on the Sale Plan
Guide Price - £110,000

A block of pasture land, historically subdivided into two parcels but now run as one and classified as Grade 3 under the Agricultural Land Classification.

The westernmost section of Lot 3 comprises a small wooded area featuring a fine array of silver birch.

Access to Lot 3 is taken directly from the adjoining moss lane/ trackway, via several gate entrances.

The boundaries comprise predominantly post and wire fencing, which are deemed stockproof, albeit in need of attention in some areas. The easterly boundary comprises a mature hedgerow with post and internal wire fencing.

LOT 2



Tenure

Freehold. Vacant possession upon completion.

Method of Sale

The property is offered for sale by private treaty as described in these particulars of sale. The vendors reserve the right to agree a sale at any time and do not bind themselves to accept the highest or any offer.

Water Supplies

The land did historically benefit from a mains water supply which served the whole holding. The system is currently turned off owing to a number of leaks. This system could potentially be reinstated, however, all associated costs and investigations would fall to the purchaser(s) and would require the consent of the adjoining landowner [the vendor].

Services

There is understood to be no mains electricity supply connected to the agricultural building or the land.

Planning Authority

Lake District National Park Authority – 01539 724555

Mines and Minerals

Included, insofar as we are aware.

Sporting Rights

Included, insofar as we are aware.

Wayleaves and Easements

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 rights whether mentioned in these particulars or not.

Boundaries

The responsibility of the boundary fences are indicated with 'T' marks on the sale plan where known and are from the information provided by the sellers and are believed to be correct.

Sale Plan

The Sale Plan has been prepared by the Selling Agent for the convenience of prospective purchasers. It is deemed to be correct, but any error, omission or misstatement shall not affect the sale. Purchasers must satisfy themselves as to accuracy.

Environmental Schemes

The land is understood to be free from any environmental scheme.

Money Laundering Regulations 2017

We are required by legislation to undertake checks on any potential purchaser prior to accepting their bid. Any interested party should either call into our Kendal Office with photographic ID, i.e., passport/driving licence and proof of address i.e., Council Tax/utility bill for copying prior to the auction or present copies at the Auctioneer's desk prior to the commencement of the sale.

Directions

Heading west into the village of Underbarrow from Kendal, turn left immediately after the Black Labrador pub onto an unnamed road. Follow this road for approximately 1.1 miles and turn right into Third Moss Lane. Follow this lane/track for a further 0.6 miles, upon reaching the end of the lane the lots will be marked by the selling agent's boards.

What3Words:

Lot 1: bleat.pupils.dispensed

Lot 2: burglars.compacts.mushroom

Lot 3: driveways.crawler.greeting

Grid References:

Lot 1: SD 46624 89705

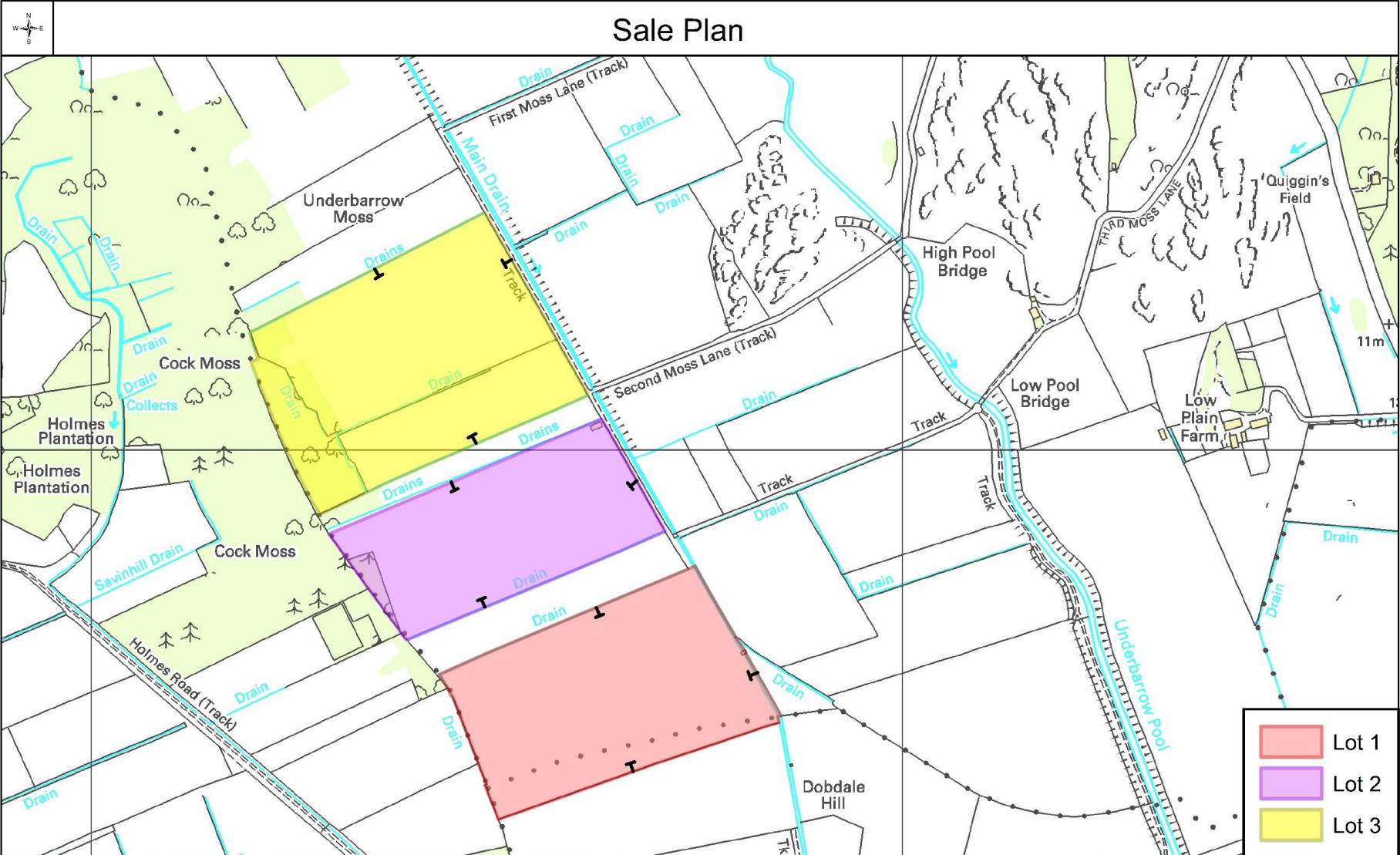
Lot 2: SD 46524 89919

Lot 3: SD 46427 90117

Viewings

The land may be inspected at any reasonable time by prospective buyers on foot, provided a copy of these particulars are in possession. We kindly request that all those viewing the land leave gates as found.

Sale Plan



- Lot 1
- Lot 2
- Lot 3



Borderway
Rosehill
Carlisle
CA1 2RS
01228 406260
hhlandstates.co.uk

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

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AGENT DETAILS

Colin Tomlinson FRICS FAAV - colin.tomlinson@hhlandestates.co.uk
George Carney - george.carney@hhlandestates.co.uk

Staveley Office - 01539 721375

Particulars prepared: May 2026

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.
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- (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).

