



Land off Ash Fell Road [A685]

Kirkby Stephen, Cumbria, CA17 4LQ

An excellent opportunity to purchase a ring fenced block of productive pasture and heather moorland with useful steel portal framed livestock building, elevated views of the Pennine Fells and direct roadside access off the A685. [Kirkby Stephen to Ravenstonedale].

Offered for sale in one lot extending in all to circa 55.47 acres (22.47 hectares).

By Informal Tender to be submitted to H&H Land and Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL. No later than 12 noon Thursday 31st July 2025.

Offers over: £250,000



Key Features

- Attractive block of heather moorland extending to 34.01 acres attracting HLS Scheme income..
- 21.46 acres of rich limestone pasture land.
- Direct roadside access of the A685 [Kirkby Stephen to Ravenstonedale].
- The land is situated in a perfect setting and offers outstanding views across to the Pennine Fells.
- Useful four bay mono pitched steel portal framed building extending to circa 60' x 20'.
- Of interest to neighbouring farmers, investors and those with equestrian interests.

Location

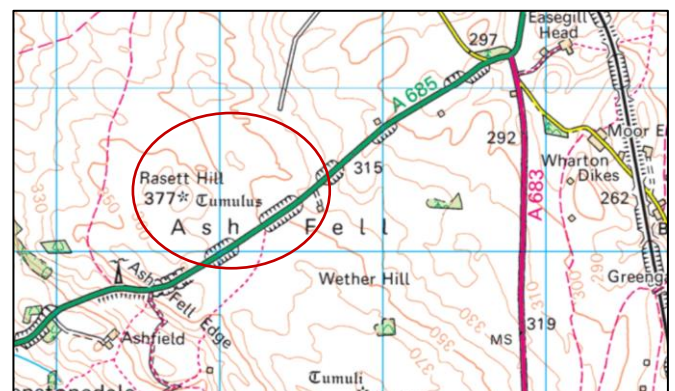
The land is located between the market town of Kirkby Stephen and village of Ravenstonedale. The precise location of the land is shown as edged red on the attach plan.

What3Words: giants.montage.tripods

Grid Reference: NY 74874 05653

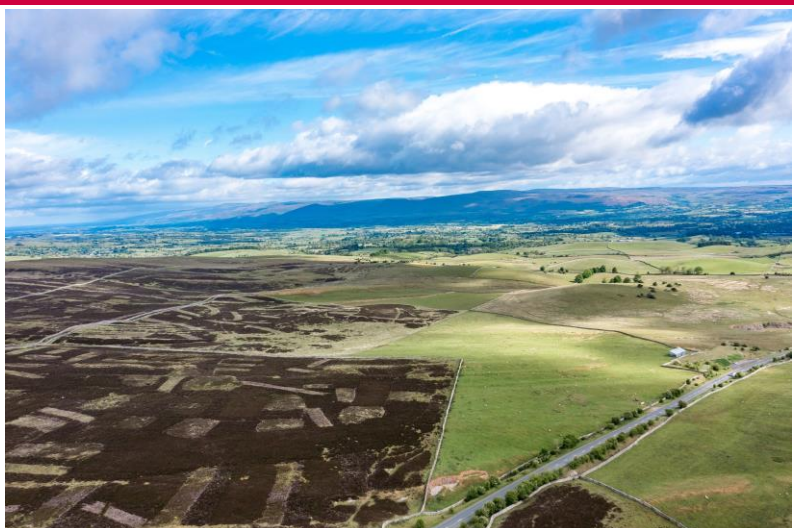
Directions Heading north on the M6 Exit Junction 38 and at the roundabout take the A685/B6260 exit to Brough/Appleyby. At Tebay Roundabout, take the 2nd exit onto A685 for approximately 8.7 miles, Land off Ash Fell Road is on your left.

From Kirkby Stephen take the A685 towards Tebay after approximately 2.8 miles Land off Ash Fell Road is on your right.



Particulars The land off Ash Fell Road consists of a ring fenced block of productive pasture and heather moorland divided into two field parcels. Together with a useful four bay steel portal framed building [60' x 20']. The property is well maintained by the current owners with much of the external boundary formed by stone walls.

Tenure Freehold. Vacant possession upon completion.



Access Access directly off the A685/ Ash Fell Road.

Wayleaves and Easements The sale is subject to all existing rights of way, drainage, light air support and other easements whether mentioned in these particulars or not.

Environmental Stewardship Schemes The land is currently entered into a ELS/HLS Environmental Stewardship agreement reference AG00308781 which is due to expire on 30 June 2028.

We understand that the agreement has historically fetched circa £3,175 per annum but the Government have committed to reviewing and increasing ELS/HLS payment rates this year. These new rates are now available from DEFRA. We believe that the total payment this year would appear to be in the region of £5,055. Whilst the ELS/HLS Scheme on the land is due to run until 2028, it may be possible to end the scheme earlier and convert to a Countryside Stewardship Scheme with possible higher rates of payment under this scheme.

The heather moorland parcel is entered into ELS/HLS option HK16 – Restoration of grassland for target features. This option has a number of management requirements, but particularly imposes a stocking calendar of 1 ewe per ha [14 ewes in total] grazing from May to the end of August, with no winter grazing.

At the present moment in time we understand Defra are permitting buyers to end agreements with no penalties due. Should this position change and the buyer wishes to end the agreement they will be obliged to reimburse the seller for any losses or penalties incurred.

Land Designation Part of the land is designated as Ash Fell Site of Special Scientific Interest [SSSI] and the heather moorland is designated CROW open access land [Countryside & Rights of Way Act 2000].

Building A four bay mono-pitched steel portal framed building with tin cladding, hardcore floor and two door openings measuring approximately 60' x 20'. If viewing the building parties are asked to use the gable end door.

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 misstatement shall not affect the sale. Purchasers must satisfy themselves as to accuracy.

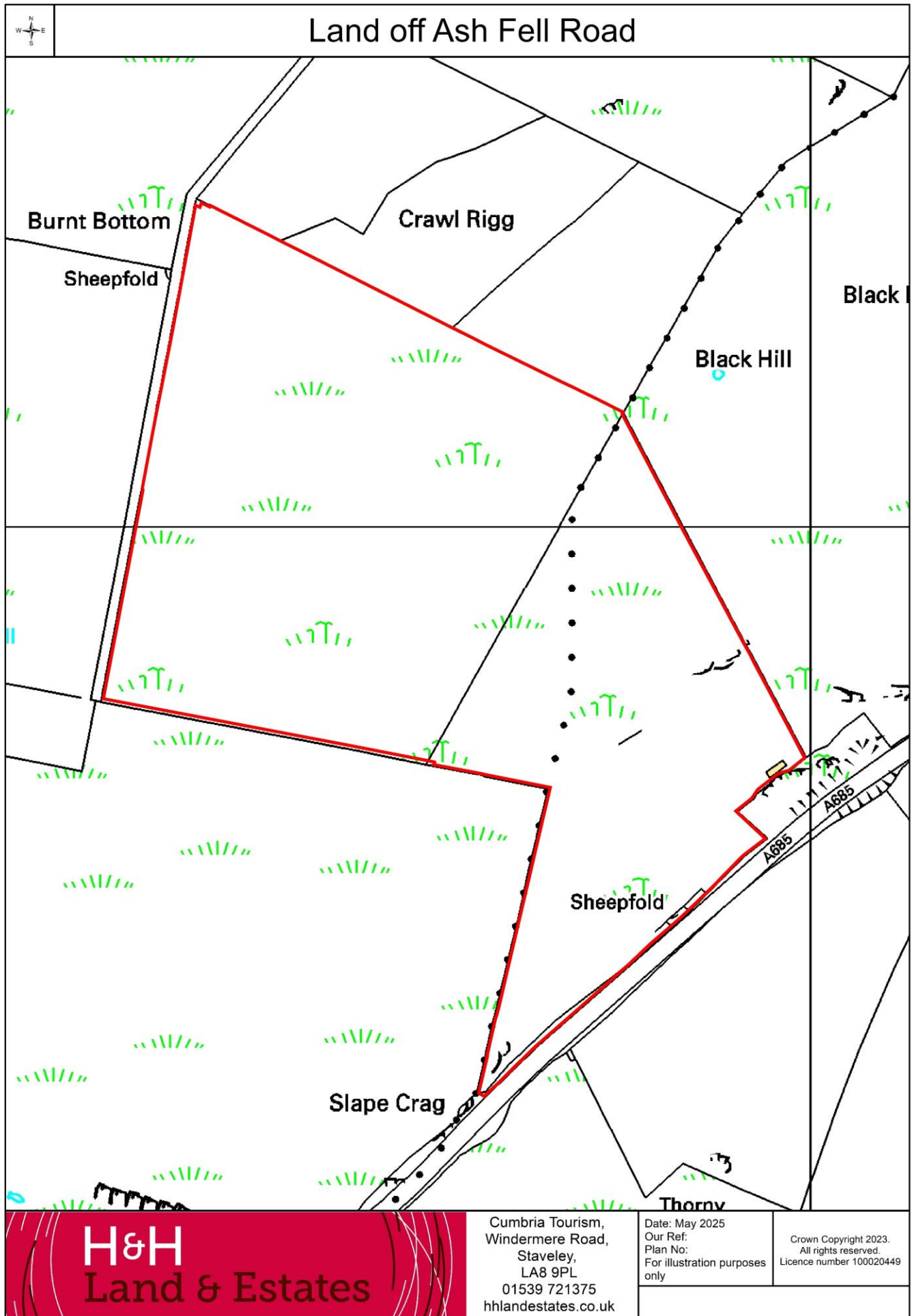
Local Planning Authority Westmorland & Furness Council: 0300 373 3300.

Sporting Rights Included.

Method of Sale The property is offered for sale by Informal Tender. Bids are to be submitted by post to H&H Land and Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL or by email: kendal@hhlandestates.co.uk. No later than 12 noon Thursday 31st July 2025.

Viewing The land can be inspected at any reasonable time on foot provided that a copy of these particulars are in possession. NOTE: There are two chains on the gate and viewers are asked to redo these on the way out.

Particulars prepared on: 09/06/2025



OFFER FORM

LAND OFF ASH FELL ROAD, KIRKBY STEPHEN, CUMBRIA, CA17 4HJ

- 1.**

Name:

Address:
.....

Post Code: **Tel No:**.....

Email:.....
- 2.**

Tender for whole:.....
- 3.**

Buyers Solicitor:

.....

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- 4.**

Please provide full details of funding arrangements:

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- 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 Thursday 31st July 2025** in a sealed envelope marked "Land off Ash Fell Road" or emailed to kendal@hhlandestates.co.uk ensuring to call the office on 01539 721375 (option 3) to check your tender has been received.

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.