

ELLEL GRANGE ESTATE

Bay Horse, Lancaster



GSC GRAYS

PROPERTY • ESTATES • LAND



ELLEL GRANGE ESTATE

BAY HORSE, LANCASTER, LA2 0HN

Galgate 2 miles • Lancaster 4 mile • Kendal 5 miles
(all distances are approximate)

A DELIGHTFUL COUNTRY ESTATE WITH A DIVERSE RURAL
PROPERTY PORTFOLIO SITUATED NEAR THE HISTORIC
CITY OF LANCASTER AT THE FOOTHILLS OF THE FOREST
OF BOWLAND NATIONAL LANDSCAPE AREA AND WITHIN
STRIKING DISTANCE OF THE LANCASHIRE COASTLINE

- Grade II Listed, principal residence with four reception rooms, five bedrooms and two bathrooms. Adjoining former Chauffeur's Cottage, garaging and outbuildings with scope for conversion or extension of the main house, subject to consents.
- Charming farmhouse with two reception rooms, four bedrooms and two bathrooms.
 - Attractive walled garden and grounds.
- Superb range of architecturally impressive, Grade II Listed, stone-built outbuildings with significant residential development potential, subject to consents.
 - Productive Grade 3 grassland and amenity woodland.
 - Significant sporting and natural capital value.

About 140.11 acres (56.70ha)

FOR SALE FREEHOLD AS A WHOLE OR IN SIX LOTS



5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829203

www.gscgrays.co.uk

farmagency@gscgrays.co.uk



Situation

The estate is well located in a particularly attractive and accessible area of Lancashire, about 1 mile west of the M6 J33, 2 miles south of the village of Galgate and 6 miles south of the historic city of Lancaster.

Galgate is a charming village offering essential amenities, including a local shop, GP surgery, pharmacy, primary school, village hall and several public houses. The village also benefits from a network of scenic walks along the picturesque Lancaster Canal.

Lancaster offers an excellent combination of modern amenities and historic charm. It has excellent schools, healthcare, shops, and a variety of restaurants, cafes, and entertainment options. With strong transport links, a renowned university, and easy access to the countryside, the City of Lancaster offers a convenient and attractive place to live.

The area benefits from excellent road links, with the M6 accessible via the Hampson Green Interchange. Lancaster Train Station, located on the West Coast Main Line, offers regular services to Edinburgh, Manchester and London. The nearest airport is Manchester International Airport providing frequent domestic and international flights.

The surrounding area is renowned for its beautiful landscapes and rich, fertile farmland. The estate lies between the breathtaking Forest of Bowland National Landscape and the striking Lancashire coastline.

Description

Ellel Grange Estate is a delightful, country estate with a diverse rural property portfolio, comprising an five-bedroom primary house created from the former stables, a four-bedroom farmhouse, a substantial range of traditional outbuildings with significant development potential, walled garden and productive grassland and amenity woodland, extending in total to about 140.11 acres (56.70 ha).

The estate has been in the family for several generations and is now offered for sale due to relocation and is available either as a whole or in six lots.



Lot	Description	Area (ac)	Guide Price
1	The Stables, former Chauffeur’s Cottage, courtyard and walled garden (in part)	1.11	£800,000
2	Home Farmhouse, traditional outbuildings with development potential, grass paddock and walled garden (in part)	5.98	£995,000
3	Grass paddock	5.35	£65,000
4	Permanent pasture and amenity woodland	46.96	£390,000
5	Permanent pasture and amenity woodland	68.72	£530,000
6	Permanent pasture and amenity woodland	11.98	£110,000
Whole	Ellel Grange Estate	140.11	£2,890,000





Lot 1 - The Stables, former Chauffeur's Cottage, courtyard and walled garden (in part)

A Grade II Listed, two-storey house, built of fine dressed stone under a pitched slate roof, converted from the former stables' buildings. It has a cobbled entrance courtyard approached from the main access drive, flanked by two stone-built square gate lodges used for external storage, a large adjoining garage and a delightful walled garden to the rear.

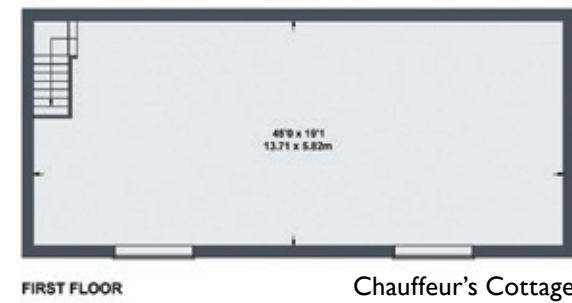
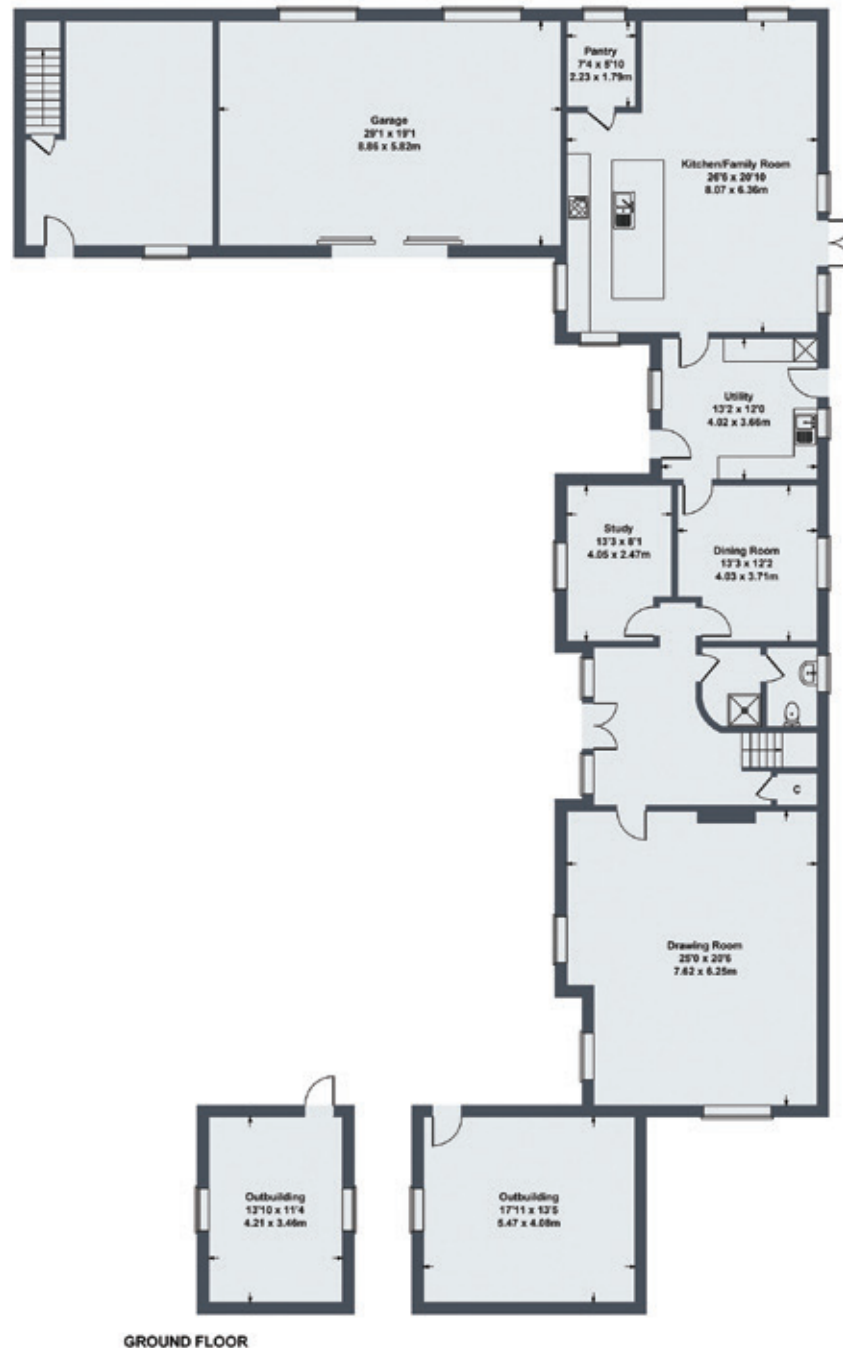
The house provides well-proportioned, bright and spacious accommodation extending to about 3,622 sq. ft and including:

Ground floor: Entrance Hall, kitchen, pantry, dining room, drawing room, study, utility, bathroom, and a cloakroom.

First floor: Wide landing area with five bedrooms and two bathrooms.

A former Chauffeur's Cottage is attached to the garage and is of similar construction to The Stables and completes the courtyard surrounds. The building has previously had accommodation over three floors (including basement rooms), however, is currently uninhabitable. It offers significant scope to either extend the main house or provide annex accommodation, subject to obtaining the necessary consents.





The Stables

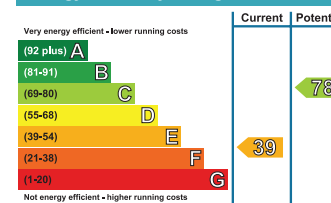
Approximate Gross Internal Area
5737 sq ft - 533 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

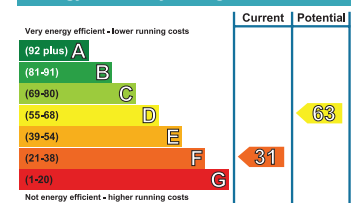
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating - Home Farm



Energy Efficiency Rating - The Stables



Lot 2 – Home Farmhouse, traditional outbuildings with development potential, grass paddock and walled garden (in part)

Home Farmhouse is situated immediately northwest of the main house, within the farm steading. It too is built of dressed stone under a slate roof and adjoins one of the traditional farm buildings. The property provides well-presented, bright and spacious accommodation, extending to about 1,580 sq. ft. and comprising:

Ground Floor: Kitchen, dining room, sitting room, bedroom, utility, larder and a bathroom.

First Floor: Three bedrooms and a WC.

The farmhouse has a small lawned garden to the front, along with a substantial share of the walled garden to the rear.

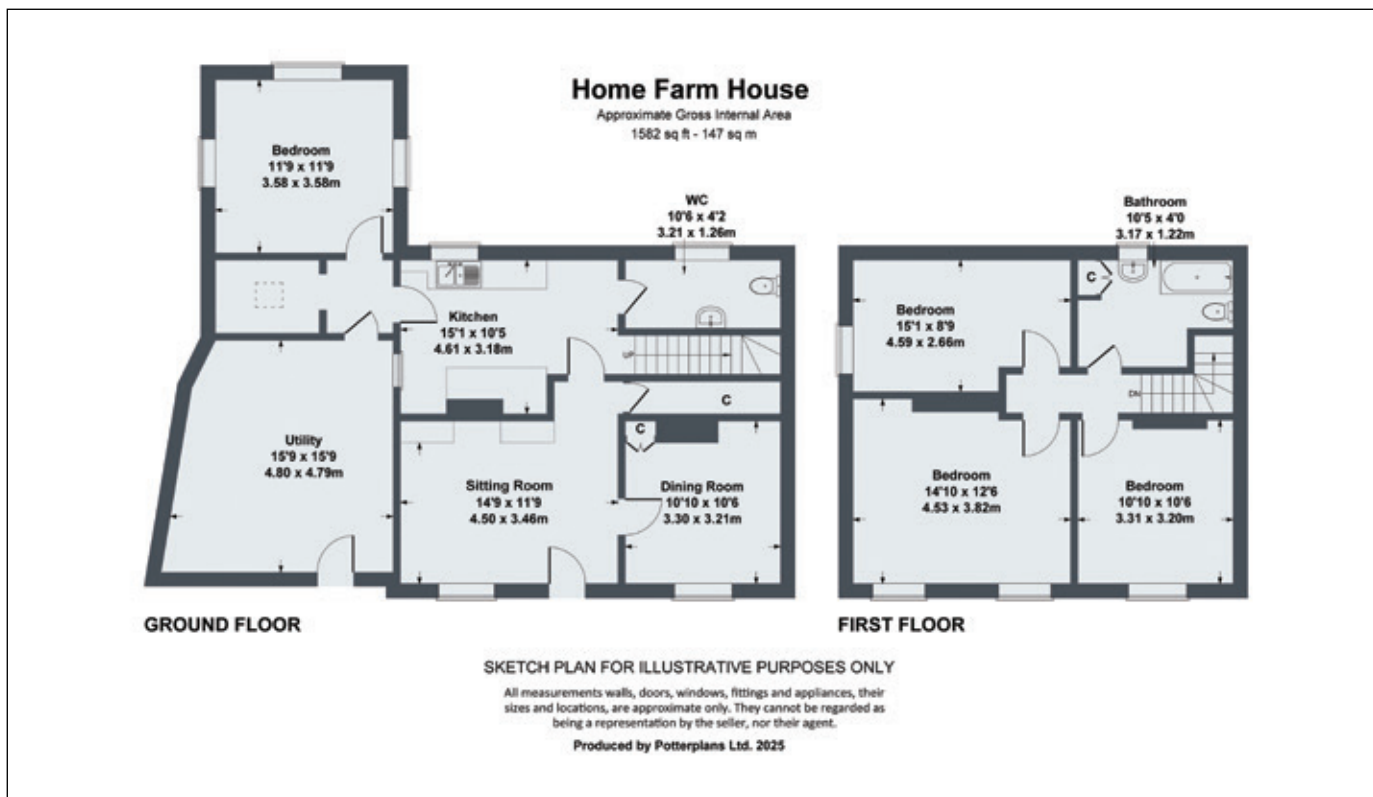
The property is currently let on an Assured Shorthold Tenancy (AST) agreement (refer to schedule below).

The traditional, Grade II Listed, stone-built farm buildings are exceptional and all showcase features of architectural merit and character, comprising:

Most of the buildings would benefit from some repair and are currently being used for commercial storage. However, they present significant potential for alternative uses, including the possible development of a small residential scheme, subject to securing the appropriate planning and listed building consents.

A 2.88-acre grass paddock is situated directly adjacent to and accessed through the farm steading. This versatile parcel of land offers potential for amenity, equestrian, or leisure use and may also be well-suited to delivering Biodiversity Net Gain (BNG) enhancements in support of future development on the site.





Plan No.	Description	Area Approx. (GEA)
1	Substantial barn of sandstone construction under a tiled roof with two arched doorways. The building incorporates a coach house with lofted area.	1,442 sq. ft.
2	Stable block of dressed sandstone construction under a slate roof with a loft over.	463 sq. ft.
3	Former tack room of dressed sandstone construction under a slate roof and adjacent cast iron pig stys.	1,507 sq. ft.
4	Substantial barn built of dressed sandstone walls and quoins, an arched entrance, open to the eaves and part lofted.	2,476 sq. ft.
5	Modern general purpose steel framed building with concrete floor, concrete block walls to 2 metres, cement fibre sheet roof.	2,508 sq. ft.
6	Two-storey stone and slate structure incorporating a small coach house with loft space.	753 sq. ft.
7	Single-storey range of stone-built potting sheds under a slate roof, backing onto the walled garden.	2,034 sq. ft.
8	Timber framed former livestock building with profile steel roof and earth floor.	1,130 sq. ft.

Outbuildings

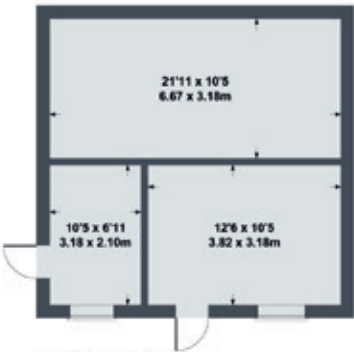
Outbuilding 1

Approximate Gross Internal Area
1442 sq ft - 134 sq m



Outbuilding 2

Approximate Gross Internal Area
463 sq ft - 43 sqm



Outbuilding 3

Approximate Gross Internal Area
1507 sq ft - 140 sq m



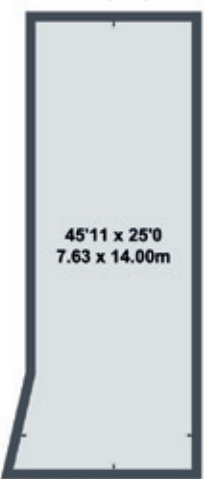
Outbuilding 5

Approximate Gross Internal Area
2508 sq ft - 233 sq m



Outbuilding 6

Approximate Gross Internal Area
753 sq ft - 70 sq m



Outbuilding 4

Approximate Gross Internal Area
2476 sq ft - 230 sq m



Outbuilding 8

Approximate Gross Internal Area
1130 sq ft - 105 sq m



Outbuilding 7

Approximate Gross
Internal Area 2034 sq ft - 189 sq m



Lot 3 – Grass paddock

A 5.35-acre grass paddock lying immediately adjacent The Stables to the eastern elevations and accessed directly off the main drive via a single farm gate.

The land is classified as Grade 3 with productive, freely draining, slightly acid loam soils and is gently undulating, lying between 30m and 40m above sea level. It is bound by a combination of mature hedgerows and stock proof fencing with mains water trough access for livestock and horses.

The land lends itself to a range of use, including agricultural, equestrian and amenity use, subject to obtaining the necessary consents. It is currently occupied on an annual grazing licence (refer to schedule below).

Lot 4 – 49.96 acres of farmland

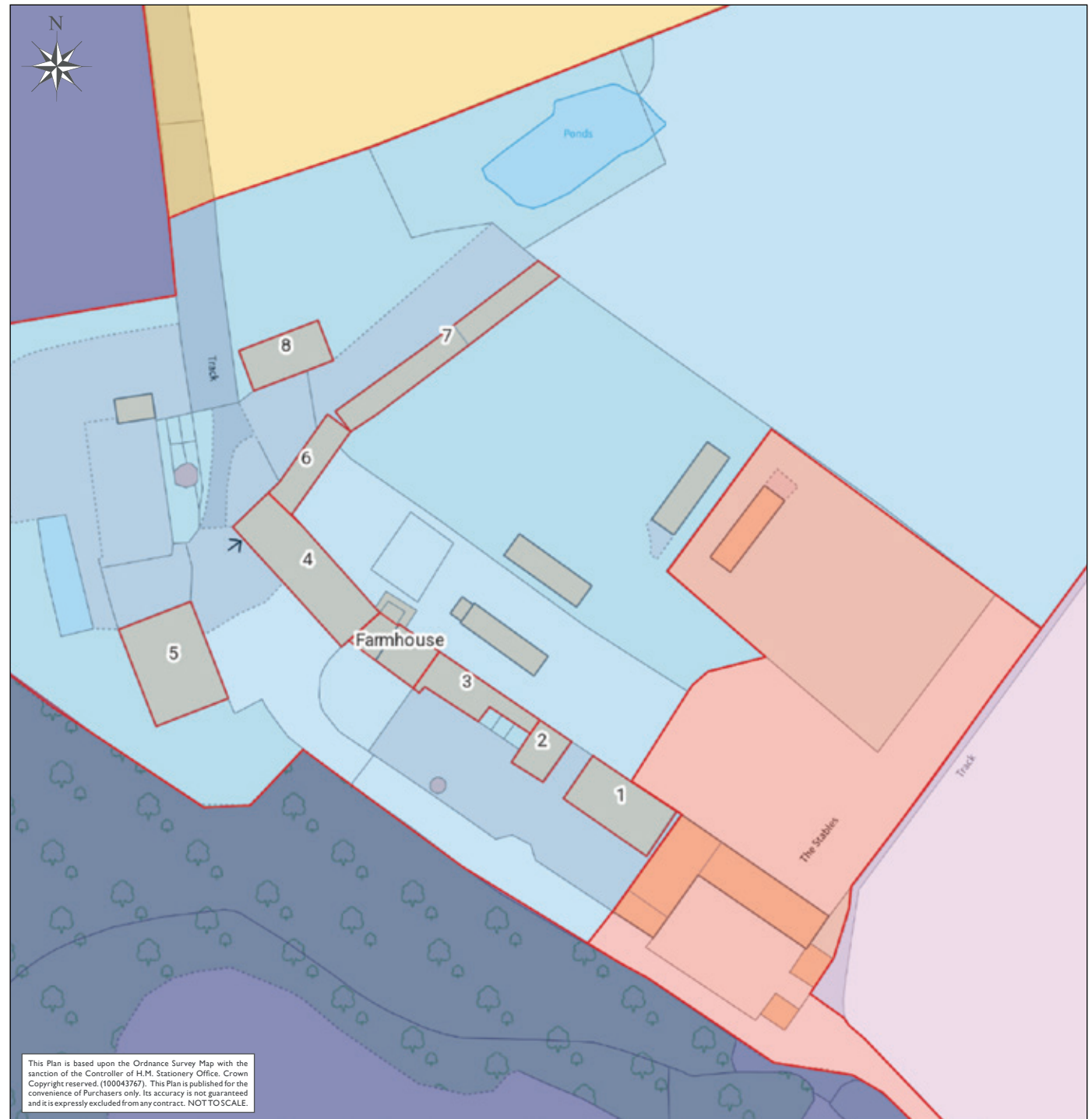
A block of productive farmland located north of the steading and accessed through the farmyard onto a stone track. The land extends in total to around 46.96 acres, comprising about 37.21 acres of productive pasture capable of mowing for silage and haylage, 7.69 acres of unimproved grassland and 2.06 acres of mature amenity woodland.

The land is classified as Grade 3 with productive, freely draining, slightly acid loam soils and is gently undulating, lying between 20m and 35m above sea level. It is bound by a combination of mature hedgerows and stock proof fencing with water sources for livestock.

Lot 5 – 68.72 acres of farmland

A block of productive farmland located immediately southwest of the steading and accessed both off the main drive and through the farmyard. The land extends in total to around 68.72 acres, comprising about 54.41 acres of productive permanent pasture capable of mowing for silage and haylage and 14.31 acres of mature amenity woodland.

The land is classified as Grade 3 with productive, freely draining, slightly acid loam soils and is generally south facing and gently undulating, lying between 15m and 25m above sea level. It is bound by a combination of mature hedgerows and stock proof fencing with water sources for livestock.





Lot 6 – 11.98 acres of farmland

A 11.98-acre parcel of land with excellent road frontage to the A6, comprising 9.60 acres of quality, mowable grassland and 2.38 acres of amenity woodland.

The land is classified as Grade 3 with productive, freely draining, slightly acid loam soils and is generally south facing and gently undulating, lying between 25m and 40m above sea level. It is bound by iron estate fencing with water sources for livestock.

Sporting Opportunities

The natural rolling countryside lends itself perfectly to exceptional low ground shooting which until recently has provided some challenging sport throughout the season. Some of the infrastructure remains and the numerous woodlands provide excellent cover and flushing points to support a number of exciting pheasant and partridge drives, with tremendous scope for expansion.

GENERAL INFORMATION

Services

The property is serviced by a mains electricity and water with domestic drainage to septic tanks (assumed to be non-compliant). Fibre optic broadband has recently been installed. Both dwellings have oil fired central heating systems.

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Local Authorities

Lancaster City Council
Quernmore Road, Lancaster, LA1 1UX

T: 01524 33318





Council Tax

The Stables – Band G | Home Farmhouse – Band B

EPC

The Stables – Band F | Home Farmhouse – Band E

Designations

The Stables, Chauffeur's Cottage, Farmhouse, traditional buildings and the walled garden are Grade II Listed (REF: 1452109)

Basic Payment Scheme

All future Basic Payment Scheme (BPS) payments will be retained by the Seller.

Agri-Environmental Agreements

We are not aware of any Countryside Stewardship or Sustainable Farming Incentive agreements associated with the land.

Method of Sale

Ellel Grange Estate is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Boundaries

Neither the Seller nor the Seller's Agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

Sporting Rights & Mineral Rights

Sporting and mineral rights are included in the sale in so far as they are owned.

Timber

All standing and fallen timber will be included in the sale.



VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No election to tax has been made in respect of the property.

Employees (TUPE)

No staff will be transferred with the sale of the property.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of this sale or any rights attached to it become chargeable then this will be payable by the purchaser. We are not aware that any option to tax has been made at this time.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working estate, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions

From Lancaster, head south on the A6 for approximately 4 miles. Proceed through the village of Galgate, upon reaching the roundabout take the second exit before turning immediately right onto Ellel Grange Estate. Drive over the canal keeping left at the Y junction opposite Ellel Grange House. The property will be signposted by a GSC Grays For Sale board.

Postcode: LA2 0HN

what3words: ///leaps.revives.meanwhile

CONDITIONS OF SALE

Purchase Price

Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers

Any offer by a Purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

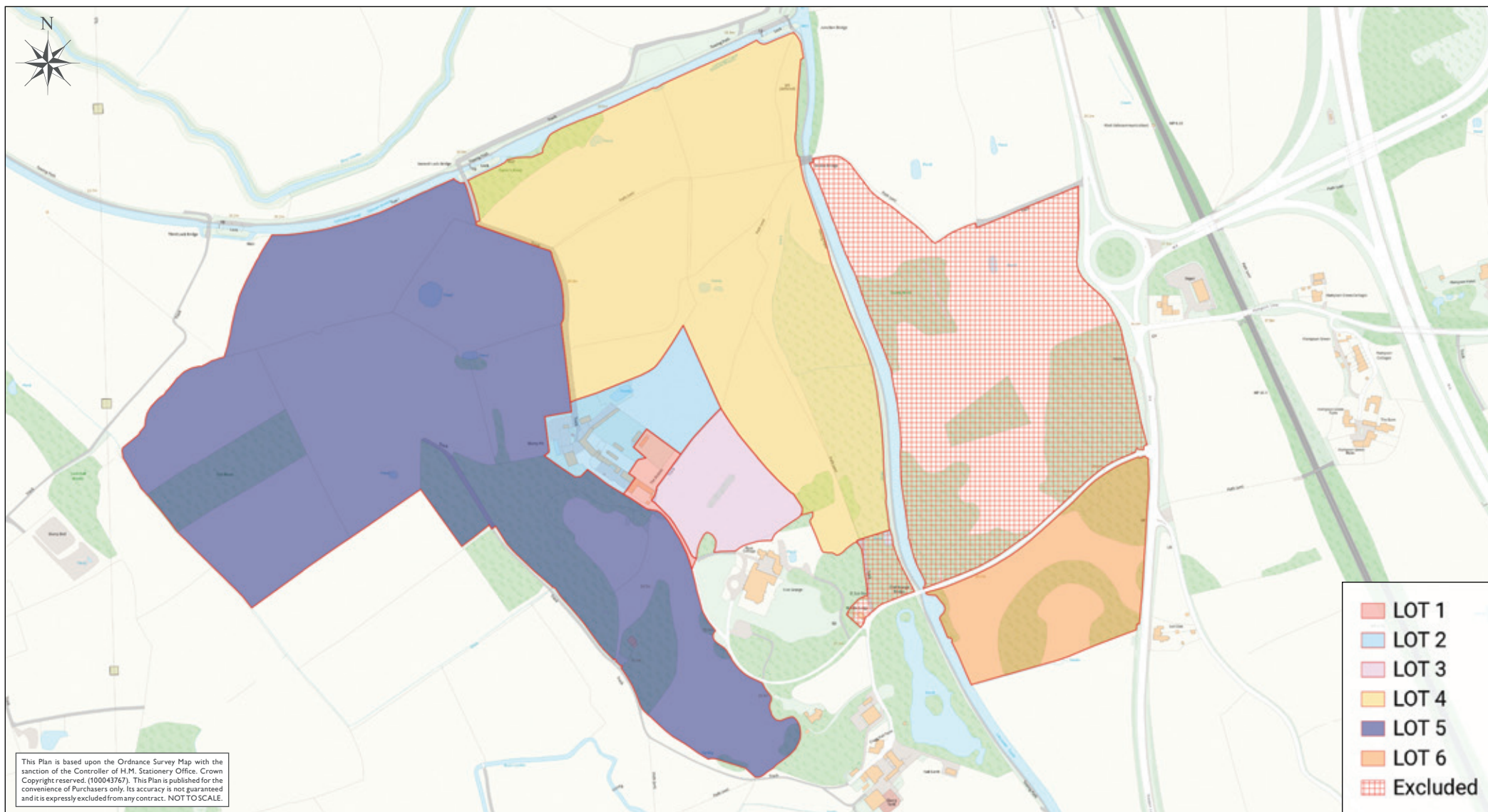
Apportionments

The council tax and all other outgoing shall be apportioned between the seller and the Purchaser(s) as at the date of completion.

Tenure

Lot	Property	Area (ac)	Tenure	Occupation	Rent Roll (p.a.)
2	Home Farmhouse	n/a	Assured Shorthold Tenancy (AST)	Rolling over from 31/12/2024 (2 months' notice)	£13,200
2	Building No. 4	n/a	Licence to occupy	Rolling over from 31/07/2015 (1 months' notice)	£1,100
2	Building No. 5 and Yard	n/a	Licence to occupy	Rolling over from 28/02/2013 (1 months' notice)	£1,200
3	Land opposite Ellel Grange	5.35	Grazing Licence	11/05/2025 (1 months' notice)	£600
4 & 5	Land at Home Farm	58.96	Farm Business Tenancy (FBT)	30/10/2025	£12,200
4 & 5	Land at Home Farm	71.31	Farm Business Tenancy (FBT)	31/10/2025	£14,600

Further details are available upon request from the Selling Agent(s).



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2025

Photographs taken: May 2025

