



EAST BRIDGE END FARM
Garsdale, Sedbergh





EAST BRIDGE END FARM

GARSDALE, SEDBERGH, CUMBRIA LA10 5PA

Sedbergh 4 miles • Kendal 15 miles • Lancaster 32 miles
(all distances are approximate)

A DESIRABLE GRASSLAND FARM WITH A DELIGHTFUL FARMHOUSE, BUNGALOW, RANGE OF MODERN AND TRADITIONAL FARM BUILDINGS WITH PRODUCTIVE MEADOWLAND AND HILL GRAZING, ALL IN A RING FENCE.

- Attractive, stone-built farmhouse with four reception rooms, four bedrooms (one en-suite), and a bathroom. Tremendous views and a well-maintained lawned garden
- Adjoining range of traditional stone buildings offering potential for extension or development (subject to consents)
 - Detached three-bedroom bungalow
- Modern steel portal framed general purpose building, farrowing units and loose livestock housing
 - About 28.49 acres of productive grassland suitable for mowing
- 98.08 acres of hill grazing and 5.62 acres of amenity woodland with significant natural capital value
 - Sporting rights included

About 134.44 acres (51.41 ha)

FOR SALE FREEHOLD AS A WHOLE



5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL
Tel: 01748 829203
www.gscgrays.co.uk
farmagency@gscgrays.co.uk

Situation

East Bridge End Farm lies in the heart of Garsdale within the Yorkshire Dales National Park, about 4 miles east of Sedbergh and 9 miles of the M6 J37.

Garsdale Train Station is about 5 miles from the property and provides a direct route to Leeds and Carlisle. Oxenholme Train Station is in Kendal and is on the West Coast Main Line.

Although there is a small settlement at the hamlet of Garsdale, the nearest town is Sedbergh which provides an extensive range of local artisan shops, public houses, restaurants and services. There is also a popular farmers market hosted every Wednesday in the town centre.

There are a number of excellent Primary and Secondary schooling options found locally, including the renowned, Sedbergh School, an independent boarding school.

The farm lies adjacent to the river Clough on its northern boundary and is accessed over a private track and bridge. It is approached by a long sweeping concrete drive which has been well-maintained and provides a high degree of seclusion and security.

Description

East Bridge End Farm is a desirable and productive livestock farm with a charming farmhouse, a detached bungalow and a useful range of modern and traditional farm buildings within land extending to about 134.44 acres in the heart of Garsdale within the Yorkshire Dales National Park.

It has been farmed by the same family for two generations and has previously been utilised as a dairy farm, a pig breeding farm and most recently as a hill sheep farm. The versatility of the unit is reflected in the range of buildings on offer, and the opportunities for further diversifying the rural business remains varied.

The farm is being offered for sale as a whole.

The Farmhouse

The farmhouse is a delightful, four-bedroom house built of dressed, whitewashed stone under a pitched slate roof. It extends to approximately 1,981 sq. ft. and provides bright, spacious, and well-presented accommodation, comprising:

Ground Floor

Entrance Hall, kitchen, sitting room, dining room, office, snug, utility and toilet.



First Floor

Landing area, four bedrooms, an ensuite bathroom and family bathroom.

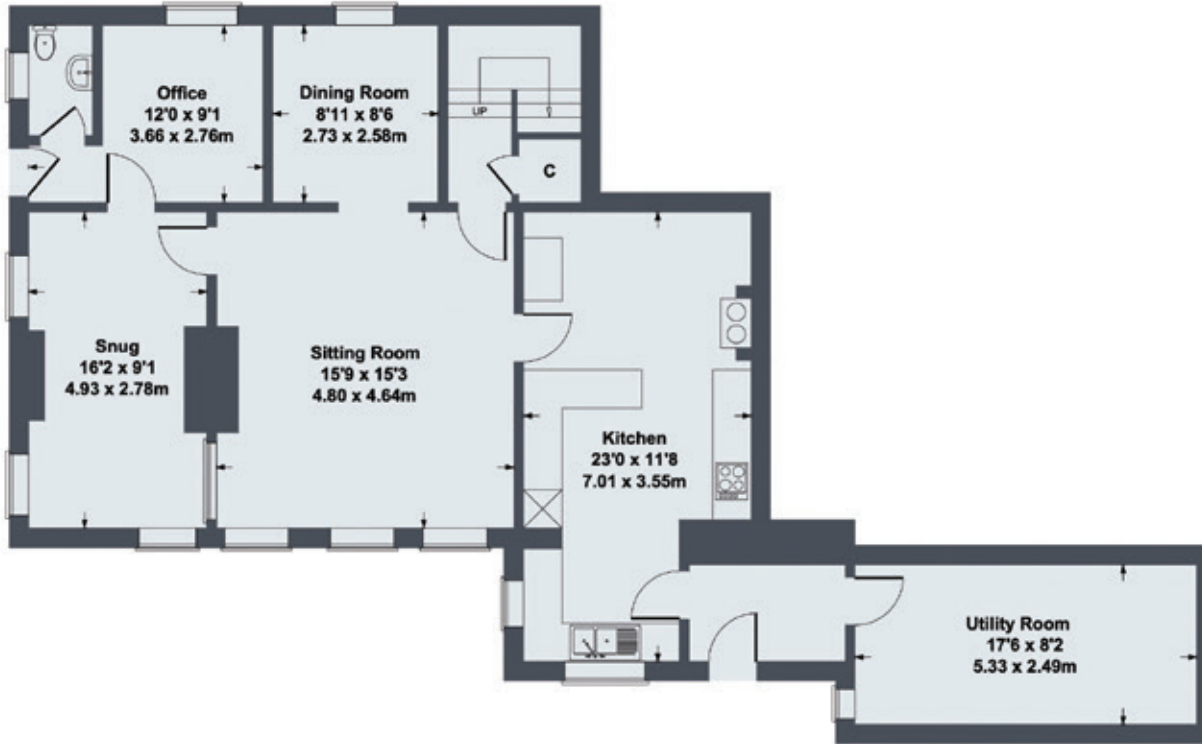
The house adjoins a range of stone-built buildings which are currently utilised as part of the farming operation but could easily be used to extend the house, subject to obtaining the necessary consents.

A large lawned garden sits to the front and rear of the farmhouse and adds greatly to the amenity of the property.

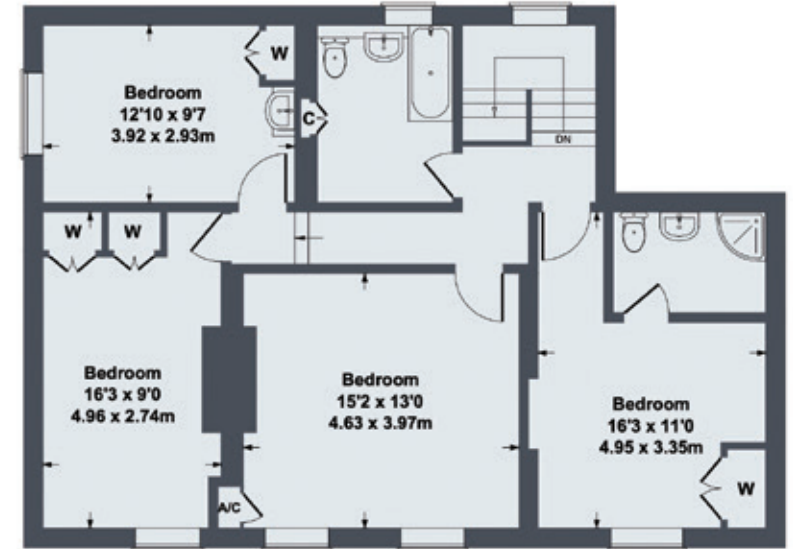


East Bridge End Farmhouse

Approximate Gross Internal Area
1981 sq ft - 184 sq m



GROUND FLOOR



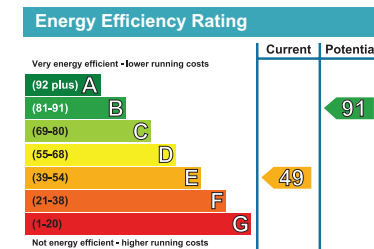
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

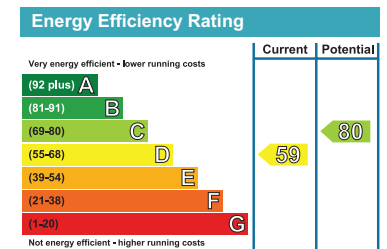
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

The Farmhouse

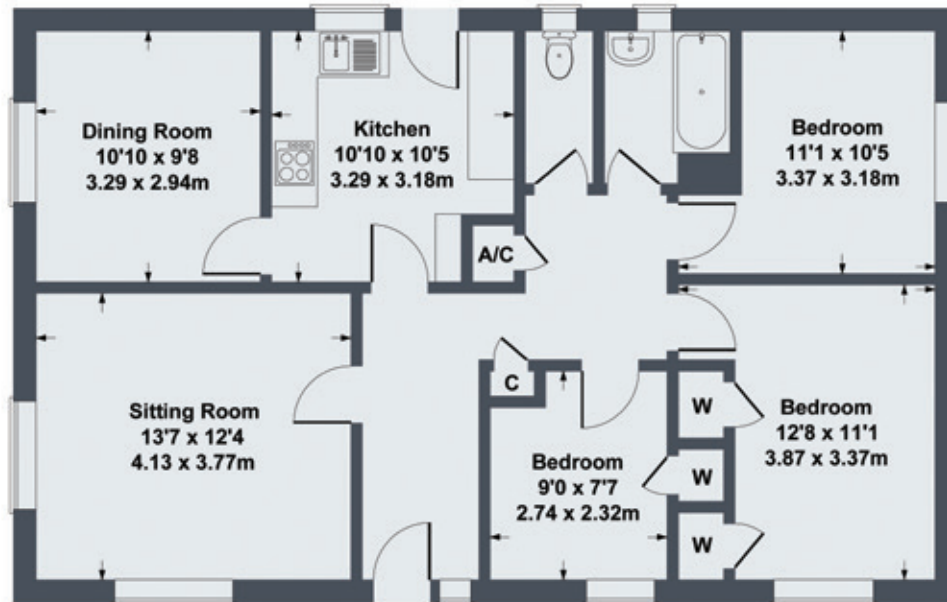


Bungalow



East Bridge End Bungalow

Approximate Gross Internal Area
915 sq ft - 85 sq m



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Bungalow

At the entrance to the farm steading lies a detached bungalow. It is of modern construction, stone faced under a pitched slate roof. It extends to about 915 sq. ft. and comprising:

Entrance Hall, kitchen, sitting room, dining room, three bedrooms, shower room and a bathroom.

It too has a private area of garden ground to the front and rear.

The bungalow was built in the 1970s for a farm worker, but we understand that the agricultural occupancy restriction originally imposed has since been lifted and until recently the bungalow has been let on an Assured Shorthold Tenancy (AST) agreement.

The property is simple and well-presented and offers a lot of accommodation for its size. It provides a range of options for prospective buyers including staff accommodation, holiday let or longer term letting.

Farm Buildings

The farm has a diverse range of modern and traditional farm buildings, centred around an extensively concreted yard, including a substantial stone-built byer adjoining the farmhouse, a two-storey stone barn complete with dog loft and lean-to, and a number of former farrowing sheds. Most of these farm buildings would benefit from upgrading to continue to be used for modern agricultural purposes. They do, however, offer significant scope for conversion, subject to obtaining the necessary consents.

The main building is a modern steel portal frame general purpose shed (90' x 45') with concrete block walls with timber side cladding, a fibre cement roof and a part concrete / earth floor. The building is in the southeast corner of the farmyard and is in good condition. It has both electricity and water connections.

There are also two timber-built specialist pig buildings in the central yard area and a covered midden which provide useful storage, and an extensive footprint should there be a need for more modern farm buildings to be erected in future.



Farm Building Block Plan

Plan No.	Building Name	Description	Area Approx. (GEA)
1	Byre	Stone-built under a pitched slate roof and a concrete floor. Lean-to building of concrete block construction (partially roofed) to northern elevations.	6,000 sq. ft.
2	Farrowing Building	Concrete block construction, fibre cement sheet roof and a concrete floor.	2,040 sq. ft.
3	General Purpose Building	Modern steel portal frame with concrete block walls and timber side cladding, a fibre cement sheet roof and a part concrete / earth floor.	4,050 sq. ft.
4	Barn	Stone built under a pitched slate roof and a concrete floor. Lean-to building of steel and concrete block construction with a part tin / profile steel sheet roof to southern elevations.	1,950 sq. ft.
5	Pig Building	Timber frame, fibre cement sheet roof and a concrete floor.	1,425 sq. ft.
6	Pig Building	Timber frame, fibre cement sheet roof and a concrete floor.	1,300 sq. ft.
7	Store	Concrete block construction, fibre cement sheet rood and a concrete floor.	1,085 sq. ft.



Farmland

The land extends in total to around 134.44 acres (54.41 ha), comprising about 28.49 acres of mowable pastures, 98.08 acres of rough unimproved grazing, 5.62 acres of native woodland and 2.24 acres associated with the farm steading and access tracks. It is classified as Grade 4/5 with freely draining slightly acid but base-rich soils on the lowland and wet, acid upland soils on the higher ground. It is predominantly north facing, lying between 190m to 500m above sea level and is largely bound by stone walls with natural water source for livestock.

A former limestone quarry lies halfway up the hill and is accessible via a historic mining track which greatly benefits access to the high hill ground.

East Bridge End Farm offers significant amenity and natural capital value. The farm is currently entered into a Higher Level Stewardship Scheme (HLS) agreement where payments are received to reduce stocking levels and allow certain hill ground flora to proliferate. Further details are available from the Selling Agents.

Field No.	Meadowland	Permanent Pasture	Rough & Hill Grazing	Woodland	Others	Area (ha)	Area (ac)
1531	0.62					0.62	1.53
1409				0.17		0.17	0.41
9436					0.05	0.05	0.13
9436		2.48				2.48	6.12
9401			2.32			2.32	5.73
8383			0.32			0.32	0.78
9983			5.83			5.83	14.40
2013	2.07					2.07	5.10
9955			26.46			26.46	65.39
0911		2.01				2.01	4.95
1232					0.03	0.03	0.07
0840	0.37					0.37	0.92
2817				1.70		1.70	4.19
0309				0.42		0.42	1.03
1232					0.04	0.04	0.09
9114			0.01			0.01	0.04
2193			4.75			4.75	11.74
9617		1.26				1.26	3.10
9436	1.01					1.01	2.48
0325		1.73				1.73	4.27
-					0.79	0.79	1.96
Hectares	4.06	7.46	39.69	2.28	0.91	54.41	
Acres	10.04	18.45	98.08	5.62	2.24		134.44



GENERAL INFORMATION

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.

Services

Both houses are connected to mains electricity, private spring water, oil-fired central heating systems and drainage to separate septic tanks (assumed to be non-compliant). B4RN Fibre Internet connection installed.

Local Authorities

Westmorland and Furness Council
Town Hall, Duke Street, Barrow in Furness,
Cumbria, LA14 2LD
Tel: 01229 876543

Council Tax

Farmhouse – Band F Bungalow – Band C

EPC

Farmhouse – Band E Bungalow – Band D

Designations

Yorkshire Dales National Park.

Basic Payment Scheme

All future delinked BPS payments are to be retained by the Seller.

Agri-Environmental Schemes

The farm is entered into a Higher Level Stewardship (HLS) scheme.

The Seller will seek to transfer this agreement upon completion of the sale and will ensure that the Purchaser will adhere to scheme rules for the remainder of the term.

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

Method of Sale

East Bridge End Farm 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 specifically mentioned in these sale particulars are included in the sale.

Boundaries

Neither the vendor nor the vendor'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.

Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at market value the following:

1. All clamped or baled silage
2. Hay and straw.
3. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel oil etc.

Farm Dispersal Sale

The Seller reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.

Employees

There are no employees to be retained.

Viewing

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

Directions

From Sedbergh, cross the River Rawthey on the Settlebeck Bridge and head southeast on the A684. After about 3 miles cross the river Clough and turning to East Bridge End Farm is on the right marked by the For Sale board. The track takes you back over the river and the farm is at the end of the road.

Postcode

LA10 5PA

What3words:

///yelled.twee.sparrows

CONDITIONS OF SALE

Purchase Price

A 10% deposit will be paid on exchange of contracts and will be non-refundable if the purchaser withdraws for any other reason than the fault of the Seller or their Agent. 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.

Purchaser's Identification

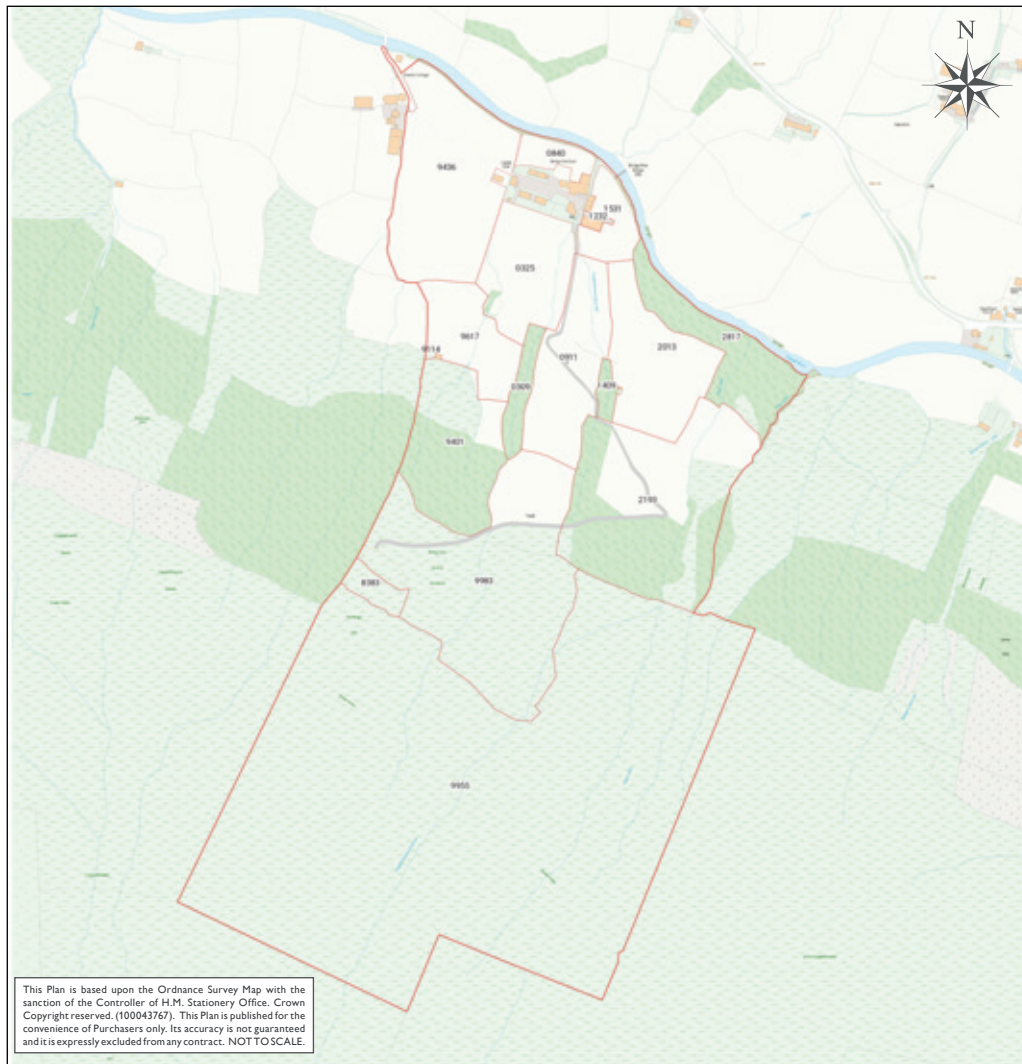
Any offer by a Purchaser(s) who is a resident outside of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the Sellers.

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 outgoings shall be apportioned between the seller and the Purchaser(s) as at the date of completion.



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: Spring 2025

Photographs taken: Spring 2025



