

# PANNEL HOLME FARM

Ulpha, Cumbria



**GSC GRAYS**

PROPERTY • ESTATES • LAND



# PANNEL HOLME FARM

ULPHA, BROUGHTON-IN-FURNESS, CUMBRIA, LA20 6EA

Ulpha 2 miles • Broughton-in-Furness 6 miles • Windermere 22 miles  
(distances approximate)

A SUBSTANTIAL LIVESTOCK FARM COMPRISING A FIVE-BEDROOM FARMHOUSE AND A RANGE OF TRADITIONAL STONE BUILDINGS WITH A COMBINATION OF PRODUCTIVE MEADOWLAND AND ROUGH GRAZING

- Stone-built, five-bedroomed farmhouse in need of renovation. Superb south facing aspect with attractive views overlooking the river Duddon
  - A range of traditional stone farm buildings with scope for alternative use, subject to obtaining necessary consents
  - Combination of productive meadowland and upland grazing
    - Fell rights for 825.5 sheep and 20.64 cattle plus followers over the adjacent Ulpha Common
    - Situated in the heart of the stunning Duddon Valley in the Lake District National Park
      - Significant natural capital value

About 296.23 acres (119.88 ha)

FOR SALE FREEHOLD AS A WHOLE



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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

Tel: 01748 829203

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[farmagency@gscgrays.co.uk](mailto:farmagency@gscgrays.co.uk)



### Situation

Pannel Holme Farm is well located in the Lake District National Park, in a particularly attractive part of Cumbria situated in the heart of Duddon Valley, about 2 miles north of Ulpha and 6 miles north of Broughton-in-Furness and A695.

The charming market town of Broughton-in-Furness combines traditional Cumbrian character with modern convenience. Steeped in history and surrounded by rolling countryside, the town boasts a vibrant community, independent shops, country pubs, and excellent local amenities.

The farm is situated within the valley of Duddon; one of the Lake District's most unspoiled and peaceful areas. Despite its secluded, rural location, the farm is easily accessible to the A595 and nearby coastal routes. Ulverston Train Station (16 miles) on the West Coast Main Line, offers frequent services to Edinburgh, Manchester and London. The nearest airport is Leeds Bradford International (93 miles), which provides both domestic and international flights.

### Description

Pannel Holme Farm is a substantial livestock farm with significant natural capital value, extending in total to about 296.23 acres (119.88 ha). Comprising a characterful five-bedroom farmhouse that requires modernisation along with a range of traditional stone-built farm buildings that offer potential for conversion (subject to approvals) and a combination of productive meadowland and hill grazing.

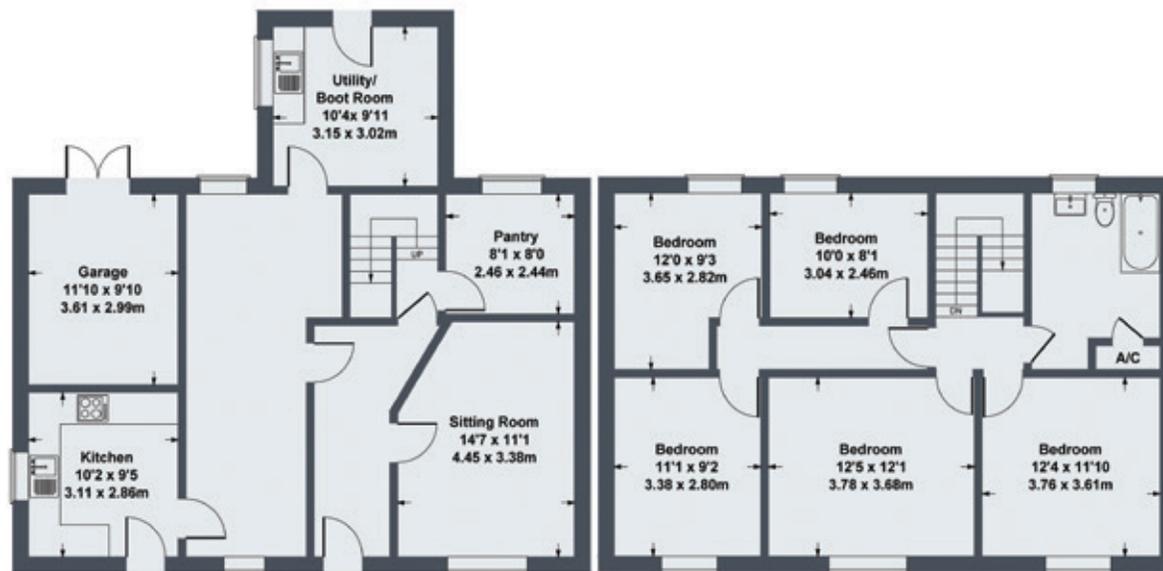
The farm is being offered for sale due to retirement and is available as a whole.





## Pannel Holme Farm, Ulpha, Broughton-in Furness

Approximate Gross Internal Area  
1647 sq ft - 153 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

### Farmhouse

A traditional farmhouse built of whitewashed stone beneath a pitched slate roof. The accommodation is laid out on two floors, extending to about 1,647 sq. ft. and comprising:

Ground Floor: Entrance hall, kitchen, sitting room, reception room, pantry, utility / boot room and an internal garage.

First Floor: Five bedrooms and a bathroom.

The farmhouse has a superb south facing aspect and has attractive views overlooking the river Duddon and rolling open countryside. It would benefit from a complete schedule of modernisation throughout.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	83
Not energy efficient - higher running costs		

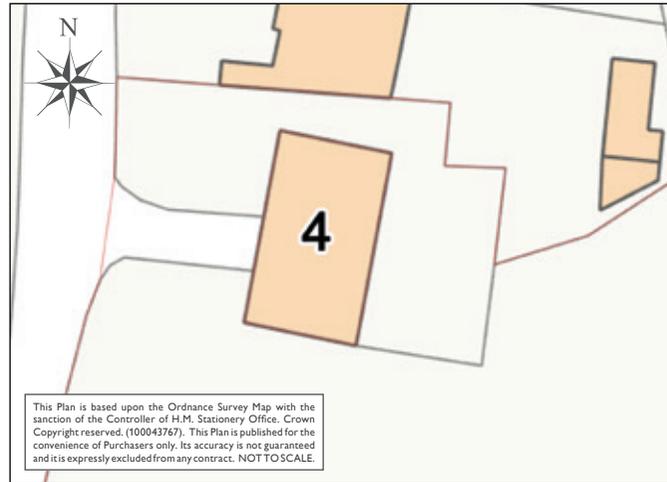
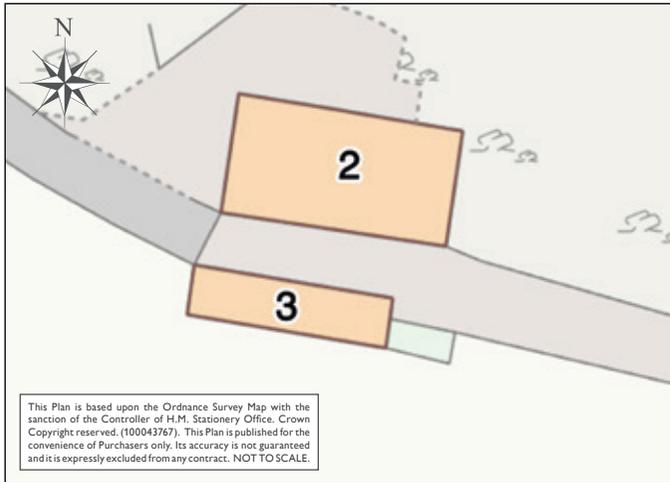
## Farm Buildings

The farm buildings comprise a number of traditional stone buildings around the farm, principally comprising a two-storey byre that lies adjacent the farmhouse, a two-storey barn with adjoining livestock handling facilities located in the centre of the holding and a separate barn that adjoins a small outlying block of grassland. The buildings are generally in good order for basic agricultural purposes with service connections.

It is considered that the buildings offer considerable scope for potential conversion to residential or amenity use, subject to obtaining the necessary consents.

Plan No.	Building Name	Description	Area Approx. (GEA)
1	Byre	Two storey stone-built byre under a profile steel sheet with a concrete floor.	3,400 sq. ft.
2	Barn	Two storey stone-built barn under a pitched slate roof with a concrete floor.	2,800 sq. ft.
3	Loose Livestock Housing	Single storey stone-built building under a profile steel sheet roof and concrete floor.	590 sq. ft.
4	Barn	Two storey stone-built barn under a slate roof with a concrete floor.	2,600 sq. ft.





### Farmland

The farmland extends in total to about 296.23 acres (119.88 ha), comprising 45.38 acres of permanent pasture, most of which is mowable, 237.77 acres of rough grazing on the higher fell ground, 9.17 acres of native broadleaf woodland and 3.89 acres associated with the farm steading and river Duddon.

The land is classified as Grade 4 with freely draining, slightly acid loam soils on the lowland parcels, transitioning to Grade 5, loamy upland soils on the hill ground. The land lies between 85m to 350m above sea level and is bound by stone walls with several natural water sources for livestock.

The land is currently farmed in-hand with vacant possession available on completion of a sale.

### Fell Rights

Pannel Holme Farm enjoys a right of turbarry, a right to cut bracken and the right to graze 825.5 sheep and 20.64 cattle plus followers over the adjacent Ulpha Common. These rights are included in the sale.

### Natural Capital Value

The farm represents a significant natural capital asset; the diverse ecology and vast upland areas on the farm naturally provide a potentially substantial carbon sequestration resource, through enhanced woodland creation or re-wilding activities.

An initial natural capital assessment has not been undertaken. However, the farm's striking upland landscape and natural assets, suggest that it will command significant level of natural value and in turn could provide alternate income stream opportunities in the future.

## 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

The farm is served by mains electricity and a private water supply issuing from the farm with drainage to a septic tank (assumed to be non-compliant).

The farmhouse is heated by open fires with a back-boiler providing hot water.

### Local Authorities

Cumberland Council

Civic Centre, Rikergate, Carlisle, CA3 8QG

Tel: 0300 373 3730

### Council Tax

Farmhouse – Band E

### EPC

Farmhouse – Band G

### Designations

The farmland comprises a combination of 'Severely Disadvantaged Area (upland)' and 'Moorland within a Severely Disadvantaged Area' designations.

About 10.50 acres of woodland lies within a Duddon Valley Woodlands SSSI.

Lake District National Park.





### **Basic Payment Scheme**

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

### **Agri-Environmental Schemes**

Pannel Holme Farm is currently entered into a Higher-Level Stewardship (HLS) agreement which generates a revenue of £8,139 per annum and terminates in 2028.

The Vendor will seek to transfer this agreement upon completion of sale and ensure that the Purchaser(s) will undertake to comply with scheme rules for the remainder of the term.

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

### **Method of Sale**

Pannel Holme 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 specially 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.

#### **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 (TUPE)**

No staff will be transferred with the sale of the property

#### **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 Broughton-in-Furness, head northwest on the A595 for 0.5 miles. Turn right onto Smithy Lane taking signs for Ulpha and proceed for 4.5 miles. Continue onto The Crook Road for an additional 2 miles. The farm is located on the lefthand side and marked with a GSC Grays sale board.

#### **Postcode**

LA20 6EA

#### **what3words**

///sharper.travels.hawks

## **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 Agent(s) 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 Agent(s) 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**

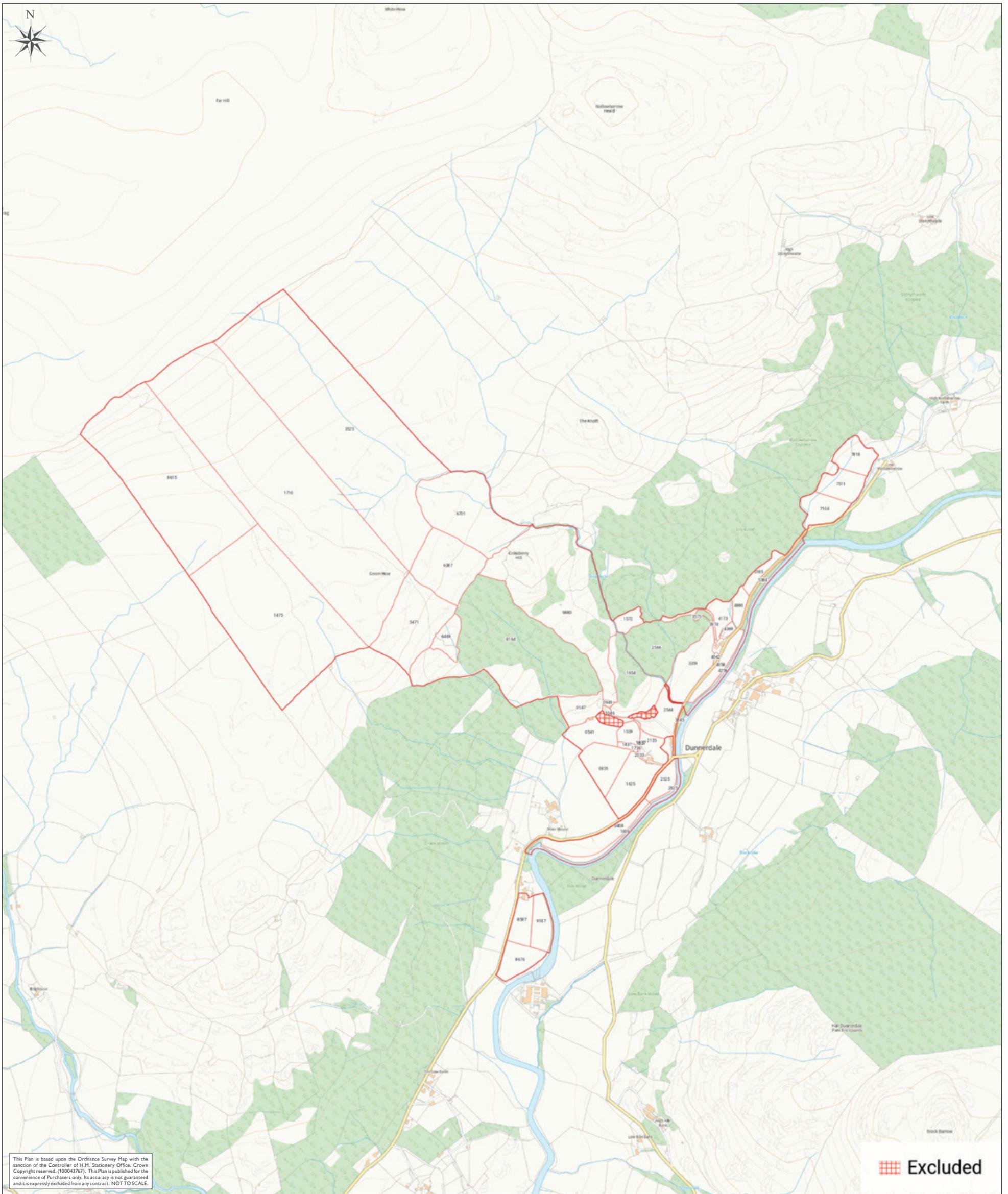
The council tax and all other outgoings shall be apportioned between the Seller and the Purchaser(s) as at the date of completion.

Field No.	Permanent Grassland	Rough Grazing	Woodland	Other	Area (ha)	Area (ac)
8615		12.13			12.13	29.97
6469		0.65			0.65	1.60
3045			0.09		0.09	0.21
1475		12.31			12.31	30.43
5185	0.40				0.40	0.98
9187	0.77				0.77	1.90
8164		9.74			9.74	24.07
2033				0.02	0.02	0.04
4880	0.36				0.36	0.88
1654	1.48	0.02	0.65	0.01	2.16	5.34
2135	0.53				0.53	1.30
1736				0.01	0.01	0.04
4258	0.14				0.14	0.36
8676	0.92				0.92	2.27
9880		8.58		0.02	8.60	21.26
3525		19.54			19.54	48.28
3359	1.55				1.55	3.82
4062	0.03				0.03	0.07
8587	0.73				0.73	1.80
1437	0.09				0.09	0.21
1046	0.08			0.03	0.11	0.27
6387		2.80			2.80	6.93
6701		4.33			4.33	10.70
1710		21.49			21.49	53.09
5471		3.36			3.36	8.29
1837				0.01	0.01	0.03
7104	0.95				0.95	2.35
0147		0.85			0.85	2.11
4173	0.49				0.49	1.21
1009	0.34				0.34	0.85
5384			0.29		0.29	0.72
3575			0.12		0.12	0.30
0541	0.90				0.90	2.22
2566			2.56		2.56	6.34
4369	0.12				0.12	0.30
1625	1.50				1.50	3.70
0408	1.29				1.29	3.19
2825	0.06				0.06	0.14
0949		0.05			0.05	0.12
0831	1.24				1.24	3.05
2525	0.53				0.53	1.30
7818	0.89				0.89	2.21
1539	0.35				0.35	0.85
7511	0.92				0.92	2.28
4058	0.68				0.68	1.67
2544	0.9			0.04	0.94	2.33
3974	0.17				0.17	0.41
1572		0.38			0.38	0.93
River				0.90	0.90	2.22
Farmsteading and tracks				0.53	0.53	1.31
	18.37	96.22	3.71	1.57	119.88	296.23



**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 correctness 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.





**GSC GRAYS**  
PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,  
Richmond, North Yorkshire, DL9 4QL  
Tel: 01748 829203  
[www.gscgrays.co.uk](http://www.gscgrays.co.uk)  
[farmagency@gscgrays.co.uk](mailto:farmagency@gscgrays.co.uk)