

LAND AT GARNETT BRIDGE

Kendal, Cumbria



GSC GRAYS

PROPERTY • ESTATES • LAND



LAND AT GARNETT BRIDGE

KENDAL, CUMBRIA, LA8 9AZ

Kendal 4 miles • Windermere 10 miles • Penrith 20 miles
(distances approximate)

A BLOCK OF PRODUCTIVE AND VERSATILE GRASSLAND
SITUATED NEAR THE HISTORIC TOWN OF
KENDAL WITH GOOD ROAD ACCESS

About 51.66 acres (20.90 ha)

FOR SALE FREEHOLD AS A WHOLE



GSC GRAYS

PROPERTY • ESTATES • LAND

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Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Drifffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Description

A block of permanent grassland and native deciduous woodland situated immediately west of the hamlet of Garnett Bridge, extending in total to about 51.66 acres (20.90 ha).

The land is accessed directly off the publicly maintained, Garnett Bridge Road, via two field gates along the eastern boundary of the property.

The land extends to about 51.66 acres in total, comprising 44.28 acres of permanent pasture, 2.54 acres of un-grazable scrub, 4.80 acres of amenity woodland and 0.03 acres associated with a sheep handling facility. The land is classified as Grade 4 with freely draining, slightly acidic, loam soils suitable for livestock grazing. It is divided into twelve field parcels which are bound by stone walls that require refurbishment in areas to remain stockproof. The land is generally southeast facing,

gently undulating and lying between 125m and 195m above sea level with natural water sources for livestock.

The land is currently occupied on an annual grazing licence to a neighbouring farmer that terminates in March 2026.

Basic Payment Scheme

Any future delinked BPS payments will be retained by the Seller.

Countryside Stewardship / SFI Agreements

The land is entered into a Sustainable Farming Incentive (SFI) agreement which is predominantly focused upon herbal ley and low input grassland options and expires in 2027. This agreement cannot be transferred and will be removed from the scheme. The Purchaser(s) will indemnify the Vendor against any non-compliance from the date of completion.

Method of Sale

The land is offered for sale by private treaty. All potential purchasers are advised to register their interest with the Selling Agents so that they can be advised as to how the sale will be concluded.

Designations

Lake District National Park.

Tenure

The property is to be sold Freehold subject to existing grazing licence agreements registered with HM Land Registry under Title Numbers: CU216620.





Sporting Rights

The sporting rights are included in the sale in so far as they are owned.

Mineral Rights

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

Wayleaves, Easements and Rights of Way

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

We understand that public footpaths and bridleways cross the land.

Services

We are not aware of any public services connected to the land.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities will be delineated on the transfer plan by “T Marks” in accordance with the information we have been provided. Further details available from the Selling Agent(s).

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 option to tax has been made.

Postcode:

LA8 9AZ

what3words

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Field No.	Permanent Pasture	Rough Grazing	Woodland	Other	Total (ha)	Total (ac)
9473	1.19	0.11			1.30	3.22
9659	1.35	0.33			1.68	4.15
1667	1.47				1.47	3.63
1518	0.72				0.72	1.78
2211	2.59				2.59	6.41
1179	1.11				1.11	2.75
1257			1.95		1.95	4.82
0370	1.27	0.13			1.40	3.46
2129	1.9	0.40			2.30	5.68
1591	1.95				1.95	4.81
2698	3.34				3.34	8.25
2276	0.89				0.89	2.19
0684	0.19			0.01	0.20	0.50
TOTAL	17.98	0.97	1.95	0.01	20.90	51.66

Viewing and Health & Safety

By appointment through the Selling Agents by calling - T: 01748 829203.

Please take care when viewing the property particularly as this is a working farm. For your own personal safety, you should remain as vigilant as possible particularly around livestock or buildings.

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 mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

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.



