

THE BROADGATE ESTATE

Thwaites, Millom, Cumbria



GSC GRAYS

PROPERTY • ESTATES • LAND



THE BROADGATE ESTATE

THWAITES, MILLOM, CUMBRIA, LA18 5JZ

Millom 3 miles, Broughton-in-Furness 3 miles, Ulverston 15 miles
(distances approximate)

THE PRINCIPAL ASSETS OF A DELIGHTFUL FARMING ESTATE, IN A PARTICULARLY ATTRACTIVE LOCATION ON THE EDGE OF THE LAKE DISTRICT NATIONAL PARK, INCLUDING FARMHOUSE, MILL COTTAGE, TRADITIONAL FARM BUILDINGS, MEADOWLAND, PASTURES, HILL GRAZING AND MANAGED WOODLAND

- Farmhouse with 3 reception rooms, 6 bedrooms and a bathroom. In need of modernisation
 - 4 bedroom Mill Cottage and annex
 - 91.85 acres of meadow land
 - 162.69 acres of pastures
 - 161.38 acres of hill and rough grazing
 - 65.53 acres of managed amenity woodland
- Opportunity to create a spectacular low ground shoot

About 483.99 acres in all (195.87 ha)

FOR SALE AS A WHOLE OR IN SEVEN LOTS



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

9 Underley Business Centre,
Kearstwick, Kirkby Lonsdale, LA6 2DY
Tel: 01524 880346
www.gscgrays.co.uk
farmagency@gscgrays.co.uk

SITUATION

The Broadgate Estate lies at the southern end of The Lake District National Park, in iconic Cumbrian countryside famed for its scenery and strong agricultural tradition. It is positioned just to the east of Black Combe Fell, looking over the estuary of Wordsworth’s beloved “Majestic Duddon, over smooth flat sands gliding brilliant in silence with unfettered sweep.”

The estate lands rise up from the Black Beck to the top of Knott Fell looking southwest over the Duddon Estuary. Broadgate is about three miles from the charming Cumbrian market town of Broughton-in-Furness. Steeped in Cumbrian history and tradition, and surrounded by rolling countryside, the town has a vibrant community with independent shops, country pubs, and excellent local amenities. The Green is the nearest village offering a variety of local shops and services including a post office, village pub, baker/coffee shop and village shop. The nearby towns of Millom and Ulverston offer a wider range of services and schooling, Sedbergh School (independent boarding school) is about 43 miles away to the east and Windermere, St Annes about 29 miles north.

Junction 36 of the M6 is about 40 miles from Broadgate where it is easy to reach Lancaster, Carlisle and Manchester. There is also an excellent rail service with connections from The Green and Ulverston to the main West Coast Line.

The Lake District National Park is famous around the world for its natural beauty and part of the estate lies within its boundary. It includes iconic landscapes and lakes but also a significant stretch of coastline reflected in the Duddon Estuary.

Despite its secluded, rural location, the estate is easily accessible to the A595 (Carlisle to Wigtown Road) and nearby coastal routes. Ulverston Train Station (14.5 miles) via the West Coast Main Line, offers frequent services to Edinburgh, Manchester and London. The most accessible airport is Manchester Airport (107 miles), which provides both domestic and international flights.



Low Broadgate towards the Duddon Estuary

DESCRIPTION

The Broadgate Estate is an attractive agricultural and amenity estate set above the Duddon Estuary on the southern edge of the Lake District National Park, on the Cumbrian coast. The estate includes a traditional farmhouse, an attractive, listed former mill cottage, a range of traditional farm buildings, woods and grassland extending in total to about 483.99 acres.

The estate has been managed around a central farm tenancy which comes to an end in September 2025 alongside three separate grazing agreements. The woodland is managed in-hand with the principal focus on long term amenity, but which offer the basis of what could be a challenging and entertaining shoot.

The estate is being offered for sale for the first time. It is available as a whole or in seven lots.

Lot	Description	Area (ac)
1	Old Broadgate Farmhouse, outbuildings, gardens and paddock	5.48
2	Old Broadgate land and Low Broadgate steading	272.04
3	Crag Hall and Beck Bank land	102.49
4	Thwaites Mill Cottage	0.12
5	Mill yard and amenity woodland	2.49
6	Gibson Park	96.64
7	Land at The Green	4.72
The Whole		483.99

Old Broadgate Farmhouse (Lot 1)

The farmhouse is a traditional, stone built, rendered and painted, two storey, detached house lying centrally within the estate and set in a large area of garden. It also benefits from a separate barn and various outbuildings.

The farmhouse has been occupied under an Agricultural Holdings Act tenancy since 1962 and will be coming back in-hand in September 2025. It is now in need of refurbishment and modernisation throughout.

The current accommodation includes:

Ground Floor: Hall, three reception rooms, kitchen, pantry and utility area.

First Floor: Six bedrooms and a bathroom.

There are useful outbuildings including an outside WC, as well as a separate barn offering significant opportunity for upgrading to a range of uses.

To the front of the house is a large, partially walled garden, mainly down to lawn and surrounded by borders although the old front entrance gates indicate that at one time there was a driveway and sweep to the front. Adjoining this is a lovely, productive, walled garden which at one time was partitioned to provide kitchen garden produce, and an orchard which has been scaled back in recent times.

Behind the farmhouse is a large area of woodland (over half an acre), an old pond and plenty of parking area. It is also being offered with the field in front which extends to 3.76 acres, ensuring privacy and protection of the immediate environment.



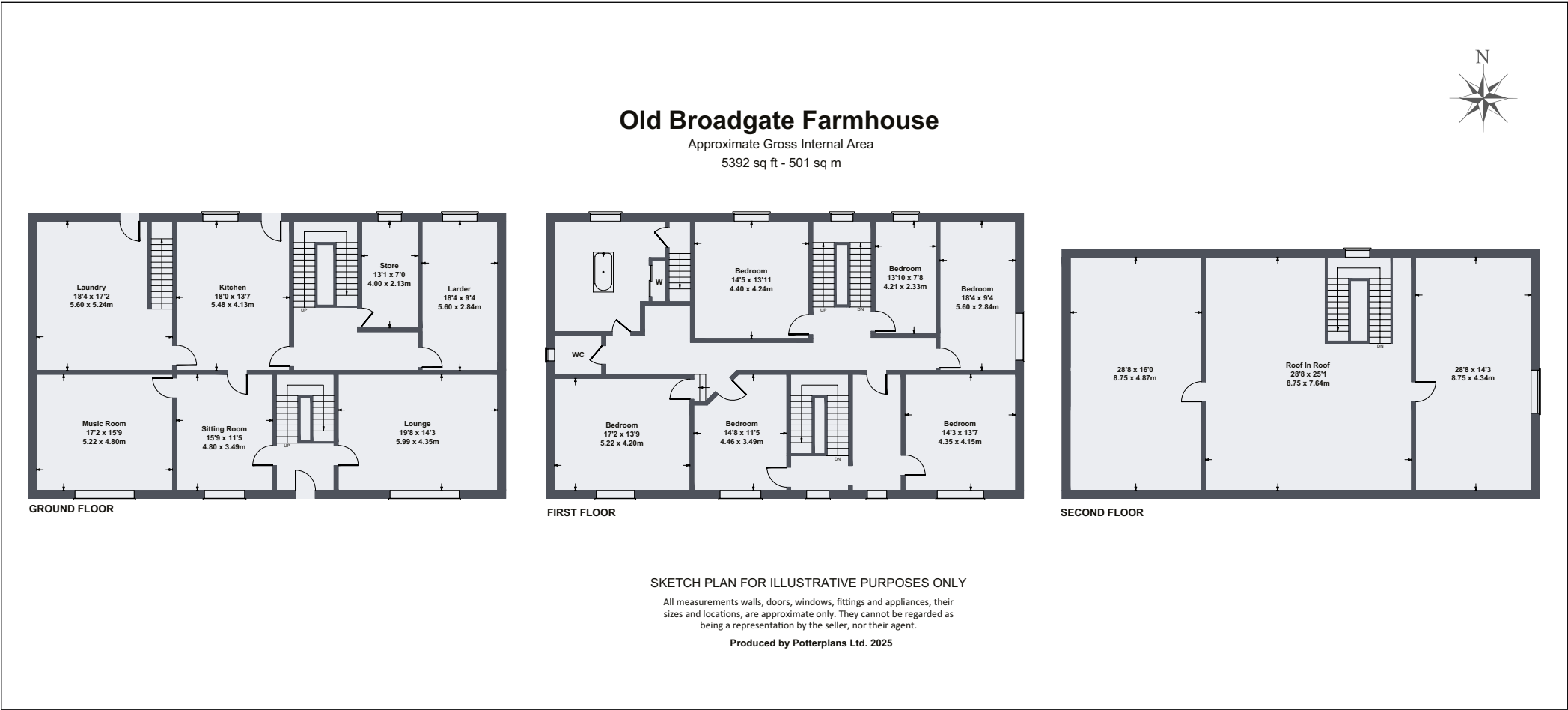
Access lane



Walled Garden



Old Broadgate Farmhouse



Old Broadgate



Old Broadgate up to Knott Hill



Old Broadgate



Thwaites Mill Cottage (Lot 4)

Thwaites Mill Cottage is a charming, traditional stone built detached cottage (recently reroofed), overlooking the Black Beck and lies adjacent to the old mill buildings. The accommodation is comfortable and cosy and laid out on two floors including:

Ground Floor: Hallway, sitting room, dining room, kitchen, utility, old laundry and garage.

First Floor: Four bedrooms and two bathrooms.

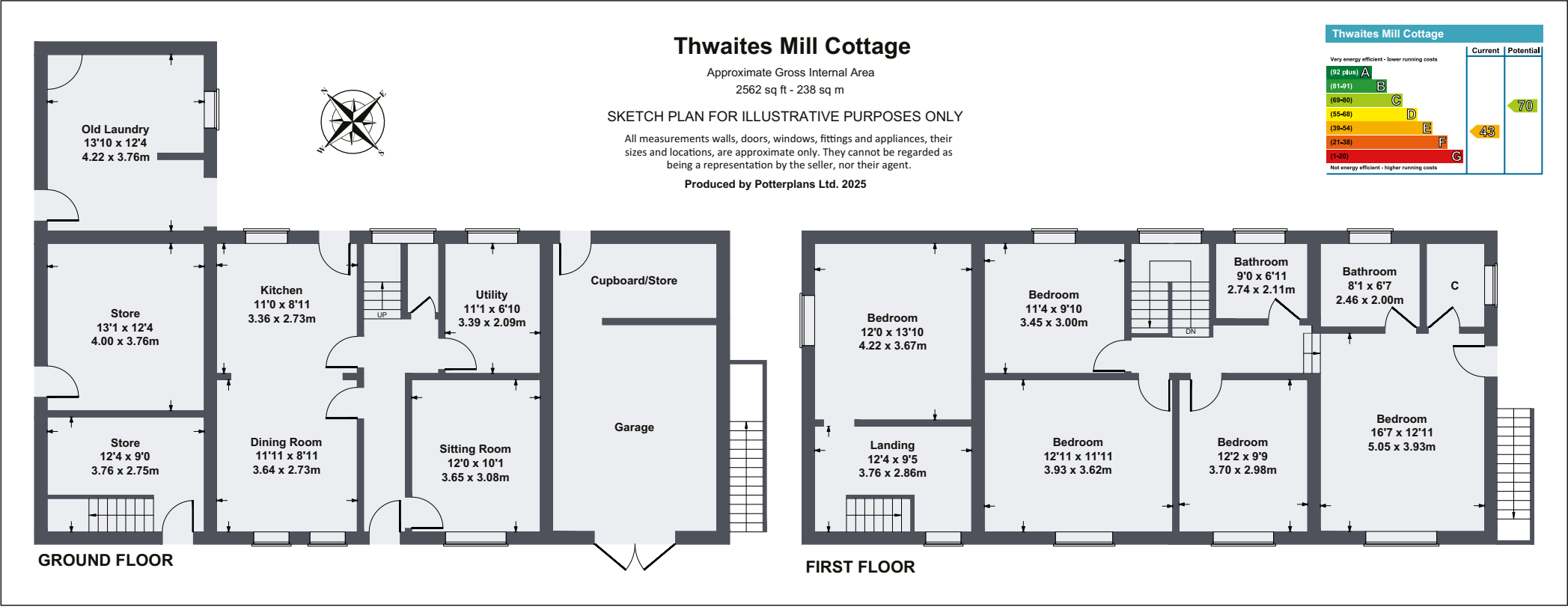
Adjoining the western side is a separate one bedroom annex with two large stores below.

The cottage has been let on short term tenancies in recent times and although comfortable would benefit from some modernisation.

There is a small, terraced garden at the rear and a larger south facing garden area on the southern gable end which runs down towards the beck and the Thwaites Bridge.

The Mill Yard and Poplar Field (Lot 5)

Adjacent to the cottage is the old Thwaites Mill Yard which was once utilised as part of the mill set up and within which is the site of the old mill pond. It covers an area of about 2.49 acres and includes the yard and an area of young native woodland. There is a large general purpose shed, a lean-to former machine shed/garage and various other buildings which are in a state of disrepair. The area offers considerable potential for development subject to planning permission and the consent of the National Park Authority. Under these circumstances the sellers reserve the right to claim a clawback on any increase in value as a result of the implementation of a planning consent for any use other than that of garden for either the mill cottage or the former mill itself.





Land (Lots 2, 3, 6 and 7)

The farmland at Broadgate extends in total to about 415.92 acres (168.32 ha). It is made up of approximately 92 acres of productive meadowland capable of producing good yields of conservable grass, 162 acres of permanent pastures and 161 acres of hill and rough grazing.

The soils are made up of a range of predominantly free draining acid loamy soils and are classified by DEFRA as being Grades 4 and 5. The land rises from about 45m above sea level to 280m at the top of Knott Fell. Fields are generally enclosed with a mixture of stone walls and post and wire fences. Some fields have access to either water troughs or natural spring or water courses.

There are sheep handling and collecting facilities beside the Swineside Lane which services the higher ground.

Natural Capital is an important and valuable component of the estate due to its location, habitat and land use. Traditional farming methods have maintained a high degree of natural capital through bio-diverse habitats, and ensure further scope for development.

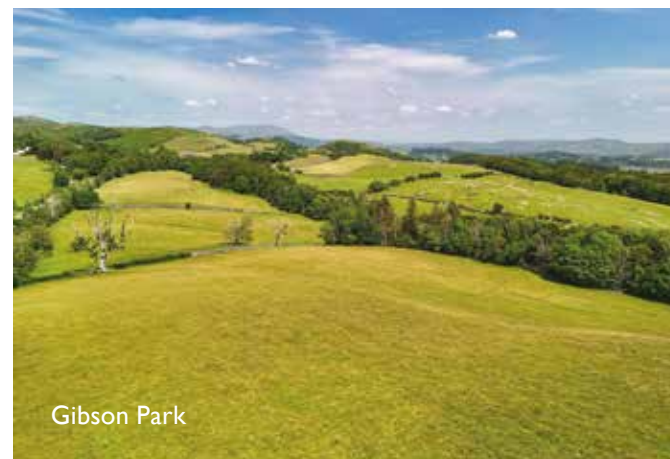
At present no parts of Broadgate's land is entered into a Countryside Stewardship Scheme or is receiving subsidy support under an existing Sustainable Farming incentive payment. For further details on these opportunities, please contact the Selling Agents.

A full land acreage schedule is provided on the reverse of the sale plan.

Low Broadgate Steading (Lot 2)

Low Broadgate Steading lies at the southern end of the estate and has direct access from Buckman Brow Road A595 along an internal farm track. It is an appealing range of buildings including a byre and a two storey barn with dovecot. It is constructed of stone with slate roofs and is set in an L-shape with a southerly aspect.

No planning consent has been sought to convert these buildings, but it is considered that they would make a superb residential unit subject to the necessary consents.



Grazing land at The Green (Lot 7)

A single outlying field is also offered for sale. It is located on the north side of The Green, about half a mile south of the main estate and extends to about 4.72 acres of mixed grazing. It has access directly from the public road but there are no services attached to this property.

Woodland

The estate includes about 65.53 acres of amenity and more commercially managed woodland. The woods are made up predominantly of native hardwoods with some significant stands of oak and sycamore. A severe storm caused wind blow in the central woodland area some ten years ago but this has since been cleared and replanted under a Woodland Management Plan due to complete on 19th July 2027. Details are available separately from the Selling Agents.

GENERAL INFORMATION

Method of Sale

The estate is offered for sale by private treaty. A closing date for offers may be fixed. Perspective purchasers are urged to note their interest formally to the selling agents. The seller reserves the right to conclude a bargain for the sale of any portions of the subject of sale ahead of a notified closing date and will not be obliged to accept the highest or any other offer for any part of the subjects for sale. Any offer(s) received from a purchaser must be accompanied by a guarantee from a bank/proof of funds that is acceptable to the seller.

Planning and Designations

Part of the estate lies within the Lake District National Park.

Agri-Environmental Schemes

There are no current agricultural or environmental schemes being implemented on the estate. Significant opportunities to enter appropriate schemes will be available and further information is available from the Selling agents.

Rural Payments Agency

No de-linked BPS payments will be included in the sale.



Services

The estate is supplied with mains electricity. Drainage to each property is to septic tanks.

The estate water supply comes from springs within the estate lands, collected in a series of holding tanks and connected to the various properties and fields. It also supplies properties no longer part of the estate. Further details are available from the selling agents.

These services have not been tested and there is therefore no warranty from the agent as to the adequacy and the sufficiency of the private water supply and drainage systems servicing these residences and the steading.

Council Tax

Old Broadgate Farmhouse – Band E

Thwaites Mill Cottage – Band C

Energy Performance Certificates (EPC)

Old Broadgate Farmhouse – G

Thwaites Mill Cottage – F

Local Authority

Cumberland Council

Civic Centre, Rickergate, Carlisle, CA3 8QG

T: 0300 373 3730

Sporting Rights and Mineral Rights

The sporting rights are in-hand and are included in the sale. It is thought that the topography and existing woodland are ideal to create a challenging low ground shoot.

Mineral Rights are included in the sale in so far as they are owned.

Timber

All standing and fallen timber is included in the sale.

Employees

There are no estate employees whose contract of employment will be transferred with the property sale.

Fixtures & Fittings

Unless specifically agreed, items not mentioned in the sale particulars are excluded from the sale. Certain items may be available at valuation and following discussion with the Selling Agents.

Rights of Way, Easements and Wayleaves

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

There are various public rights of way crossing the estate as shown on the sale plan attached to these sale particulars.

In the event of a sale in lots, all necessary rights of access will be reserved.

Solicitors

Harrison Drury
T: 01539 751 267

Data Room

Further information on specific elements of the estate will be available online to those who have viewed the estate. Details on how to access the data room are available from the Selling Agent.

Viewing

Viewing is strictly by prior appointment with the selling agents. Prior to making an appointment to view the selling agent strongly recommends that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Given the hazards of a working farm we ask, for your own personal safety, to be as vigilant as possible when making your inspections.

Directions (LA18 5JZ)

To reach Broadgate Estate take junction 36 off the M6 and head west on the A590 sign posted to Kendal and Barrow. After about 4 miles turn off at the Brettgarth roundabout taking the first exit and staying on the A590 for a further 14 miles. At Greenodd turn right on to the A9092, through Lowick Green and on to Grizbeck. Turn right here on to the A595 past Broughton-in-Furness towards Millom. After about 3 miles turn right sign posted to Thwaites and you have arrived on the estate.

what3words: ///gather:sing.polka

Tenant Right

There are not expected to be any tenant issues to arise in relation to the sale.

Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the seller and no warranty is given.

CONDITIONS OF SALE

Purchase Price and Deposit

On exchange of contracts a non-returnable deposit of 10% of the purchase price will be paid with the balance due at completion at a date to be agreed and whether entry is taken or not with interest accruing at a rate of 5% above the Bank of England base rate prevailing at the time.

Anti-Money Laundering

All offers to purchase the property from the UK or overseas based purchases (regardless of whether the offer is on a cash only basis or subject to funding) must be accompanied by evidence of source of funds. This can be in the form of a bank statement showing the purchase price, a financial reference

from a bank or funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase.

In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering legislation. These documents will be required for all individuals whose names will appear on the title documents once the transaction is complete.

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 whose decision acting as experts will be final.

VAT

In the event of the charge of VAT being made on the whole or part of the purchase price on movable items, the purchase will be responsible for meeting the VAT liability. No option to tax has been made in relation to the estate.

Plans, areas and Schedules

These are based on Ordnance Survey and Rural Land Register and are there for information only. They have been carefully checked by the Selling Agent and the Seller and the purchaser shall be deemed to have satisfied themselves as to the description of the property and nay error or misstatement shall not annul the sale, nor does it 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.



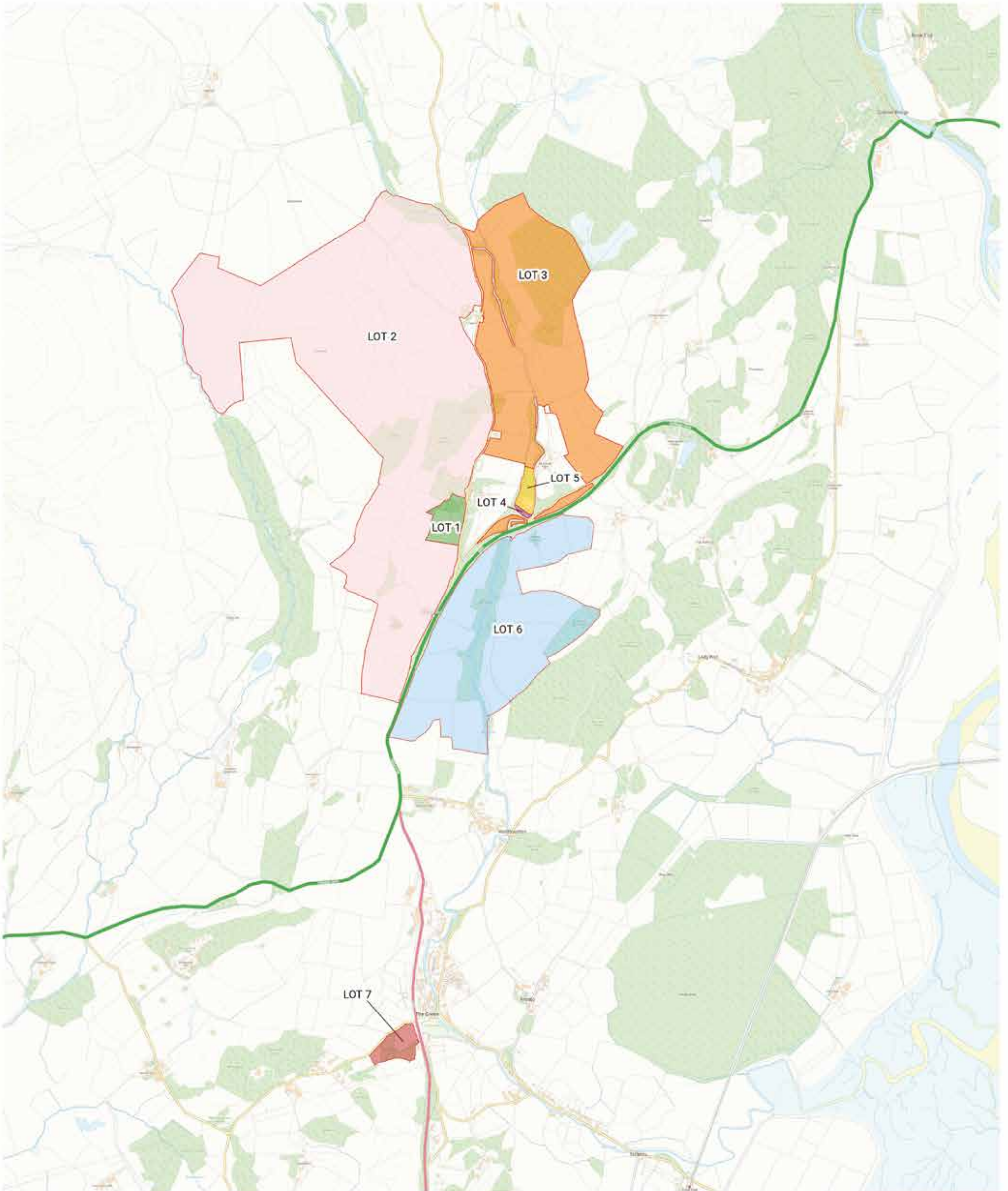
Old Broadgate

Broadgate Estate



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Lot	Name	Field No	Meadow (ha)	PP (ha)	Upland Pasture (ha)	Rough (ha)	Wood (ha)	Other (ha)	TOTAL (ha)	TOTAL (ac)
OLD BROADGATE FARMHOUSE										
1		House Garden and pond						0.25	0.25	0.61
1	High Crofts Close			1.52					1.52	3.76
1		Wood					0.43		0.43	1.06
		Unregistered land						0.02	0.02	0.05
1			0	1.52	0	0	0.43	0.27	2.22	5.48
LAND AT OLD BROADGATE & KNOTT HILL										
	Land at Old Broadgate & Knott Hill									
2	Rough Croft	0333			13.26				13.26	32.77
2	Knott	5159			10.73				10.73	26.51
2		5466			2.48				2.48	6.13
2	Great Leys	6962			3.55				3.55	8.77
2		8355			0.03			0.02	0.05	0.12
2	Lime Kiln Field	8548			1.10				1.10	2.72
2	High Leys	7643			1.68				1.68	4.15
2	Knott Hill	5328			10.56				10.56	26.09
2	Great Knott	6809			3.70				3.70	9.14
2	Far Close	8936			3.31				3.31	8.18
2	Little Knott	7033			1.58				1.58	3.90
2	Craghall Wood	Cpt 12a					0.89		0.89	2.20
2	Craghall Wood	Cpt12b					0.92		0.92	2.27
2	New Close	9619		6.85					6.85	16.93
2	Water tank	1022						0.05	0.05	0.12
2	Water holding tank	0514						1.75	1.75	4.32
2				2.02					2.02	4.99
2				1.99					1.99	4.92
2				1.84					1.84	4.55
2				0.87					0.87	2.15
2				0.64					0.64	1.58
2						0.22			0.22	0.54
2							0.17		0.17	0.42
2				0.99					0.99	2.45
2				0.92					0.92	2.27
2				1.29					1.29	3.19
2				0.07					0.07	0.17
2				1.30					1.30	3.21
2						0.5			0.5	1.24
2				0.81					0.81	2.00
2	Little Bank			0.92					0.92	2.27
2							0.22		0.22	0.54
2				0.13					0.13	0.32
2							0.31		0.31	0.77
2	Horse Bank			1.79					1.79	4.42
2	Lime Kiln Bank			0.38					0.38	0.94
2	Lime Kiln Bank			1.37					1.37	3.39
2	High Bank			2.32					2.32	5.73
2	Cringe Ling			0.51					0.51	1.26
2	Cherry Tree			0.46					0.46	1.14
2	Birk Bank			3.00					3.00	7.41
2	Big Meadow			4.32					4.32	10.67
2	Knott & Far Barne's Plantation	Cpt 2					4.61		4.61	11.39
2	Knottgill Plantation	Cpt 3					3.86		3.86	9.54
2	The Rookery	Cpt 4					0.79		0.79	1.95
2	Hagg Plantation	Cpt 10					0.18		0.18	0.44
2	Cherrytree Breast	Cpt 11					0.45		0.45	1.11
2	Low Broadgate Field			4.94					4.94	12.21
2	Low Broadgate Steading							0.19	0.19	0.47
2		track						0.15	0.15	0.37
2	Tarns			0.73					0.73	1.80
2	Gravel Hole			2.38					2.38	5.88
2			0	44.59	51.98	0.72	12.39	0.41	110.09	272.04
LAND AT CRAG HALL & BECK BANK										
3	Out Bank	0576				0.07			0.07	0.17
3	Out Bank	0776				0.25			0.25	0.62
3	Out Bank	0979				0.20		0.07	0.27	0.67
3	Out Bank	3668				10.20			10.20	25.20
3	Giles Bank	2067	1.86						1.86	4.60
3	Long Bank	2847	1.44						1.44	3.56
3	Bank Wood	Cpt 6a					1.49		1.49	3.68
3	Bank Wood	Cpt 6b					0.21		0.21	0.52
3	Bank Wood	1359					0.23		0.23	0.57
3	Hog House Meadow	1061	1.09						1.09	2.69
3	Barn Meadow (N)	1245	0.54						0.54	1.33
3	Barn Meadow (S)	1437	1.50						1.50	3.71
3	Clovenstone	4538				0.92			0.92	2.27
3	Clovenstone Wood	Cpt 5					1.60		1.60	3.95
3	Long Meadow	2828		1.04					1.04	2.57
3	Parrocks	1825	1.29						1.29	3.19
3	Colds	2116	1.46						1.46	3.61
3	Iunder Bank	3220		0.93					0.93	2.30
3	Horse Bank	4424		3.56					3.56	8.80
3	Cookson's Plantation	Cpt 13					0.31		0.31	0.77
3		1905		0.07					0.07	0.17
3	Cookson's Infield	2403	2.13						2.13	5.26
3	Upper Kiln Acre		1.57						1.57	3.88
3		2903					0.33		0.33	0.82
3		3309		0.28					0.28	0.69
3	Low Calf Close	4403		1.25					1.25	3.09
3	High Calf Close	5205		0.98		0.23			1.21	2.99
3	Calf Close	4993		0.96					0.96	2.37
3	Gate Lands	5685		0.96					0.96	2.37
3	Mink Lands	5685		1.37					1.37	3.39
3	Mill Bridge Paddock	4266	0.63						0.63	1.56
3	Orrants		0.34						0.34	0.84
3	Amenity ground						0.12		0.12	0.30
3			13.85	11.40	0	11.87	4.29	0.07	41.48	102.49
THWAITES COTTAGE										
4								0.05	0.05	0.12
4			0	0	0	0	0	0.05	0.05	0.12
MILL YARD										
5	Wood						0.24		0.24	0.59
5	Yard							0.23	0.23	0.57
5	Poplar & old mill pond	Cpt 7					0.54		0.54	1.33
5			0	0	0	0	0.78	0.23	1.01	2.49
GIBSON PARK										
6	East Outfield	4955	1.45						1.45	3.58
6	Middle Outfield	3952	2.06						2.06	5.09
6	Outfield Plantation	3152					0.12		0.12	0.30
6	West Outfield	2949	1.42						1.42	3.51
6	Ridding	2239		0.90					0.90	2.22
6	Road End		3.10						3.10	7.66
6	High Gibson Park	3325	3.87						3.87	9.56
6	Wet Lands		2.03						2.03	5.02
6	Out Park		3.62						3.62	8.95
6	Gibson Park	1396		1.55					1.55	3.83
6	Gibson Park	2505		5.88					5.88	14.53
6	The Mains		3.16						3.16	7.81
6	In Park		2.61						2.61	6.45
6	Gibson Park Wood	1321/Cpt 8b					0.56		0.56	1.38
6	Gibson Park Wood	0901/Cpt 8b					1.14		1.14	2.82
6	Gibson Park Wood	Cpt 8a					3.83		3.83	9.46
6	Boghouse Brow Wood	Cpt 9					1.81		1.81	4.47
6			23.32	8.33	0	0	7.46	0	39.11	96.64
LAND AT THE GREEN										
7						0.74			0.74	1.83
7							1.17		1.17	2.89
7			0	0	0	0.74	1.17	0	1.91	4.72
The Whole		Hectares	37.17	65.84	51.98	13.33	26.52	1.03	195.87	
		Acres	91.85	162.69	128.44	32.94	65.53	2.54		483.99