



GSC GRAYS

# OLD BROADGATE FARM

Thwaites, Millom, Cumbria

# OLD BROADGATE FARM

Thwaites, Millom, Cumbria, LA18 5JZ

Millom 3 miles • Broughton-in-Furness 3 miles • Ulverston 15 miles  
(Distances Approximate)

A SUBSTANTIAL BLOCK OF MIXED FARMLAND, IN A PARTICULARLY ATTRACTIVE LOCATION ON THE EDGE OF THE LAKE DISTRICT NATIONAL PARK INCLUDING TRADITIONAL FARM BUILDINGS, MEADOWLAND, PASTURES, HILL GRAZING AND MANAGED WOODLAND

- 35.88 acres of meadow land
- 109.69 acres of pastures
- 128.44 acres of hill, upland pasture and rough grazing
- 330.98 acres of managed amenity woodland

About 315.03 acres in all (127.49 hectares)  
For sale as a whole or in five lots



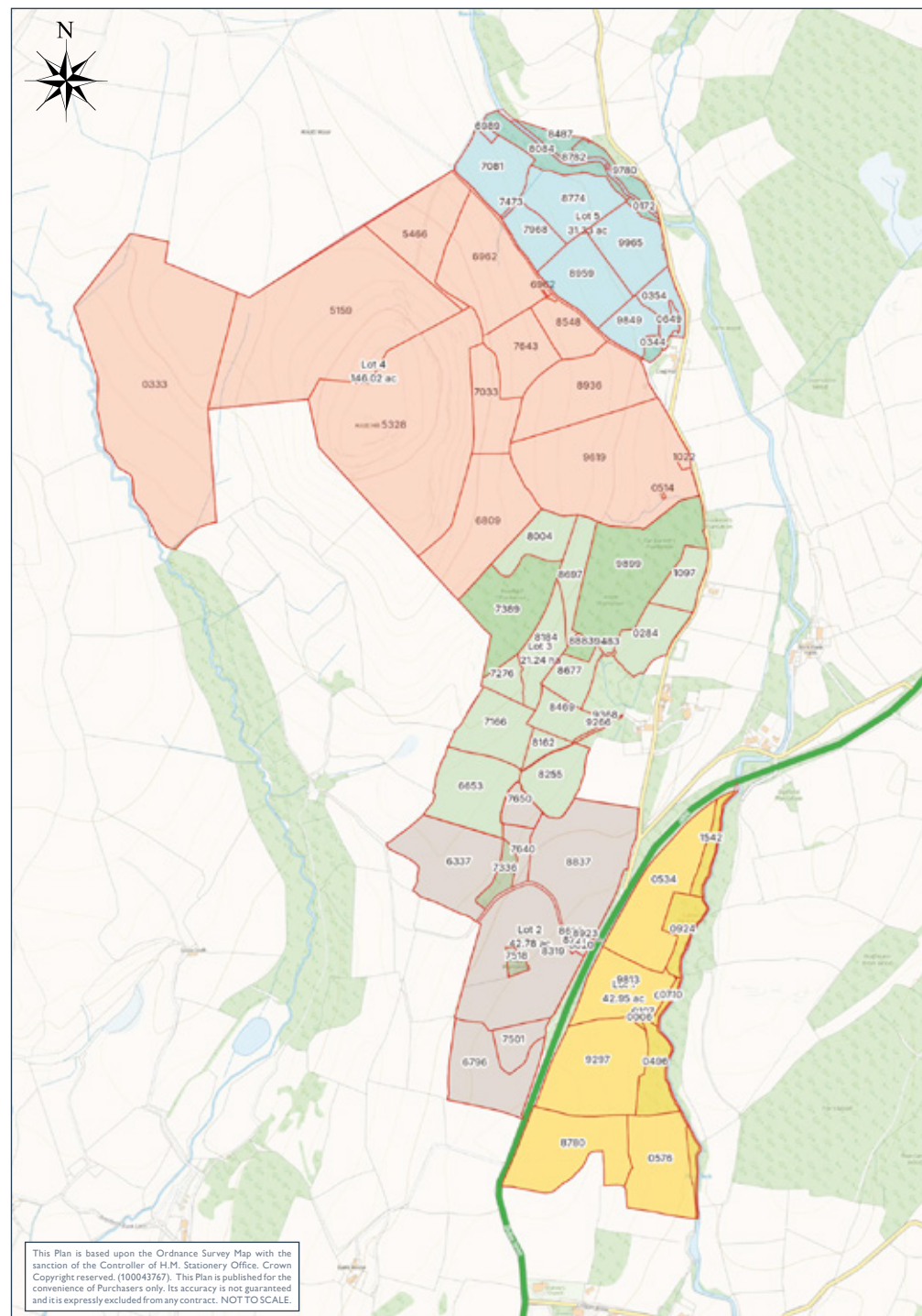
## GSC GRAYS

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

01748 829 203

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

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)





DESCRIPTION

Old Broadgate Farm is an attractive and productive block of farmland set above the Duddon Estuary on the southern edge of The Lake District National Park, on the Cumbrian coast. It includes a range of Listed traditional farm buildings, woods and grassland extending in total to about 315.03 acres.

The land is managed using rolling licenses with vacant possession available on completion.

| Lot       | Description                                 | Area (ac) | Guide Price |
|-----------|---------------------------------------------|-----------|-------------|
| 1         | Meadowland and woodland at Gibson Park      | 42.53     | £325,000    |
| 2         | Pasture, grazing and Old Broadgate Steading | 42.72     | £350,000    |
| 3         | Grazing and woodland                        | 52.39     | £275,000    |
| 4         | Pasture, rough and hill grazing             | 146.01    | £400,000    |
| 5         | Pasture and woodland                        | 31.38     | £150,000    |
| The Whole |                                             | 315.03    | £1,500,000  |

LAND

The farmland at Old Broadgate extends in total to about 315.03 acres (127.49ha). It is made up of approximately 36 acres of productive meadowland capable of producing good yields of conservable grass, 110 acres of permanent pastures, 128 acres of hill, upland pasture and rough grazing, and 31 acres of managed amenity woodland.



Lot 2



Lot 1 & 2



Lot 2 - Old Broadgate Farm



Lot 3 - Knott Hill Plantation



Lots 2 & 3 - Old Broadgate Farm & Knott Hill



Lot 3

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 Knock Fell. Fields are generally enclosed with a mixture of stone walls and post and wire fences. Some fields have access to either water troughs, 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 asset of the farm due to its location, habitat and land use. Traditional farming methods have ensured a high degree of natural capital and bio-diverse habitats but there remains scope to develop this area further. None of the land is currently entered into a Countryside Stewardship Scheme or is receiving subsidy support under an existing Sustainable Farming Incentive payment. For further details on these opportunities contact the Selling Agents.

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

## OLD BROADGATE STEADING

The steading lies at the southern end of the farm and has direct access from Buckman Brow Road A595 along an internal farm track. It is a very attractive range of buildings including a byres 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. It is Listed Grade 2.

## WOODLAND

The land includes about 30.98 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 10 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 farmland is offered for sale by private treaty. A closing date for offers may be fixed. Prospective 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.

### Services

The water supply comes from springs within the farmlands, collected in a series of holding tanks and connected to the various properties and fields. It also supplies properties no longer part of the farm. 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.

### Planning and Designations

The land lies within the Lake District National Park.

### Agri-Environmental Schemes

There are no current agricultural or environmental schemes being implemented on the farmland. 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.

### Local Authority

Westmorland and Furness Council

Town Hall, Duke Street, Barrow in Furness, Cumbria, LA14 2LD  
T: 01229 876543

### Sporting Rights and Mineral Rights

The sporting rights are in-hand and are included in the sale.

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 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, 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 state as shown on the sale plan attached to these sale particulars.

### 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 Old Broadgate take junction 36 off the M6 and east on the A590 sign posted to Kendal and Barrow. At the Brettargh Holt roundabout taking the first exit to the A590. 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 farm.

what3words: ///gather.sing.polka

### 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.

### 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 any error or misstatement shall not annul the sale, nor does it entitle either party to compensation in respect thereof.

### Anti-Money Laundering

In accordance with current anti-money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written are available to complete the transaction. Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.





**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: September 2026. Photographs taken: September 2026.