

ROANHEAD FARM
Barrow-In-Furness, Cumbria

**Corrie
and Co**

Independent
Sales & Lettings



GSC GRAYS

PROPERTY • ESTATES • LAND



ROANHEAD FARM

BARROW-IN-FURNESS, CUMBRIA, LA14 4QL

Askam-in-Furness 1 mile • Barrow-in Furness 4 miles • Ulverston 7 miles
M6 Motorway 30 miles (all distances are approximate)

A SUPERB OPPORTUNITY TO INVEST IN A PRODUCTIVE FORMER DAIRY FARM WITH SOLAR ARRAY AND FURTHER DEVELOPMENT POTENTIAL

- Farmhouse with 2 reception rooms, 5 bedrooms and 3 bathrooms.
 - Range of traditional and modern courtyard buildings
 - Solar farm occupying 39 acres (15.78 ha)
- Proposal for a second solar farm occupying 44 acres (17.81 ha)
 - About 268 acres (108.5 ha) in total

FLEXIBLE INVESTMENT OPPORTUNITY IN WHOLE OR IN PART



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SITUATION

Roanhead Farm enjoys a superb location in the picturesque southwest corner of Cumbria, nestled within the renowned Furness Peninsula. Ideally positioned just 0.3 miles southeast of the scenic Duddon Estuary, the farm lies approximately 1 mile south of the village of Askam-in-Furness, 2 miles northwest of Dalton-in-Furness, and only 4 miles from the bustling centre of Barrow-in-Furness.

Easily accessible, the property sits conveniently between the A590 and A595 and is approached via Hawthwaite Lane, directly off the A590—offering both rural tranquillity and excellent transport links.

While Roanhead Farm itself offers a peaceful and attractive rural setting, it is further enhanced by an exceptional array of natural and recreational assets located either adjacent to or just a short distance from the site — including the internationally renowned Duddon Estuary, the locally popular Roanhead Beach, and the expansive Sandscale Haws National Nature Reserve. These surrounding landscapes contribute significantly to the farm's appeal, providing panoramic views, rich biodiversity, and a wealth of opportunities for outdoor recreation and environmental engagement.







ROANHEAD FARM

Roanhead Farm offers a rare opportunity to invest in a substantial and productive livestock farming unit with a spacious farmhouse and flexible buildings all situated centrally within about 268 acres (108.5 ha) of highly productive good quality, Grade 3 ring-fenced land.

Whether for continued agricultural use, diversification into commercial or leisure ventures or redevelopment (subject to planning), the potential here is considerable.

The Farmhouse

Roanhead Farmhouse is a substantial, detached dwelling constructed of stone beneath a slate roof, with external render finish. The property features a traditional double-pitched roof, while the single-storey rear wing benefits from a recently renewed roof clad in artificial slates.

Situated towards the southern corner of the steading, the farmhouse enjoys far-reaching views across the southern part of the farm, offering both privacy and a commanding rural outlook.

The ground floor features a charming stone-built porch leading into a welcoming hallway with stairs to the first floor. The living room is fitted with a wood burner stove and has patio doors opening onto the garden, while the sitting room includes an electric fire set in a slate hearth and also benefits from garden access.

A rear porch provides access to the utility room (housing a Worcester oil-fired boiler), pantry with stone sconces and understairs storage and into the fully equipped fitted kitchen.

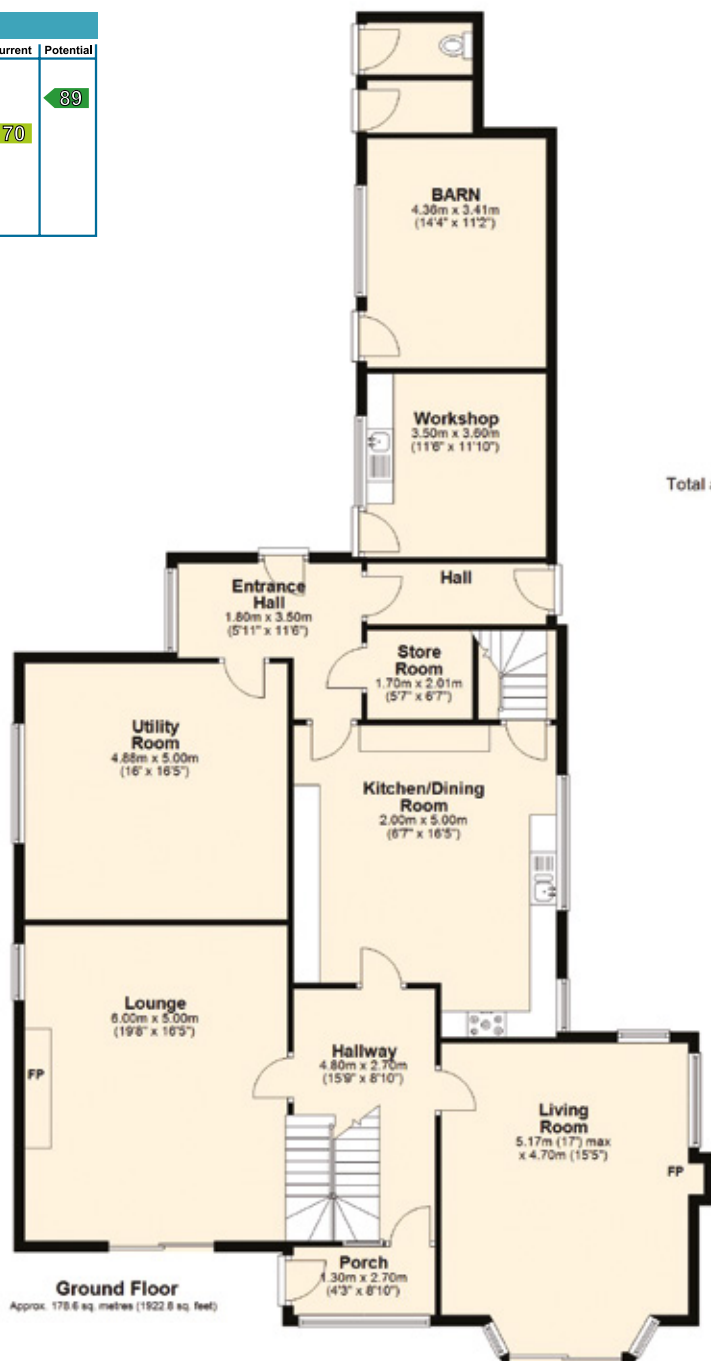
Upstairs, the farmhouse has five bedrooms, including a main bedroom with fitted storage and an en-suite bathroom accessible from both the bedrooms and hallway. There is a double bedroom currently used as an upstairs sitting room, two further double bedrooms, one of which features an original cast iron fireplace, plus a shower room and a separate bathroom with a bath. A rear staircase provides a practical return route to the kitchen.

Attached to the rear of the farmhouse are useful outbuildings, including a workshop fitted with wall and floor units, worktops, and a sink. Additionally, there is a store and two separate WCs, providing practical ancillary space to support the farmhouse and farm operations.

The property is accessed via a main farm drive which leads directly to the principal dwelling. From there, the drive splits to provide access both to and around the various farm buildings, ensuring ease of movement throughout the steading.

The property has recently benefited from a new oil central heating system alongside air source heat pumps.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Total area: approx. 337.3 sq. metres (3630.5 sq. feet)
ROANHEAD FARM, Barrow





Farm Buildings

Centrally positioned within the holding, the farmhouse and steading occupy an elevated position, offering excellent oversight of the gently undulating farmland.

The steading lies immediately to the north of the farmhouse and comprises a substantial block of traditional and modern agricultural buildings, offering an exciting opportunity for a wide range of future uses, subject to the necessary consents.

At its heart, the original steading forms an attractive courtyard layout, with traditional stone-built barns and sheds under slate roofs. These characterful buildings, located closest to the farmhouse, present considerable scope for conversion, whether for residential, holiday accommodation, equestrian, or workshop use, subject to the necessary planning consents.

The former silage pit measuring approximately 105 ft in length is situated adjacent to the cubicle shed (No.5) and is now used for storage of vehicle, plant and equipment.





Plan No.	Building Name	Description	Area Approx. (GEA)
1	Roanhead Farmhouse	Traditional two-story farmhouse with 2 receptions, kitchen, five bedrooms and 3 bathrooms	235.19 sqm (2,531.60 sqft)
2	Garage/ Workshop	Block and render walls with corrugated sheet sloping roof and corrugated sheet door.	55.58 sqm (598.28 sq ft)
3	Garage/ Workshop	Block and render walls with corrugated sheet roof covering and sliding timber doors, utilised for storage	159.11 sqm (1,712.64 sqft)
4	Garage/ Workshop	Steel portal frame with concrete block lower walls and fibre cement walls and roof with glazed roof panels	242.39 sqm (2,609.02 sqft)
5	Cubicle Shed	Concrete portal frame with fibre cement roof (collapsed), block and profile walls.	310.59 sqm (3,343.11 sqft)
6	Cubicle Shed (Passages)	Steel portal frame with slatted floors, concrete block lower walls, fibre cement cladding/roof, and two feed passages.	413.19 sqm (4,447.52 sqft)
7	Cubicle Shed (Passages)	Concrete frame with slatted floors, concrete block lower walls, fibre cement cladding/roof, and two feed passages.	481.90 sqm (5,187.09 sqft)
8	Cubicle Shed (Passages)	Concrete frame with slatted floors, concrete block lower walls, fibre cement cladding/roof, and two feed passages.	638.54 sqm (6,873.22 sqft)
9	Clear Span Building	Concrete frame 'Atcost' building with fibre cement roof and block/profile walls	1,705.13 sqm (18,353.82 sqft)
10	Store	Stone, open-fronted store	91.05 sqm (980.01 sqft)
11	Store	Stone barn used for storage	158.18 sqm (1,702.59 sqft)
12	Former Pig Sty	Stone under slate with adjoining block extension under corrugated sheet roof	152.91 sqm (1,645.95 sqft)
13	Barn	Stone under part original/part artificial slate roof, currently used for storage with cubicle housing comprising former calf housing to the rear, with slatted floors	772.49 sqm (8,315.05 sqft)
14	Open barn	Steel portal frame, with fibre cement roof, concrete panel walls with fibre cement cladding above used for stabling and storage.	373.66 sqm (4,022.09 sqft)
15	Lagoon	Slurry lagoon.	910.62 sqm (9,801.80 sqft)

Farmland

The total landholding at Roanhead Farm extends to approximately 268.63 acres (108.71 ha). It is estimated that the productive or ‘farmable’ land to be around 218.63 acres (88.55 ha), the remaining area approximately 11.81 acres (4.72 ha) comprises non-farmable areas such as the farm steading, open water and other features.

The topography across the holding is predominantly level to gently rolling, with field elevations ranging from 16m to 59m above sea level. The highest point lies on the parcel known as Knott, which features sloping pasture with natural rock outcrops and some gorse, adding to the diverse landscape.

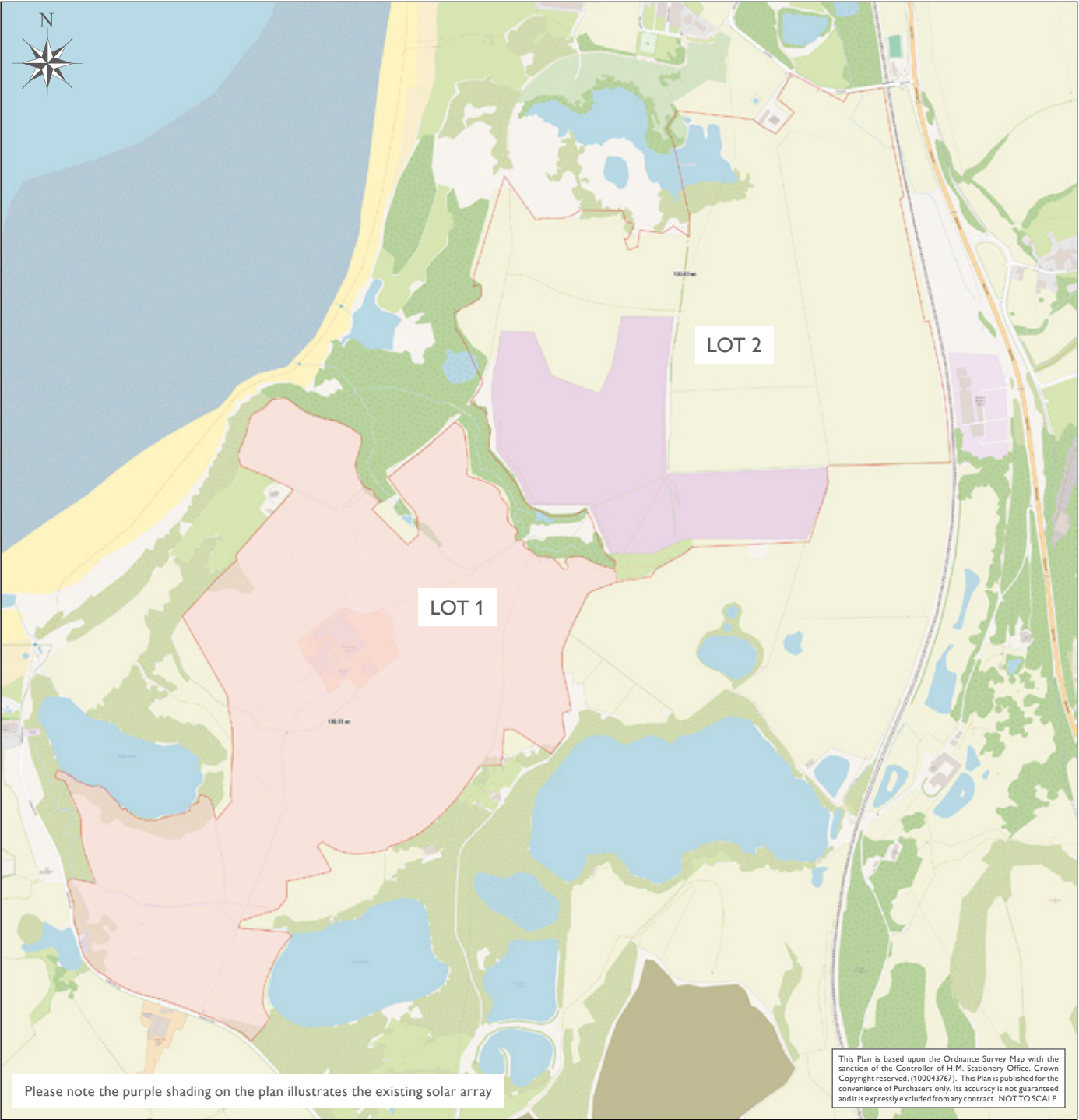
The land is ring-fenced and classified as Grade 3, and being fully sown to grass, with the majority suitable for mowing. It is enclosed by a mix of traditional dry-stone walls, post and wire fencing, and well-established hedgerows, providing a strong foundation for a variety of agricultural uses.

At present, the land is informally let to four different parties including one agreement with the owner’s family via summer grazing arrangements. This flexible arrangement reflects the holding’s adaptability to different farming practices.

The land soils are described as slowly permeable seasonally wet slightly acid but base-rich loamy and clayey.

The area can be broken down as follows:

Area	Acres	Hectares
Lot 1		
Farmland and buildings	132.53	53.63
Lot 2		
Solar	135.83	54.97
	268.36	108.60





Field No.	Arable	Pasture	Woodland	Scrub	Farm Building	Tracks	Pond	Solar Panels	Area (ha)	Total (ac)
0168		4.65				0.07			4.71	11.65
0628		3.74				0.22			3.96	9.78
0718		0.36		0.06	0.1	0.20		8.02	0.72	1.77
0791		0.41	0.52			0.07	0.04		0.99	2.45
1239		1.35		0.04					1.39	3.44
1245		4.56				0.06			4.62	11.42
1894		0.35				0.13		1.51	0.48	1.20
2932		4.49							4.49	11.09
3614		6.78		0.15		0.11	0.04		7.04	17.40
3766		0.96		0.20	0.00				1.16	2.88
3812		4.15							4.15	10.26
3939		8.21		0.14					8.35	20.64
3996		0.51			0.04	0.01		3.25	0.56	1.39
4445		3.98		0.39		0.26			4.63	11.45
4769		4.60							4.60	11.38
5685		3.97							3.97	9.80
5706		3.02				0.05			3.07	7.58
5760						0.08			0.08	0.19
5930		3.05	0.23			0.10			3.38	8.35
6037	12.44	0.53							12.97	32.05
6060		0.52							0.52	1.30
6462		2.08			0.02				2.10	5.20
6896		0.21			0.00				0.21	0.52
7755		11.01							11.01	27.22
7788		2.47				0.18			2.65	6.54
8498		3.30		0.02					3.32	8.20
8580		2.40							2.40	5.93
9240		1.67							1.67	4.13
	12.44	83.34	0.75	1.00	0.16	1.54	0.09	12.78	112.07	276.94



Solar Array

Approximately 31.58 acres (12.78 ha) of grassland at Roanhead Farm has planning consent and has been developed into a solar farm, operated under a long-term 30-year lease, approximately 19 years unexpired), generating an annual income of £64,400, Indexed Linked.

The installation is fully operational, with a capacity of 7.8MWp, connected to the Distribution Network and registered on the Renewable Obligation Certificate (ROC) Register. We understand the system is performing as expected, with no known operational issues.

The solar farm site is leased to a leading UK-based renewable energy investment fund, managing a diversified portfolio of operational solar assets across the UK and Europe. The fund focuses on generating stable, long-term income through clean energy projects, supporting the transition to low-carbon power.

This represents a valuable diversification income stream within the overall holding, providing potential long-term rental income alongside traditional farming activities.

Lease Summary:

- Lease term: 30 years from 27 October 2014 with option for tenant to extend for 5 years in 2044 and for another 5 years in 2049.
- Size: c34 acres
- Rent review: 5-yearly upwards only
- Last rent review: November 2024 at £63,021
- Next rent review: November 2029

Solar Expansion

In addition to the existing solar lease, contracts have been agreed to expand the solar development with an additional 10MW scheme where the landowner has agreed Heads of Terms for an Option to Lease on approximately 44 acres located to the east of the current solar farm site, with wider rights granted over surrounding land outside the Option Site.

It is understood that a grid connection has been secured to the nearby primary substation, with the connection offer accepted. Although the current connection date is scheduled for 2038, there is potential for this date to be brought forward subject to the grant of planning permission and ongoing grid connection reforms.

This proposed expansion represents a significant opportunity to increase renewable energy generation on the holding and further diversify income streams.

Lease Summary:

- 10MW – c42 acres
- Initial option period: 3 years
- Option extension: 12 months extension up to 14 years
- Option extension fee: £25,000 on first anniversary of the Option Agreement
- Lease term 35 + 5 years
- Rent: £1,100 per acre per annum
- Income rent: N/A
- Rent review: Index-linked with CPI annually, upwards only from option
- Lease premium: £2,500 per MW upon lease entry
- Repowering: If any other tech added, requires a negotiation of a revised rent



Development Opportunities

A recent application for 233 lodges on the farm has been refused on environmental grounds. However, Roanhead Farm offers considerable scope for continued agricultural use and longer-term development, subject to obtaining the necessary planning consents. The extensive and predominantly level grassland is well suited to livestock grazing, fodder production, or diversification into mixed farming enterprises. The

farmhouse and steading provide a well-located operational base with potential for expansion or modernisation, while the holding may also offer a range of future development opportunities.

The owners are currently exploring development potential across various parcels of the land, which may include the

possible creation of an eco-hamlet of up to 40 units, permitted development opportunities within the steading, a residential scheme of up to 140 units, and a potential renewable energy development extending to approximately 100 acres within the southern part of the farm. All schemes are subject to securing the appropriate planning consents, and further details can be provided upon request.

GENERAL INFORMATION

Planning Permission

The Local Authority is Barrow Borough Council –
www.barrowbc.gov.uk

The property includes a solar farm which benefits from full planning consent granted by Barrow-in-Furness Borough Council on 25th September 2014 under planning reference B03/2014/0473. The approved scheme allows for a maximum land area of approximately 39 acres and provides for a solar energy capacity of 7.8MWp.

There have been recent representations made to Westmorland and Furness Council under their Call For Sites on the property, concluding on 20th February 2026.

Overage

The property will be subject to an overage provision in the event of any future development, to be based on 25% of the increase in value over an agreed base value, triggered upon the grant of planning consent (or implementation thereof) for residential, commercial, or tourism-related development, within a period of 30 years from completion. The specific terms, including duration, trigger events, and uplift percentage, is to be agreed between parties and formalised by legal advisers.

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.

The neighbouring residential properties known as Crag Cottages (1 and 2), situated along the north-western boundary of the farm, benefit from a private right of way along the access track and through part of the steading to reach their homes.



We are advised that a static caravan is situated on a small parcel of land to the north of the steading. It is understood that the caravan has been used intermittently by a third-party during weekends and holidays. This use is believed to be informal, operating on a “gentlemen’s agreement” basis, with no formal tenancy or written agreement in place. The vendors also note that the use of the caravan has become increasingly infrequent in recent times.

Services

Roanhead Farmhouse benefits from mains electricity and mains water supply. Drainage is via a private septic tank. Heating is provided by an air source heat pump supplemented by an immersion tank. Solar roof panels to farmhouse. Wi-fi connection.

Council Tax

Roanhead Farmhouse – Band E

EPC

Farmhouse – EPC C (70)

A full EPC report is available upon request.

Designations

We are not aware of any statutory designations or restrictions affecting the property.

Basic Payment Scheme

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

Grants and Subsidies

There are no Countryside Stewardship Schemes or Sustainable Farming Incentive Schemes in operation on the farm.

Boundaries

The Seller will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are delineated on the transfer plan by “T Marks” in accordance with the information you have been provided.

Sporting Rights

Sporting and rights are included.

Mineral Rights

Mineral rights are included in so far as they are owned, with the exception of those held under Land Registry Title CU316006.

Timber

All standing and fallen timber will be included.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Roanhead Farm is Opted To Tax and therefore VAT will be payable on the purchase price by the purchaser.

Ingoing Valuation

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

1. All clamped silage.
2. Hay and straw.
3. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel oil etc.
4. Any growing crops plus enhancement value, post-harvest cultivations, sprays, etc. in accordance with CAAV costings and contractor rates and invoiced costs.

Solicitors

Needle Partners Limited

Suite 4, Chapel Allerton House, Town Street, Leeds, LS7 4NB

E: Colin.Dixon@needlepartners.com

M: 07834 867778

T: +44 (0) 113 457 3500

Employees

There are no employees that will form part of the Invest with transfer covered under Transfer of Undertakings Protection of Employment (TUPE) regulations.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 897 627. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around building, machinery and livestock.

Disputes

Should any discrepancy arise within these particulars 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.

Directions

To reach Roanhead Farm take Junction 36 of the M6 signposted for A590, Barrow-in-Furness. Follow the A590 westbound and continue for approximately 8 miles and then at the roundabout at Newby Bridge, take the exit onto the A595. Pass through Ulverston and then turn right onto Hawthwaite Lane. After approximately 1 mile, Roadhead Farm is located on the left hand side.

what3words: ///stops.daring.royal

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

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

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 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: February 2026. Photographs taken: September 2025.

