

WHINS FARM
Howgill, Kendal, Cumbria, LA8 0BT



GSC GRAYS

PROPERTY • ESTATES • LAND

WHINS FARM

KENDAL, CUMBRIA, LA8 0BT

A rare and exciting opportunity to rent and manage a traditional upland hill farm, nestled at the foot of the stunning Howgill Fells on the edge of the Yorkshire Dales National Park, close to the Lake District National Park.

Whins Farm is being offered as a starter farm opportunity for new entrants, providing an excellent foundation for those seeking to establish and develop their own agricultural enterprise in an outstanding rural setting.

Viewing day held on 27th May 2026.

The holding is available on a Farm Business Tenancy (FBT) commencing in September 2026. Applicants will be invited to submit an expression of interest form by the 3rd June 2026.

This represents a truly exceptional opportunity for an ambitious new entrant to take their first step into farming in one of the country's most picturesque landscapes.



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Addington Fund

Whins Farm was recently part bequeathed by the late Mary Blades and part purchased by Addington Fund, a well-respected charity supporting UK farming families through housing, disaster relief and grants for new farmers. Its 'New Entrant Scheme' recognises the challenges new entrants face in starting their farming career and marks their continued commitment to the local community.

By bringing Whins Farm into the 'New Entrant scheme,' Addington Fund demonstrates its continued investment in the long term sustainability of UK agriculture and its commitment to supporting the rural communities it serves. This opportunity reflects the Charity's mission to give new entrants a genuine foothold in the farming sector, creating a pathway for the next generation to establish and grow their own enterprise.

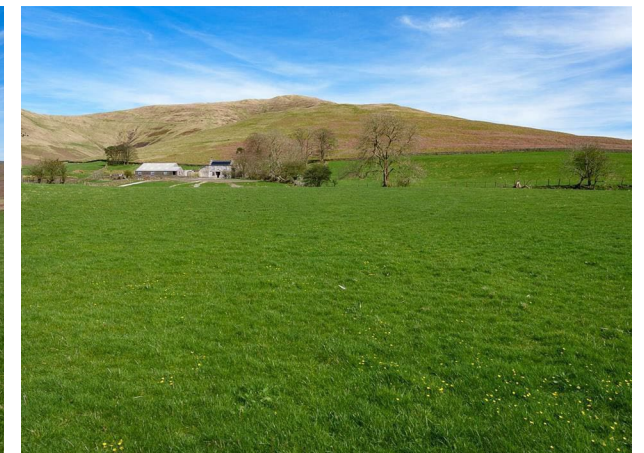
Situation

Whins Farm is situated in the picturesque Yorkshire Dales National Park, largely south westerly facing, at the foot of the Howgill Fells and only 4 miles south of Tebay and Junction 38 of the M6 Motorway.

Whins Farm comprises a well-equipped upland holding extending to approximately 61.85 acres, together with a comprehensively modernised three-bedroom farmhouse, a useful range of traditional and modern farm buildings, ample yard space, and accompanying fell grazing rights on Howgill Fell for 210 sheep.

The farmhouse is of traditional stone construction under a slate roof and has been upgraded throughout to provide comfortable and well-presented accommodation, while retaining its character and charm.

The farm buildings include a traditional stone barn together with a pebbledash concrete block rendered shippon and ample farmyard space, providing practical facilities for livestock and general agricultural use.





Whins Farmhouse

The farmhouse is a traditional, stone built, detached, three-bedroom property under pitched slate roof. The property has been comprehensively renovated with all new internal structures and finishings, which includes internally insulated walls, new flooring throughout, and a new roof which includes an array of solar voltaic panels, ground source under floor central heating, to both ground and first floor, allowing the farm to generate its own electricity, improving the property's energy efficiency and self-sufficiency.

The farmhouse is split over two floors. The ground floor includes an entrance porch, open plan kitchen, living and dining space, a reception room, utility room and downstairs toilet. The first floor comprises three bedrooms and a family bathroom.

Ground Floor:

Entrance Porch - 0.9m x 1.85m (2'11" x 6' 1")

Kitchen - 3.71m x 2.57m (12'2" x 8' 4")

Diner - 4.05m x 3.51m (13'3" x 11' 6")

Lounge - 3.34m x 3.65m (10'11" x 12' 0")

Utility - 2.58m x 3.05m (8'6" x 10' 0")

Cloakroom - 3.12m x 2.77m (10'3" x 9' 1")

Shower Room - 1.31m x 3.13m (4'4" x 10' 3")

First Floor:

Bedroom One - 3.65m x 3.53m (12'0" x 11' 7")

Bedroom Two - 3.65m x 3.70m (12'0" x 12' 2")

Bedroom Three - 2.66m x 3.22m (8'9" x 10' 7")

Bathroom - 2.11m x 2.74m (6'11" x 9' 0")

Services

The farmhouse is connected to mains electricity, along with its own solar voltaic panels and battery storage. It is supplied by a spring-fed treated water supply and has drainage to a newly installed sewerage treatment plant.

Energy Performance Certificate

The Energy Performance Rating of the farmhouse is to be confirmed.





Council Tax

The property has a Council Tax Band of C. The local authority is Westmorland and Furness Council (formerly South Lakeland Council).

Farm Buildings

There is a range of traditional and modern farm buildings, within the farmyard. A description of the main buildings can be found below:

Building	Dimensions	Description
Stone Barn	25.23m x 6.82m	Stone under slate, comprising a range of former shippons and barn. The barn has been fully reroofed and restored, and includes a solar voltaic array.
Shippon	12.64m x 5.07m	Stone under slate lean-to, adjoining the Stone Barn.
Stable Block 1	4.77m x 4.25m	Detached stable with stable door, including an electric supply.
Stable Block 2	4.74m x 3.24m	Detached stable with stable door, including an electric supply.
Concrete Block Barn	15.27m x 8.81m	A modern built building with a concrete floor, which has an electric supply, double doors outside and pedestrian door into the Shippon.
Concrete Block Shippon	15.27m x 5.38m	Adjoining the Concrete Block Barn and of matching construction. The building is a purpose built cattle shippon which has a feed passage, cattle stalls and a passage.
Concrete Block Provin Store and Former Dairy	15.27m x 5.38m	Adjoining the Concrete Block Shippon and of matching construction. The two store rooms are ideal feed and general storage areas.

Land

The land extends to approximately 61.85 acres, comprising a useful mix of meadow and pastureland, which is ideal for livestock grazing. In addition, the farm benefits from 210 fell grazing rights on Brant Fell. A brief summary of land is outlined below:

OS Field Number	Description	Acres	Hectares
SD6297 9871	Meadow	5.73	2.32
SD6397 0259	Meadow	5.72	2.31
SD6397 1367	Pasture	5.52	2.23
SD6397 1880	Pasture	2.98	1.20
SD6397 3375	Pasture	4.56	1.85
SD6397 2473	Pasture	0.62	0.25
SD6397 2266	Pasture	5.72	2.31
SD6397 2450	Pasture	1.10	0.45
SD6397 1651	Pasture	0.94	0.38
SD6397 0942	Meadow	11.69	4.73
SD6397 1846	Pasture	0.08	0.03
SD6397 2223	Pasture	17.19	6.96
		61.85	25.02

Tenancy

Available on a Farm Business Tenancy starting from September 2026.

Term

Whins Farm is available on a 7 year fixed tenancy, with the intention being that the successful tenant should have secured a long term farm to move onto, allowing Whins Farm to be available once again for a new entrant farmer.

Repairs

The Landlord will be responsible for the structure of the buildings; including the walls and roof, along with the water and electrics supply, up to the stop tap and distribution board, after which point the services will be the tenant's responsibility. The tenant will be responsible for all other repairs and maintenance.

Rent

Rent will be paid monthly in advance from the start date of the agreement and will be reviewed at three years.



Uses

The use of the holding is restricted to agricultural only, although consideration may be given to compatible diversified activities. There will be an absolute covenant prohibiting assignment or subletting of the whole, or any part of the farm.

Landlord Rights

The timber rights, mineral and sporting rights are reserved for the benefit of the landlord.

Environmental Schemes

There are currently no environmental schemes across the holding.

The successful applicant will be able to apply and enter into schemes once they are in occupation. Any environmental schemes on the farm must receive prior written approval from the Landlord.

Designations

Whins Farm is located in the Yorkshire Dales National Park.

Public Rights of Way

There are no known public rights of way crossing the farmstead.

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.

Plans

All plans, schedules and measurements have been prepared as carefully as possible and are based on Ordnance Survey online mapping or onsite measurements. All plans are published for indication purposes only and, although they are believed to be correct, the accuracy cannot be guaranteed.

Viewings

Viewings are strictly by appointment only on the pre-arranged open days with the letting agent GSC Grays. Please contact GSC Grays on 01524 880320 for further information. The viewing day will be on the 27th May 2026, between 9am and 4pm.

The location of Whins Farm is shown on the location map. Further details and directions can be obtained from GSC Grays.

The postcode for the property is LA8 0BT.

What3Words: broached.briefing.lands

Particulars written: April 2026

Photographs taken: April 2026



