

# LAND AT BANK HOUSE

Kirkby-in-Furness, LA17 7TR



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# LAND AT BANK HOUSE

Kirkby-in-Furness, LA17 7TR

Kirkby-in-Furness 1 miles | Ulverston 3 miles | Barrow-in-Furness 7 miles  
(distances approximate)

A BLOCK OF PRODUCTIVE PASTURELAND SITUATED WITHIN THE  
FURNESS PENINSULA, BENEFITTING FROM A NATURAL WATER  
SUPPLY

ABOUT 44.05 ACRES (17.83 HECTARES)

FOR SALE FREEHOLD AS A WHOLE



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PROPERTY • ESTATES • LAND

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**GSCGRAYS.CO.UK**

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## Description

The land extends to approximately 44.05 acres (17.83 hectares) of pastureland, which comprises a single block, split into several enclosures, shown with a red outline on the Site Plan. The land has a natural water supply.

The land is accessed directly from Bank House Hill, which is a council maintained road running between the A595 and the Kirkby Moor road.

The land is westerly facing, with the boundaries being a mix of dry stone walls and stock fencing. The land is mostly classified as Grade 4 under the Agricultural Land Classification, with a strip of the land immediately adjacent to the common being classified as Grade 5. The land is sub-divided into number of parcels.

## Environmental Scheme

It is understood that the land is not subject to any existing Countryside Stewardship or Sustainable Farming Incentive (SFI) agreements.

## Method of Sale

The land is to be 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.

## Tenure

The property is to be sold Freehold, vacant possession.  
The land is registered with HM Land Registry Title Number: CU204742

## Sporting Rights and Mineral Rights

The sporting and mineral rights are not included in the sale.

## Services

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

## Wayleaves, Easements and Rights of Way

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.

## Restrictive Covenant

Not to use the property for any use other than for agriculture (as defined by the Agricultural Holdings Act 1986) or equine use and, without prejudice to the generality of the foregoing such agricultural (or equine) use shall not include forestry, woodland (commercial, amenity or otherwise), or new tree planting. Interested parties should contact the Selling Agents for further details.

## 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 election to tax has been made in respect of the property.

## Postcode

LA17 7TR

## What3words

///fashion.replaying.natively

## Viewing and Health and Safety

By appointment through the Selling Agents by calling: 01524 880320.  
Please take care when viewing as there may be livestock or wildlife in the fields. For your own personal safety, you should remain as vigilant as possible particularly around livestock.

## 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

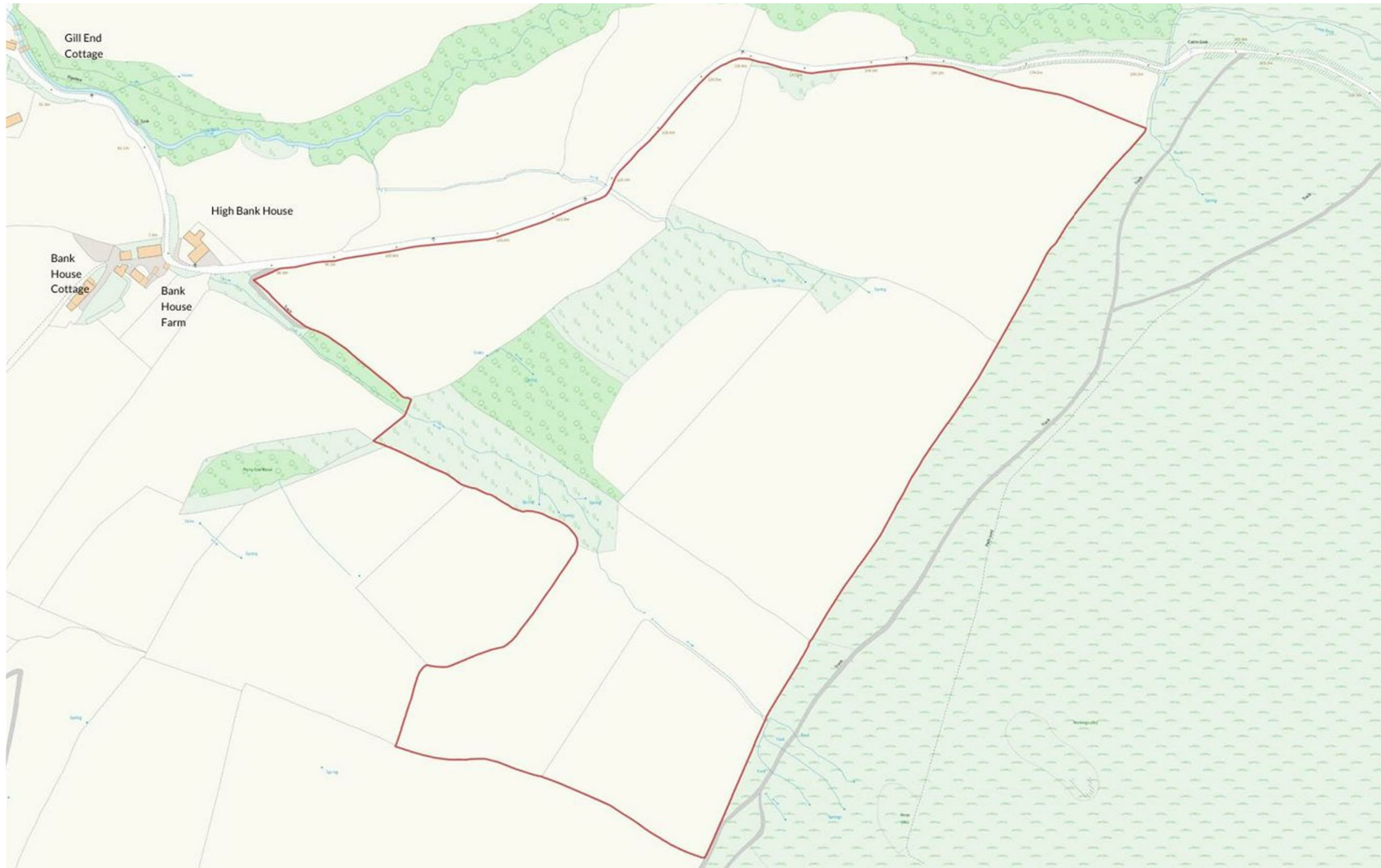
Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

### 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 misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Particulars written: June 2026

Photographs taken: June 2026



#### 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 vendors 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.