

HIGH MANSRIGG FARM

Ulverston, Cumbria



GSC GRAYS

PROPERTY • ESTATES • LAND



Lot 2 & 3

HIGH MANSRIGG FARM

ULVERSTON, CUMBRIA, LA12 7PY

Ulverston 1.5 miles • Greenodd 3 miles • Barrow-in-Furness 10 miles
(all distances are approximate)

A RARE OPPORTUNITY TO ACQUIRE A FOURTH-GENERATION LIVESTOCK FARM COMPRISING A CHARACTERFUL FARMHOUSE WITH FAR-REACHING VIEWS ACROSS THE FURNESS PENINSULA AND MORECAMBE BAY, ALONG WITH A RANGE OF TRADITIONAL STONE-BUILT BUILDINGS, AND ADJOINING STEEL PORTAL-FRAMED AGRICULTURAL BUILDINGS TOGETHER WITH PRODUCTIVE MEADOW AND PASTURELAND AND A BLOCK OF WOODLAND

- South facing four-bedroom detached farmhouse
 - Extending to a total of 132.46 acres
 - Productive meadow and pastureland
 - Block of amenity woodland
- Farmyard and buildings with development potential

FOR SALE AS A WHOLE OR IN LOTS



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Unit 9, Underley Business Centre, Kearshtwick,
Kirkby Lonsdale, Cumbria, LA6 2DY

Tel: 01524 880320

www.gscgrays.co.uk

farmagency@gscgrays.co.uk



Lot 8 & 9

SITUATION

The property is situated in an attractive rural setting within easy reach of local amenities, approximately 1.5 miles from the market town of Ulverston, and 10 miles from Barrow-in-Furness. The property is located in close proximity to the A590, providing good transport links through to the M6 motorway and the Lake District National Park.

Ulverston is a historic market town with a comprehensive range of amenities, including shops, schools, healthcare and leisure facilities, together with good transport links to the wider South Lakeland and Furness region. The town is surrounded by attractive countryside, yet within easy reach of the Lake District National Park.

Barrow-in-Furness is a well-served coastal town offering a wide range of amenities, including shops, schools and leisure facilities. The town is undergoing significant investment, driven by major infrastructure and employment programmes, alongside wider regeneration initiatives, which are contributing to long-term economic growth and enhanced local amenities.

DESCRIPTION

High Mansrigg Farm occupies an elevated position, commanding panoramic views across the rolling countryside and over Morecambe Bay. The property comprises a substantial detached farmhouse, offering spacious and versatile accommodation. The property presents an excellent opportunity for modernisation to create a family home. The holding further benefits from a range of traditional and modern farm buildings, together with productive meadow and pastureland, extending to approximately 132.46 acres (53.61 hectares).





LOT 1 – FARM STEADING

The farm steading including the farmhouse, range of traditional and modern farm buildings and four paddocks, extending to a total of 2.95 acres (1.19 hectares).

Farmhouse

A traditional farmhouse offering spacious and versatile accommodation throughout. The property comprises a good sized kitchen, sitting room, lounge, a dining room featuring a traditional Rayburn. The ground floor also includes a fitted kitchen and utility room with separate WC.

To the first floor are four well-proportioned double bedrooms and a generous family bathroom.

The lower ground floor comprises a large cellar, offering excellent storage space.

Throughout, the farmhouse benefits from high ceilings and well-proportioned rooms, making it feel bright and airy.

Farm Buildings

There is a range of both traditional and modern agricultural buildings, providing flexibility for a variety of uses and diversification opportunities, subject to the necessary consents.

The substantial traditional stone barn offers considerable development potential, with pre-application planning advice having previously been obtained. The pre-application advice was for the conversion of the traditional barn into three dwellings, which in principle the planners have stated would be acceptable.

In addition, there is a modern steel portal frame building, ideally suited to livestock housing, machinery, or general storage.

Overall, the buildings are well maintained, offering considerable scope for potential conversion into residential or amenity use subject to obtaining the necessary consents.

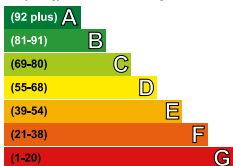
Land

Around the farm steading there are five convenient paddocks, offering agricultural, equine or amenity uses.



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
32	72



Basement



Ground Floor



First Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.





Lot 2



Lot 6 & 7

FARMLAND

Extending to approximately 129.51 acres (52.41 hectares) of Grade 4 meadow and pastureland.

The land is divided into a number of manageable lots, well-suited to livestock grazing and mowing.

Lot 2 – 28.01 acres of meadowland, which has the potential to be used for arable. The land has roadside access and both private and mains water supply.

Lot 3 – 22.41 acres of meadowland, which has the potential to be used for arable. The land has roadside access and both private and mains water supply.

Lot 4 – 6.13 acres of meadowland, with roadside access and a natural water supply.

Lot 5 – 10.42 acres of meadow and pastureland with roadside access and natural water supply.

Lot 6 – 4.69 acres of pastureland with roadside access and natural water supply.

Lot 7 – 4.02 acres of deciduous woodland, situated adjacent to Newlands Beck with roadside access and a natural water supply.

Lot 8 – 3.15 acres of meadowland, situated adjacent to Newlands Beck with roadside access and a natural water supply.

Lot 9 – 14.42 acres of pastureland with roadside access and natural water supply.

Lot 10 – 7.39 acres of meadow and pastureland with roadside access and a natural water supply. The land also benefits from planning consent to construct an agricultural building, reference 2026/1180/PAPP.

Lot 11 – 28.87 acres of quality pastureland, which includes 1.50 acres of mature grazed woodland, benefitting from roadside access and a natural water supply.

GENERAL INFORMATION

Services

The farm is served by a mains electricity and a mains water supply. Drainage is to a private septic tank system, which is assumed to be non-compliant. The farmhouse is heated by two multi fuel stoves and a Rayburn, which also provides hot water and partial central heating.

Rights of Way & 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.

Local Authorities

Westmorland and Furness Council, Town Hall and South Lakeland House, Lowther Street, Kendal, LA9 4DQ

Tel: 0300 373 3300

Council Tax

Farmhouse – Band E.

Energy Performance Certificate (EPC)

Farmhouse – Rating F.

Method of Sale

High Mansrigg Farm is offered for sale by private treaty in lots or as a whole. The Seller reserves the right to agree a sale at any point without further reference to interested parties.

The vendors reserve the right to sell the property at any time and without prior notice.

Boundaries

Neither the Seller nor the Seller's Agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by the T marks on the transfer plan.



Fixtures, Fittings & Equipment

Only those items specifically mentioned in these particulars are included in the sale.

Sporting Rights & Mineral Rights

The sporting and mineral rights are included in the sale so far as they are owned.

Timber

All standing and fallen timber will be included in the sale.

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 to the property.

Viewing

Appointments will be by appointment only arranged through the Selling Agent by calling 01524 880320. Given the potential hazards around the farm, we ask all parties wishing to view to be as vigilant as possible particularly around the buildings, machinery and livestock.

Postcode

LA12 7PY

what3words

///ship.factory.mixing

CONDITIONS OF SALE

Purchase Price & Deposit

Upon exchange of contracts, a non-refundable 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 5% above the bank of England base rate.

Anti-Money Laundering & Proof of Funds

All offers to purchase the property from the UK or overseas based purchases (regardless of whether the offer is on a cash 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. Anti-Money Laundering Regulations require us to undertake ID verification checks on all Purchasers.

A charge of £37.50 plus VAT per Purchaser will apply for these checks.

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 Agency whose decision acting experts will be final.

Overseas Purchasers

Any offer by a Purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is responsible for the Sellers.

Plans, Areas & 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 misstatement shall not annul the sale and does not entitle either party to compensation in respect of thereof.

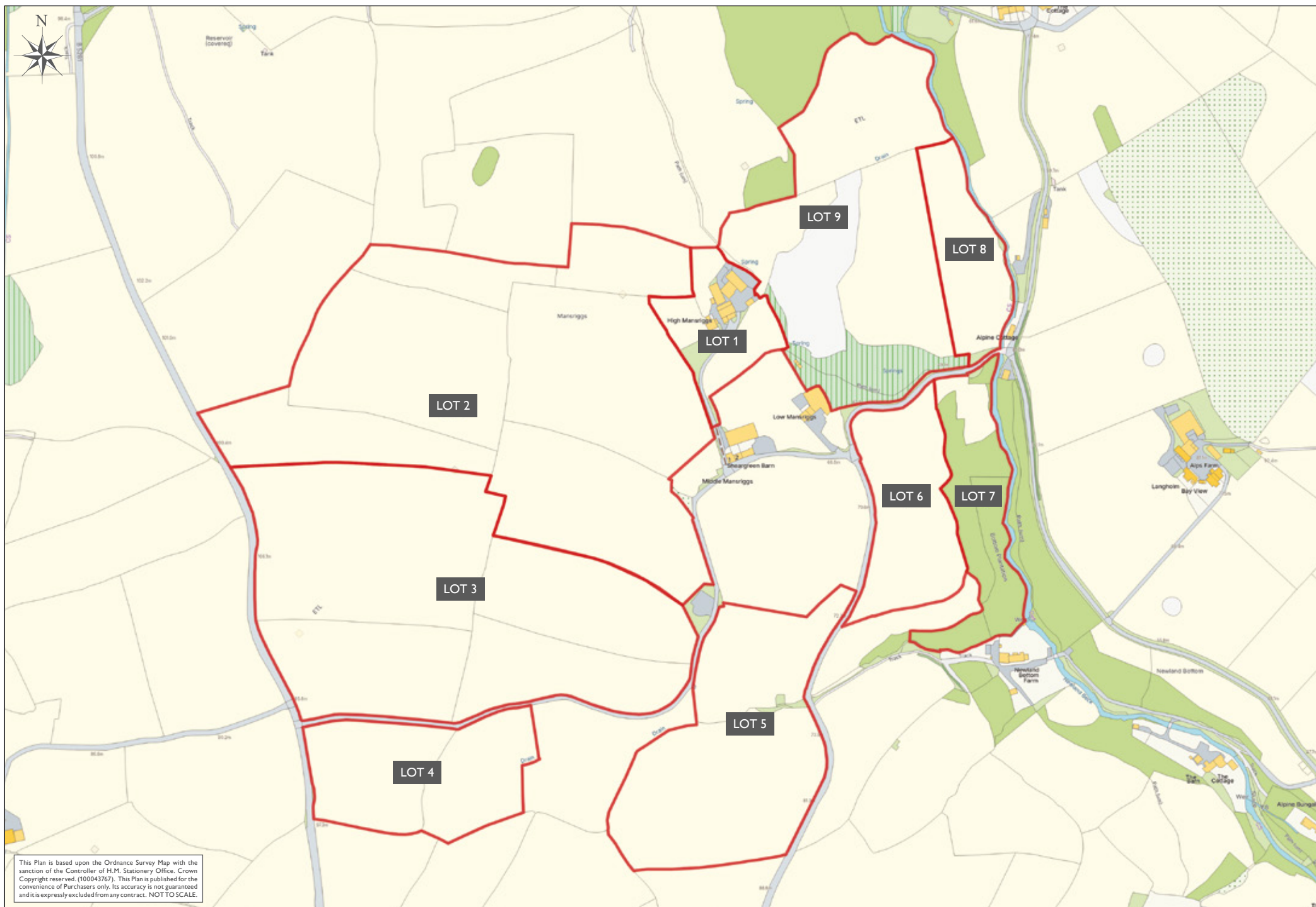
Lotting

It is intended to offer the property for sale as described but the Seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoings will 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 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. Particulars written: July 2026. Photographs taken: July 2026.



**RE: Land at High Mansrigg Farm, Ulverston,
Cumbria, LA12 7PY**

Closing Date For Best and Final Offers

Our client has instructed us to invite you to submit your best offer for the above property no later than **12 Noon on Thursday 27th August 2026** on the following basis:

All offers are to be submitted in writing and sent via post or email clearly marked 'SEALED BID – Land at High Mansrigg Farm, Ulverston, Cumbria, LA12 7PY' to kirkbylonsdale@gscgrays.co.uk or GSC Grays, Unit 9, Underley Business Centre, Kearsy, Kirkby Lonsdale, LA6 2DY. We advise interested parties to ensure that their offers are sent well in advance with a request for acknowledgement of receipt.

- All offers are to be made Subject to Contract only.
- Any conditions of your offer should be clearly stated.
- Please provide the full name and address of the prospective purchaser(s) making the offer.
- Please provide details of the prospective purchaser's solicitors and the person authorised to act on their behalf.
- State clearly the offer amount in numbers and words. No escalating bids will be considered and no offer should be made which is calculated by reference to another offer.
- Prospective purchasers should state their financial position, including whether the offer is for cash or whether it is dependant upon finance or the sale of another property with written confirmation provided separately.
- Prospective purchasers must have Proof of funds ready to support their offer.

Contracts are to be exchanged as soon as possible.

All offers will be submitted to the vendor for consideration and we shall advise you as soon as we receive further instructions. The vendors do not undertake to accept either the highest offer or indeed any offer submitted.

All offers to purchase the property from the UK or overseas based purchases (regardless of whether the offer is on a cash 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.

Successful bidders will also be required to provide identification documents (e.g. either a photographic passport or driving licence and proof of address). Anti-Money Laundering Regulations require us to undertake ID verification checks on all purchasers. A charge of £37.50 plus VAT per purchaser will apply for these checks.

If you are unable to complete this registration process, please contact us to discuss alternative arrangements.



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Offer Form – Land at High Mansrigg Farm, Ulverston, Cumbria, LA12 7PY

Name(s):	
Address:	
Contact Numbers:	
Email Address:	
Solicitor Details:	
Offer Amount:	
Lot 7 – 4.02 Acres	£ (Pounds Sterling)
Lot 10 – 7.39 Acres	£ (Pounds Sterling)
Lot 11 – 28.87 Acres	£ (Pounds Sterling)
Funding:	Cash amount: Funded amount: Lender: Subject to another property sale Yes/No

GSC GRAYS LIMITED TRADING AS GSC GRAYS COMPANY REGISTRATION NUMBER: 07715034 VAT NO. 119 7953 75

REGISTERED OFFICE: 1 BAILEY COURT, COLBURN BUSINESS PARK, RICHMOND, NORTH YORKSHIRE DL9 4QL



WWW.GSCGRAYS.CO.UK



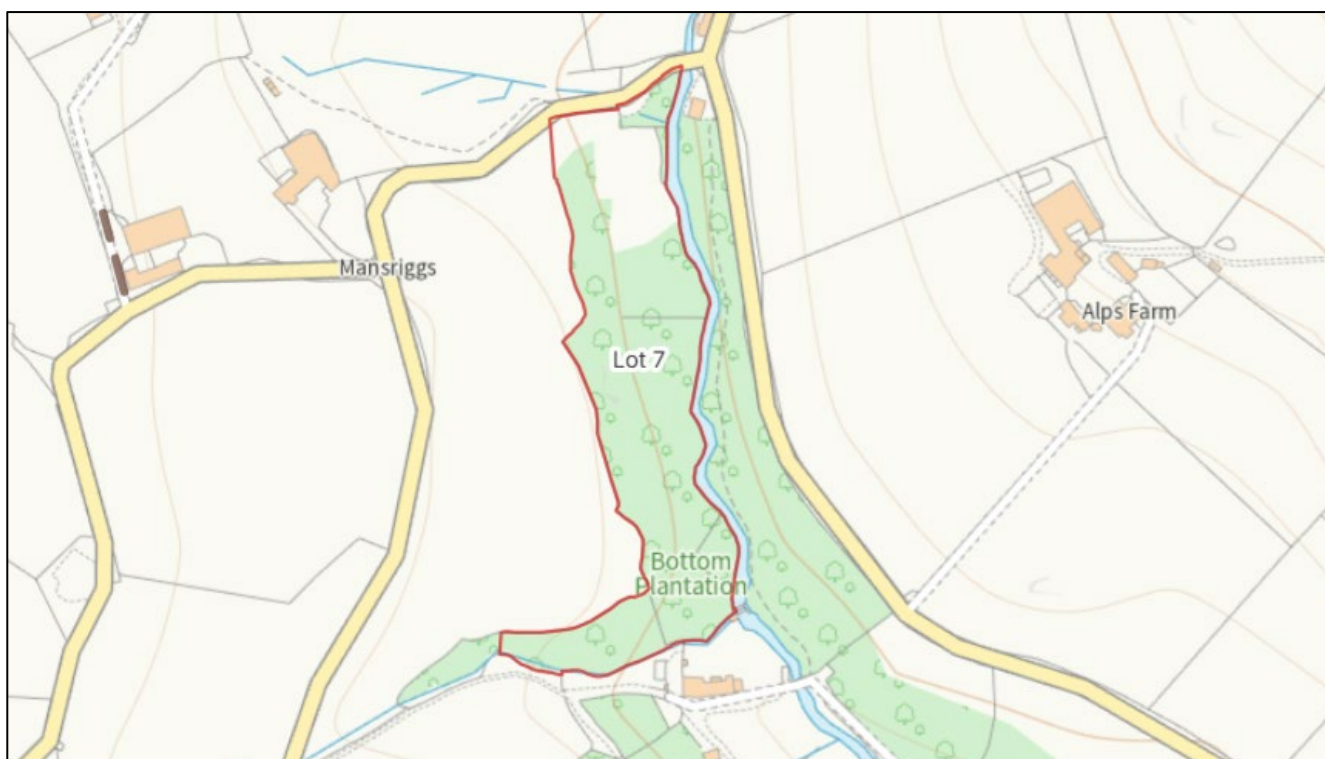


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Particulars - Lot 7 - Guide Price £30,000

4.02 acres of deciduous woodland, situated adjacent to Newlands Beck with roadside access and a natural water supply.



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Particulars - Lot 10 - Guide Price £75,000

7.39 acres of meadow and pastureland with roadside access and a natural water supply. The land also benefits from planning consent to construct an agricultural building, reference 2026/1180/PAPP.



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Particulars – Lot 11 – Guide Price £240,000

28.87 acres of quality pastureland, which includes 1.50 acres of mature grazed woodland, benefitting from roadside access and a natural water supply.



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