

LAND AT FORCE MILL
Satterthwaite, Cumbria



LAND AT FORCE MILL

Satterthwaite, Cumbria, LA12 8LQ

Newby Bridge 4 miles | Greenodd 6 Miles | Ambleside 11 Miles
(distances approximate)

A BLOCK OF PRODUCTIVE MEADOW AND PASTURELAND
SITUATED IN THE LAKE DISTRICT NATIONAL PARK WITH
GOOD ROAD SIDE ACCESS.

ABOUT 18.65 ACRES (7.55 HECTARES)

FOR SALE FREEHOLD AS A WHOLE.



GSC GRAYS

PROPERTY • ESTATES • LAND

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GSCGRAYS.CO.UK



Description

A block of productive meadow and pastureland situated within the Rusland Valley, in the heart of the Lake District National Park, extending in total to approximately 18.65 acres (7.55 hectares).

The land is divided into four parcels, bounded predominantly by traditional dry stone walls and benefitting from a natural water supply. All parcels benefit from direct roadside access.

A small traditional stone-built outbuilding is located on the land, offering potential for alternative uses, subject to the necessary consents.

The land is gently undulating in nature and is classified as Grade 4 under the Agricultural Land Classification, being generally suited to pasture and grazing, as is typical of upland areas within the Lake District National Park.





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.

Environmental Stewardship

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

Tenure

The property is to be sold Freehold, vacant possession.

The land is registered with HM Land Registry Title Number: CU130884

Sporting and Mineral Rights

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

Boundaries

The vendor will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities will be delineated on the transfer plan by "T Marks" in accordance with the information we have been provided. Further details available from the Selling Agent(s).

Timber

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

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.

Services

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

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

LA12 8LQ



What3words

///ripen.sports.string

Viewing and Health & Safety

By appointment through the Selling Agents by calling: 01524 880320.

Please take care when viewing as there may be livestock in the fields. For your own personal safety, you should remain 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 mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting

It is intended to offer the land for sale as described, 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.

Particulars written: June 2026

Photographs taken: June 2026





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 a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon 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 view the property.