



Announcement of the sale by Private Treaty of approximately 153.32 acres of freehold agricultural, amenity and woodland, within the Lake District National Park, offered for sale in five lots, with the benefit of vacant possession on completion.



UAM PROPERTY

Part of the Ulverston Auction Mart Group

**Land at Fiddler
Hall Farm
Newby Bridge
Guide £988,000**

Description

We are delighted to announce the sale by Private Treaty of approximately 153.32 acres of pasture, grazing and woodland, ideally situated within the quaint hamlet of Fiddler Hall, set in the boundaries of the Lake District National Park.

Having been in the same family ownership for many years, this is a rare chance to purchase sought after farmland in a popular South Cumbrian location.

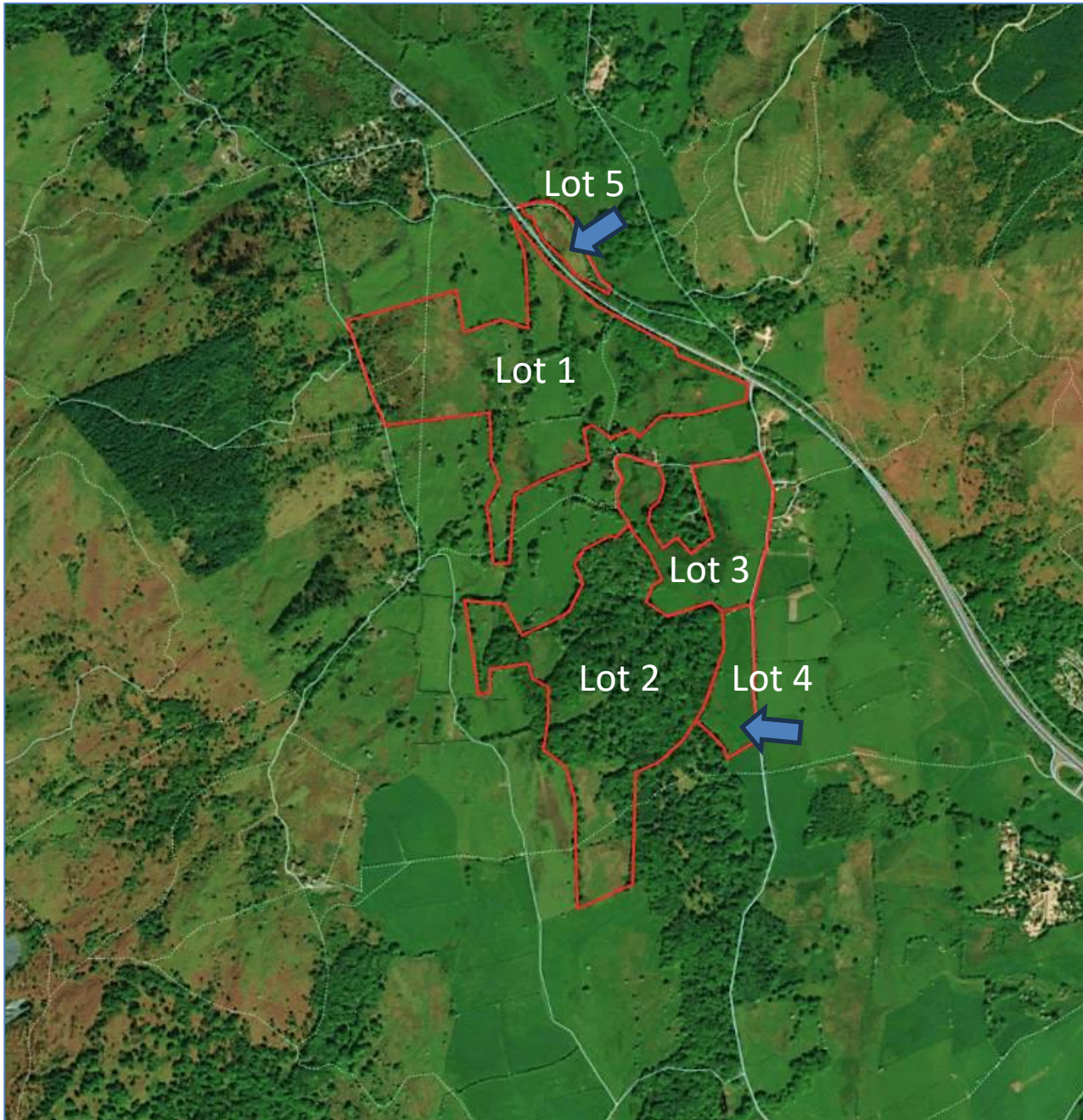
The land is being offered for sale in five lots, ranging from 2.19 acres to 64.95 acres and provides an excellent opportunity to purchase well located parcels of land and woodland.

The land is located to the south of Windermere and the west of Kendal and the South-West of the A590 road.

Due to the size and location, we believe it will be of high interest to a variety of individuals, from local land and property owners to investors and farmers.



Site Plan



Lot 1



Plan - Lot 1

Guide £400,000

Lot 1 comprises large parcels of approximately 64.95 acres of grazing and pastureland, in an excellent location with the benefit of roadside access off Back Lane and Hazrelrigg Lane. The field enclosures are of a good size throughout the lot.

The land occupies a pleasant position with elevated, open views towards the local Lake District Fells and rolling countryside. There is a Farm Business Tenancy in place until 30th November 2025.



Lot 2

Lot 2 is a private, established mixed woodland totalling approximately 57.59 acres or thereabouts, with access via a right of way over land owned by the 'Barn Owl's residential property.

The woods included within Lot 2 are Fiddler Hall Woods, Redley Woods, Great Woods and Ash head Woods, and consist of a variety of mature deciduous and broadleaved trees.

The varied topography on offer allows for an interesting amenity woodland, that is a unique purchase in a desirable part of the county.



Plan – Lot 2

Guide £330,000

Lot 3

Lot 3 is an area of sloping, grazing and pastureland with the benefit of roadside access from Back Lane and the lane to North elevation.

The versatile land is currently grazed and is approximately 21.4 acres in area, making it an exciting proposition in terms of size and location.



Plan – Lot 3

Guide £149,000

Lot 4

Lot 4 is a conveniently sized parcel of sound agricultural pasture and grazing land of 7.19 acres or thereabouts, with the benefit of roadside access onto Back Lane.

The productive land is bordered to the eastern elevation by the woodland that is For Sale in Lot 2.



Plan – Lot 4

Guide £74,000





Lot 5

Lot 5 is a useful block of grazing and pastureland extending to approximately 2.19 acres with excellent roadside access from the A590 road.

The land has a gentle, sloping gradient and is of an ideal size for a variety of agricultural uses, and is likely to be a popular parcel of land for a number of purchasers.

The parcel has excellent road frontage onto the A590, affording easy access to the M6 motorway and the towns of Barrow-in-Furness, Ulverston and Kendal

Plan – Lot 5

Guide £35,000

Method of Sale

The property is to be sold by Private Treaty, with all offers to be put forward via UAM Property.

Tenure

The Land is sold freehold and with vacant possession granted upon completion.

Environmental Schemes

We have been advised that the land is not subject to any Environmental Schemes.

Wayleaves/Easements

The property is sold subject to, and with the benefit of, all rights of way, whether public or private, any existing or proposed wayleaves, easements or quasi easements, whether referred to within these particulars or not.

Right of way over Barn Owls, Fiddler Hall to access Lot 2.

Sporting Rights

The sporting rights on all of the lots, are included with the sale.



Water

No mains water, all natural sources.

Boundaries

Details relating to boundary maintenance responsibilities, can be obtained from the agents upon request.

Local Authority

Westmorland and Furness Council

Designations

Lake District National Park

Inspections

During normal business hours with a set of particulars to hand having due regard to the closing of gates and safety of any grazing livestock.

Money Laundering Regulations

On the acceptance of an offer, purchasers should be aware we must undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017) and provide photographic ID, ie passport/driving licence and proof of address ie utility bill/council tax dated within the past 3 months.

Health and Safety

Viewers should bear in mind the risk associated with agricultural land, as well as any livestock or wildlife that may be present at time of viewing.

We recommend all viewers to wear appropriate clothing and footwear to minimise the risks associated with viewing land and property.

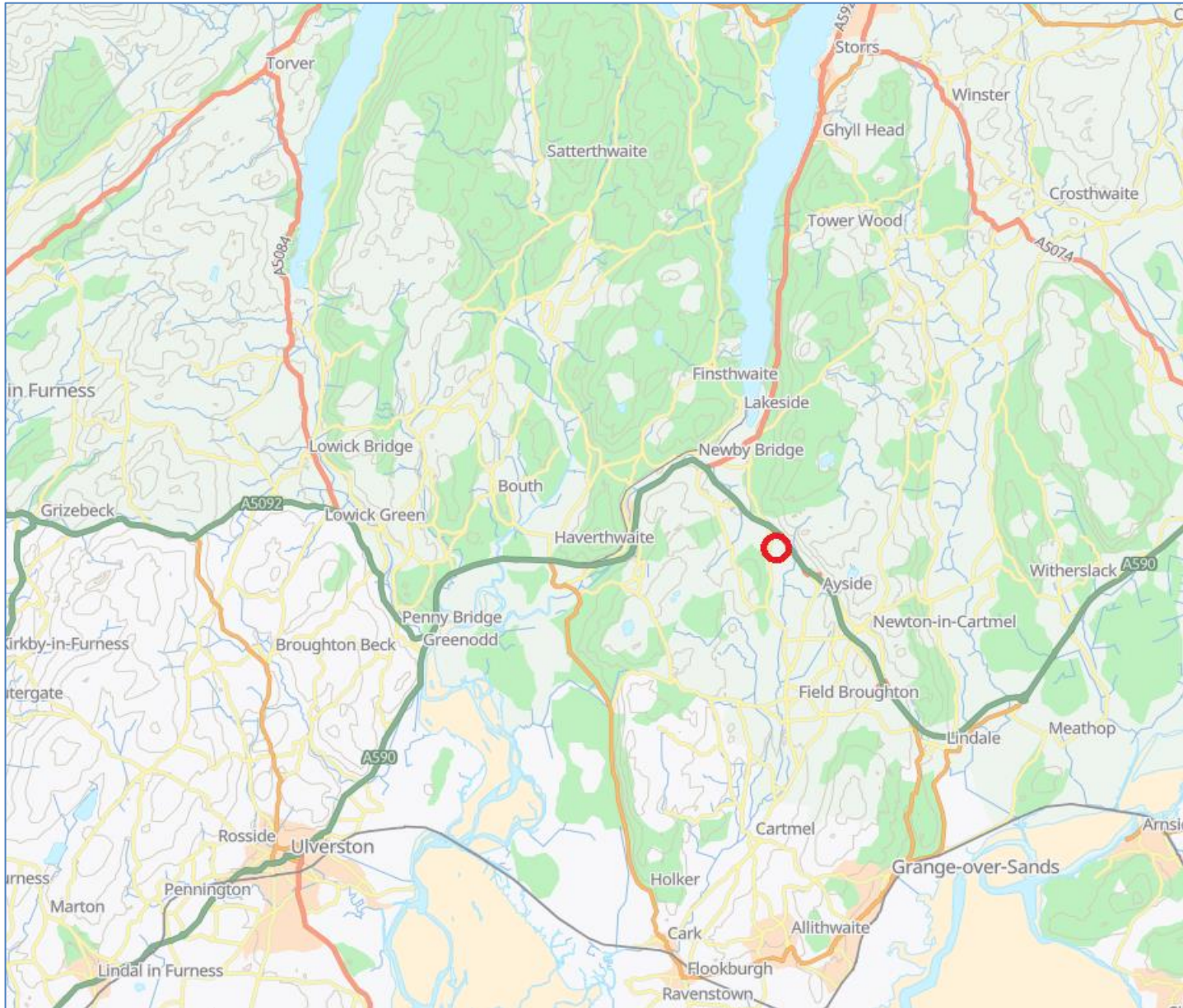
Sale Plans

The plans have been prepared by the Agents for the prospective purchasers and are for identification purposes only and are not to scale. They are considered to be correct, but any error or misstatement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.

Particulars

Particulars written July 2025. Photographs taken July 2025.

Location Plan



Directions

Lot 1 can be found by following the A590 to the Newby Bridge roundabout, continuing in the direction of Kendal and past the Esso petrol station on your Right. After a short distance, the land can be found on the right-hand side, parallel to the A590. The land can also be accessed from Canny Hill, along Hazelrigg Lane and also Back Lane.

What3Words- //////////////flying.conveying.nodded

Lot 2, continue past Newby Bridge and take the second exit at the roundabout. Continue past the petrol station on your right-hand side and then take the second turning on your right. Travel along this road for a short distance and take the first turn on your right. Stay on this road until you reach a fork at the bottom and take the left turn, where 'Barn Owls' can be found. Continue with the property on your right-hand side, down the lane and across the field, here access to the land can be found.

What3Words- //////barrel.trickle.wizard

Lot 3 continue past Newby Bridge and take the second exit at the roundabout. Continue past the petrol station on your right-hand side and then take the second turning on your right. Travel along this road for a short distance, past a property on your left and then the land is on your right-hand side, as marked by our For Sale board.

What3Words- /// ///skirting.basic.attend

Lot 4 continue past Newby Bridge and take the second exit at the roundabout. Continue past the petrol station on your right-hand side and then take the second turning on your right. Travel along this road for a short distance, past Lot 3, and Lot 4 can be found on your right-hand side, as marked by our For Sale board.

What3Words- //////lilac.gracing.tomato

Lot 5 can be found by following the A590 to the Newby Bridge roundabout, continuing in the direction of Kendal and past the Esso petrol station on your Right. After a short distance, take the left-hand turn (opposite the turn for Canny Hill) and the land can be found on your right-hand side, as marked by our For Sale board.

What3Words- ///pumpkin.cobbled.fatigued



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