



23.59 Acres (9.55 Hectares) of Land at Violet Bank, Hawkshead LA22 0PL

To Let by Informal Tender: 12 noon on Tuesday 17th March 2026





Image of access from B5285 taken September 2024



Land at Violet Bank,
Hawkshead, Ambleside
Cumbria, LA22 0PL

Offers In The Region Of
£2200 Per Annum



23.59 Acres (9.55 Hectares)

-
- A productive block of agricultural land
 - Available on a 12 month Farm Business Tenancy

What3Words: [///airtime.revealing.safety](https://www.what3words.com/airtime.revealing.safety)

General Description

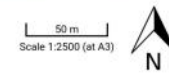
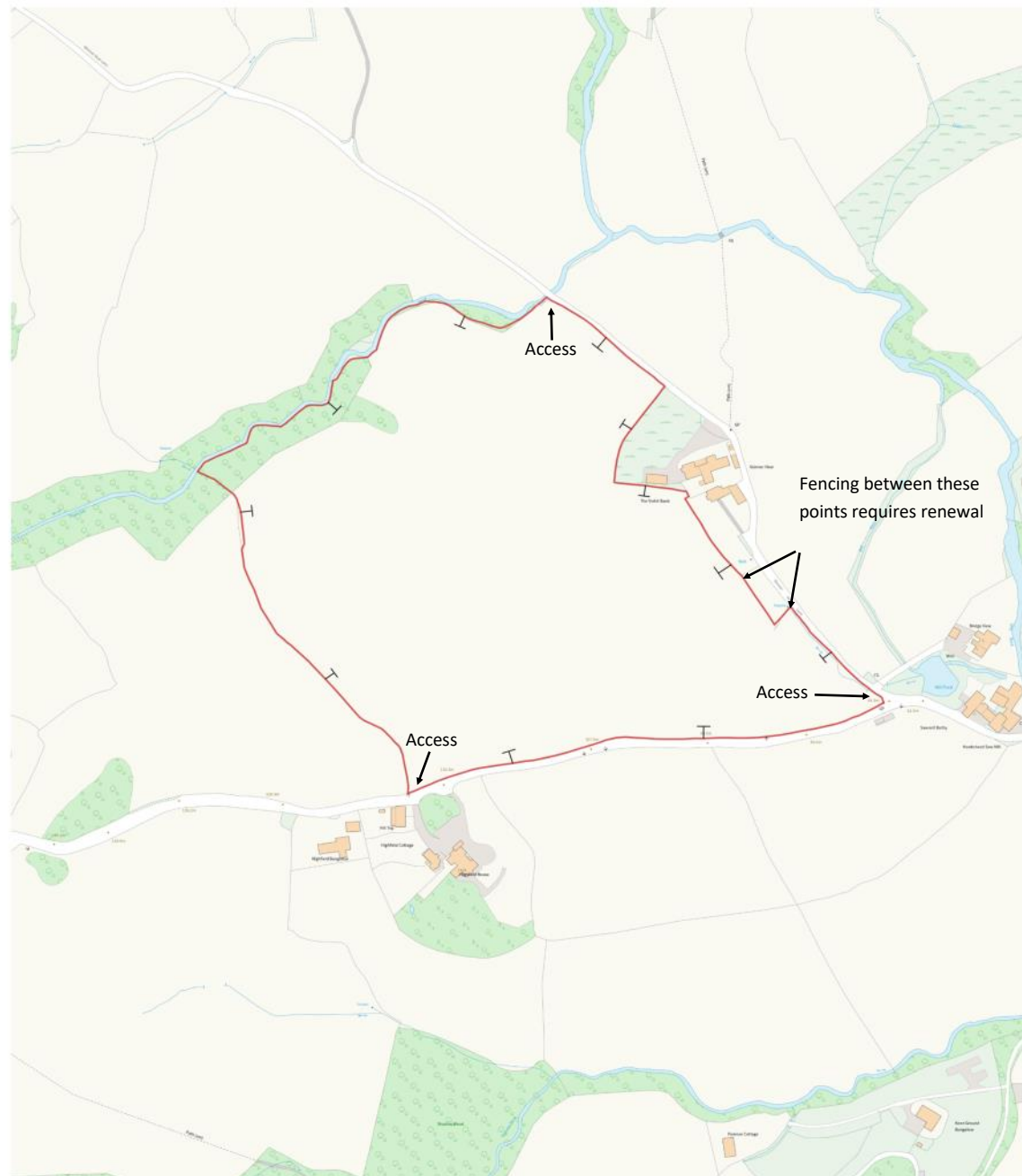
An opportunity to let a productive block of pasture land extending to approximately 23.59 acres (9.55 Hectares). The grazing of the land will be restricted to sheep only. Some of the land has been used as mowing ground in the past. Mowing the land for crops of grass will be permitted.

The land is to be let under a 12 month Farm Business Tenancy with the potential for further lettings in future.

The land is located at Violet Bank, Hawkshead and is situated Northeast of the village with three roadside access points off the B5285 and Skinner Howe Lane.

The land benefits from a reliable natural water supply.

There is a length of fencing (approx. 64m) in need of renewal (see plan, right)



General Remarks

Services: There is a reliable natural water supply on the land.

Proposed Terms: Offering a Farm Business Tenancy with a fixed term of 12 months.

The landlord will require access at all times to inspect, repair, replace and maintain their private water supply.

Grazing: The tenant will only be allowed to graze sheep on the land or take a crop of grass

Applicants should note the tenant will require Landlords written permission to enter into available grant and subsidy schemes.

All repairing and insuring liabilities will be the responsibility of the tenant. This does include the cutting and laying of hedges as part of standard hedgerow management practices.

All timber and sporting rights are reserved to the Landlord.

Access, Easements & Wayleaves: The property is let subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

Water: The land benefits from a reliable natural water supply.

Viewings: To be on foot at any reasonable daylight hours when in receipt of the sales particulars. Please use the access in the southeast corner for viewings.

Health & Safety: Care should be taken when accessing the land. Armitstead Bamett accept no responsibility for any loss or damage caused when viewing the land. Please do not:

- Climb gates, fences or any other ancillary equipment
- No children to be allowed on site.

Lettings Process: The land is offered to let by Informal Tender. Parties wishing to offer should complete the Tender form at the rear of the lettings particulars and return to Armitstead Barnett Lane Farm, Milnthorpe, Cumbria, LA7 7NH by **12 noon, Tuesday 17th March, 2026.**

Letting Agents: Armitstead Bamett, Lane Farm, Crooklands LA7 7NH. Tel: 01539 751 993. FAO: Sam Dennis

PHOTOS TAKEN FEBRUARY 2026

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.



Tender Form

23.59 acres (9.55 hectares) of Land at Violet Bank, Hawkshead, LA22 0PL

To: Armitstead Barnett LLP, Lane Farm, Crooklands LA7 7NH

Post Code	Contact Telephone No(s)/Mobile

I/We hereby offer for the 23.59 Acres (9.55 hectares) Land at Violet Bank near Hawkshead, LA22 0PL on a 12 month Farm Business Tenancy Agreement as described in the Letting Particulars prepared by Armitstead Barnett

Offer: £

(words)

I/we propose to utilise the land for the following - please provide details including any works you would like to carry out on the land and any comments or suggestions you wish to be considered, together with your tender.

I/We understand and confirm as follows:

That in submitting this offer I am/we are deemed to have read and understood the Letting Particulars and inspected the property.

That the Landlord is not bound to accept the highest or any offer, or any combination of offers.

Signed: _____

Date: _____

Please note that this offer form must be returned to Armitstead Barnett LLP at Lane Farm, Crooklands, Kendal LA7 7NH no later than 12 noon on Tuesday the 17th March 2026. The form must be returned in a plain envelope labelled as follows: '23.59 Acres (9.55 hectares) Land at Violet Bank, Hawkshead LA22 0PL



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
northlancs@abarnett.co.uk
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Cumbria

Lane Farm, Crooklands,
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cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
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01704 895 995

Ribble Valley

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Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!



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