



High Snab Farm, Aughton Road, Gressingham, Lancaster, LA2 8LS





High Snab Farm, Aughton Road, Gressingham, Lancaster, LA2 8LS



7 Bedrooms



2 Bathroom



185.08 acres

-
- A productive ring-fenced livestock farm within the renowned Lune Valley .
 - A traditional 4-bedroom farmhouse, 3-bedroom adjoining character cottage, yard with a range of modern and traditional buildings.
 - Up to **185.08 acres** (74.91 hectares) ota of productive meadow, pasture and woodland all with natural and mains water,
 - Ability to acquire less land to suit buyer requirements of **124.48 acres** (50.38 hectares) ota
 - Option to rent additional **74.48 acres** (30.13 hectares) adjoining land on a 10-year FBT
 - Offered for sale as a whole.

Kirkby Lonsdale 8 miles - Camforth M6 junction 35 4 miles - Lancaster 7 miles.



Situation

High Snab Farm is superbly situated within the heart of the Lune Valley with far reaching views yet offering convenient access to the amenities of the local market towns of Carnforth and Kirkby Lonsdale where there is a range of amenities and facilities just short drive from the property.

The farm has good access into the M6 via junction 35 of the M6 motorway at Carnforth being just 4 miles and access to the A65 at Kirkby Lonsdale which provides access to Skipton and Kendal.

Description

High Snab is an excellent ring-fenced livestock farm, in total extending up to **185.08 acres (74.91 hectares)** ota comprising a productive livestock Lune Valley holding with grassland and amenity woodlands.

The property also comes with the unique added advantage of having the ability to rent an adjoining 74.48 acres (30.13 hectares) ota on a 10-year Farm Business Tenancy adding to the viability and desirability of the farm.

The vendors will also consider a sale of a smaller landholding in total extending to 124.48 acres (50.38 hectares)





The farm has been in the same farming family ownership for nearly 130 years but now provides an exciting opportunity to acquire a ring fence farm within the Lune Valley area, to include a 4 bedroom stone character farmhouse an additional 3 bedroom adjoining cottage, range of traditional and more modern type farm buildings which, until recently were used as the centre of a medium sized dairy farm with cubicles and livestock accommodation for over 300 cows and followers, now converted to beef and sheep unit

The farm is set within a ring-fence, predominantly south facing land with the added advantage of an excellent stoned farm track giving easy access for grazing systems.

It is rare that a livestock farm of this quality comes to the open market in this location and viewing is highly recommended to appreciate the quality and potential of the holding.

High Snab Farmhouse

High Snab Farmhouse sits at the approach to the farmstead and comprises a traditional stone-built farmhouse with a slate roof. Internally the accommodation is set over 3 floors, Front Dining room, Living Room with open fire, lounge with open fire and views to the front, well equipped farmhouse kitchen diner, utility office and store and to the first floor, 4 good sized bedrooms and family bathroom with 2nd floor fully boarded out attic/loft space.

The property has a number of character features and has the benefit of central heating and double glazing. The farmhouse has a pleasant outlook to the south elevation with front garden.



Farmhouse



Garden Cottage

A well-presented 3-bedroom stone character property adjoining the farmhouse. Internally it is accessed via a sunroom, situated, off is a useful utility area, kitchen diner and living space. To the first floor can be found 3 bedrooms and family bathroom. The cottage has its own garden space and car parking, currently let out and providing an excellent additional income source.

Farmhouse



Farmhouse



Garden Cottage:





Farm Buildings

The farm buildings comprise an extensive range of traditional and more modern farm buildings, previously designed to accommodate in excess of 200 milking cows plus followers, now more recently converted into a beef and sheep unit

The farm also has an establish Dog Kennels facility which is included in the sale providing 17 dog kennels with current personal licence for 34 dogs.

The Buildings have underground slurry tanks and channels for storage plus a further 1.2million gallon slurry lagoon, located off the farm track. In addition, there is stone outbuilding and yard area used for youngstock

Building Number	Building Name	Description	Measurements
1	Dog Kennels	Stone construction. Capacity for 17 kennels.	
2	Workshop	Steel portal and timber construction under a sheeted roof.	22.14 x 16.67
3	Traditional Barns	Opposite house and cottage. Traditional barns, split into smaller shippens:	1.63 x 6.21 3.06 x 6.56 3.45 x 5.99 2.96 x 5.98
4	Cattle accommodation	Concrete Crendon construction. Concrete floor, with part block and Yorkshire boarding walls. Raised matted cubicles (approx. 78 cubicles). Auto Scrapers in passage	13.59 x 25.32
5	Lean to	Steel portal frame with concrete shuttering. Covered feed yard	24.66 x 14.38
6	Loose boxes	Steel portal frame, concrete shuttered walls and concrete floor	13.23 x 4.34



7	Cattle accommodation / crush area	Steel portal frame, with part concrete panels and part Yorkshire boarding. Raised matted cubicles (approx. 58 cubicles)	35.45 x 7.15
8	Cattle accommodation	Steel portal frame, with Raised matted cubicles (approx. 74 cubicles)	13.25 x 14.11
9	Cattle accommodation	Steel portal frame, part concrete panels and part Yorkshire boarding. Raised matted cubicles to rear (approx. 40 cubicles) and feeding area to front	22.74 x 11.80
10	Silage Clamp	Concrete Crendon construction with steel portal frame extension, shuttered concrete walls, concrete floor.	31.80 x 11.57
11	Open silage clamp	Concrete floor, steel portal frame sides, 3 bays covered at end.	9.75 x 40.26
12	General purpose buildings	Being mixed construction., part midden, part covered storage	8.53 x 12.57 3.37 x 8.06 2.75 x 8.13
13	Midden	Steel portal frame sides, concrete shuttered walls, concrete floor.	3.44 x 18.33
14	Open silo	Steel portal frame sides, concrete shuttered walls, concrete floor.	9.92 x 31.08
15	Youngstock shed	Steel portal frame, part concrete panels and Yorkshire boarding. Raised cubicles to rear (approx. 45), feeding area to front. Open fronted.	11.74 x 22.86
16	Calf housing	Steel portal frame, part shuttered part blocked walls, open sided. Calf housing.	9.31 x 9.66
17	Calf housing	Adjacent to above. Traditional barn construction, concrete floor, truss construction.	10.08 x 6.62
18	Old dairy	Concrete floor.	3.52 x 7.96
19	Former Parlour	Adjacent to house/cottage. 10 point Herringbone parlour.	15.83 x 8.63
20	Polytunnel	10 bay polytunnel with hardcore base.	
21	Sheep building	Rendered block under sheet roof. Concrete floor. Individual pens.	23.52 x 9.52
22	Cover over sheep pens		

Farm Buildings Plan:





Land

The land at High Snab extends in total to **185.08 acres** (74.91 hectares), of which is marked red and blue. The land is gently undulating pasture and meadow land, running between 90 metre and 150 metre contour levels.

The land is classified as Grade 3 and Grade 4 under the DEFRA Agricultural Land Classification Maps for England and Wales and soils are generally loamy soil over clay.

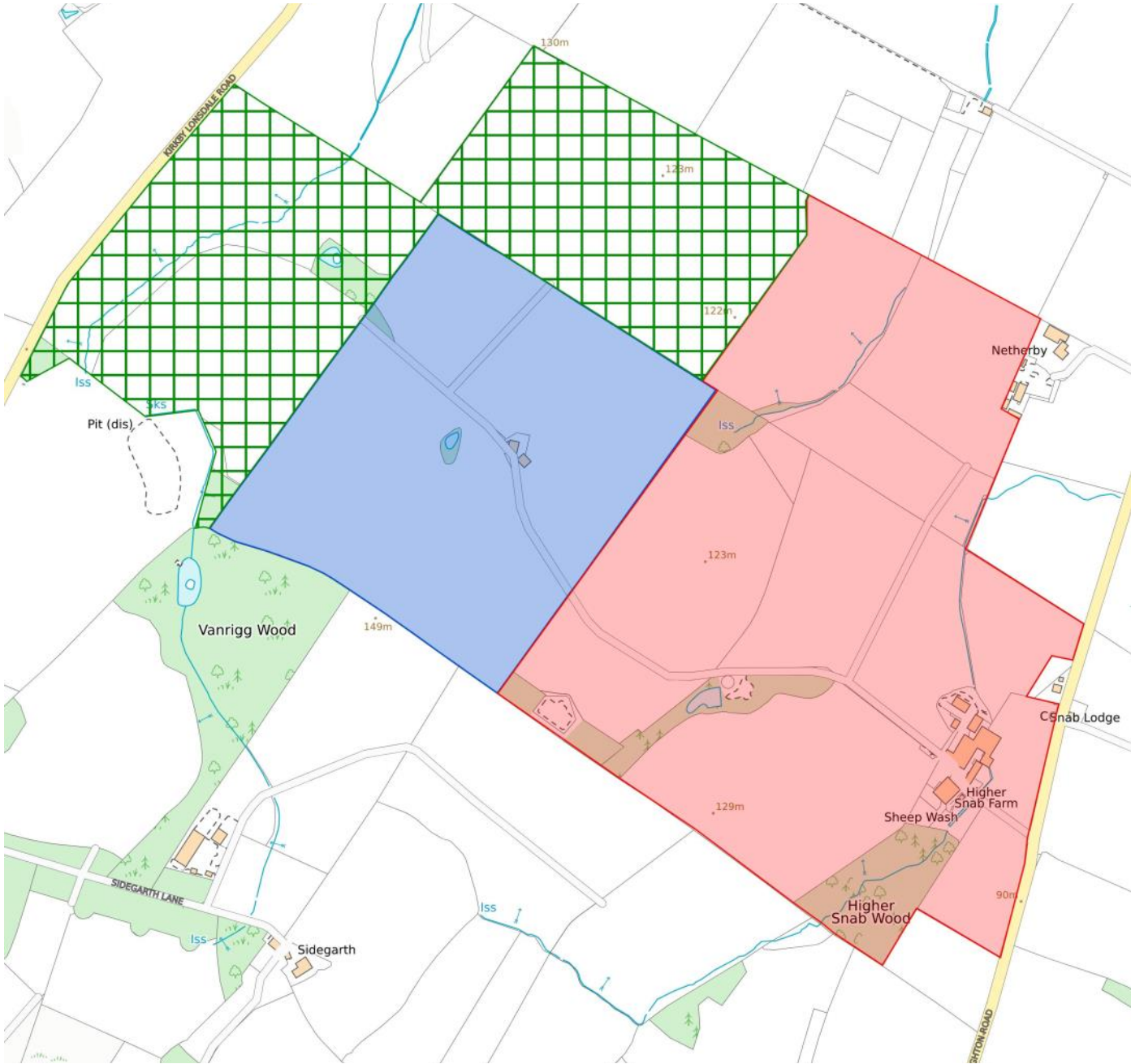
The vendors have worked hard to maximise the productivity from the grassland with a programme of sward management with most fields being ploughed and established temporary grassland. The farm also benefits from an excellent stoned track which aids livestock and vehicular movement. The land is also interspersed with various mature woodland plantations, all making it a very attractive setting.





Field Plan:

2111	0.16	0.38	Woodland
3327	4.86	12	Grassland
4915	7.59	18.77	Grassland
2010	0.56	1.39	Woodland
1694	6.68	16.50	Grassland
3690	4.84	11.97	Grassland
2806	0.47	1.17	Grassland
9769	0.79	1.96	Pond/Woodland
1973	1.23	3.03	Pond/Woodland
2962	7.99	19.74	Grassland
4881	3.04	7.51	Grassland
6181	2.28	5.64	Grassland
5746	1.88	4.64	Grassland
4346	2.26	5.58	Woodland
5464	1.48	3.66	Main Farmyard
0977	0.057	0.14	Track
0274	2.39	5.91	Grassland
3874	0.39	0.95	Track
6264	1.34	3.32	Grassland
6055	0.091	0.22	Track
Total:	<u>50.38</u>	<u>124.48</u>	
8228	3.19	7.88	Grassland
7125	0.09	0.22	Woodland
0211	7.77	19.20	Grassland
7501	12.99	32.09	Grassland
8108	0.10	0.25	Woodland
9107	0.11	0.26	Small yard
8115	0.21	0.53	Track
9100	0.068	0.17	Track
Total:	<u>24.53</u>	<u>60.60</u>	



General Remarks

Method of Sale – High Snab Farm is offered for sale by Private Treaty as a whole. The seller is open to consideration for selling the property either set within **185.08 acres** (74.91 hectares) ota shaded red and blue or solely the area shaded red which extends to 124.48 acres (50.38 hectares) ota however reserves the right to amalgamate, withdraw and exclude any of the property shown at any time or generally amend the particulars of sale depending on the levels of interest. All prospective purchasers are encouraged to register their interest early with the selling agents.

Tenure and possession – the property is offered for sale freehold with vacant possession granted upon completion. Save for the Garden Cottage which is occupied under an Assured Tenancy, current rent £1,000pcm including utilities.

Ingoings – In addition to the purchase price the purchaser will be responsible for purchasing all of the crops in store at the date of completion. The valuation will be carried via the sellers agent at their discretion and will be final.

Farm Dispersal Sale – the vendors will reserve the right to conduct a farm dispersal dale on the site at the time of such depend on exchange and completion dates.

Services – Single and 3 phase mains electricity, metered mains water supply and borehole water supply available. Private drainage. B4RN fibre connected to dwellings. The farm buildings and the majority of the fields are connected to borehole water supply.

Please note Armitstead Barnett LLP have not tested any of the above services and purchasers must satisfy themselves as to their presence and working condition prior to exchange of contracts.

Heating – heating by biomass boiler and electric heaters

Local Authority - Lancaster City Council, Town Hall, Dalton Square, Lancaster LA1 1PJ. Tel 01524 582000.

Council Tax – High Snab Farmhouse Band D, Garden Cottage Band A

Sporting, Shooting and Mineral Rights – all sporting, shooting and mineral rights are believed to be held in hand and will pass to the successful purchaser. The farm houses a small-scale shoot using the woodland and ponds interspersed.

Access, Easements and Wayleaves – the property is sold subject to and with the benefit of all rights of way whether public or private whether referred to in these particulars and stipulations or not. There is an easement in principle in favour of National Grid for an underground pipeline which crosses the property.

Restrictive Covenants – None known.

Unimplemented Planning Consents – none known.

Plans, photographs and measurement – The measurements as stated within the particulars have been taken from the Ordnance Survey mapping system, Edozo and the Rural Land Registry plans. The information is provided for reference purposes only. The purchaser should have deemed to satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale or entitle any party to compensation in respect thereof.

Viewing – the viewings are strictly by appointment with the selling agent for the attention of Richard Furnival. Contact richard@abarnett.co.uk, tel 01995 607052

Photos taken May 2026

Vendor's solicitors – Oglethorpe, Sturton and Gillibrand, 16 Castle Park, Lancaster LA1 1YG.

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Health and Safety – given potential hazards on a working farm we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety, particularly around the farm buildings, slurry compound and livestock.

Viewings are strictly by appointment

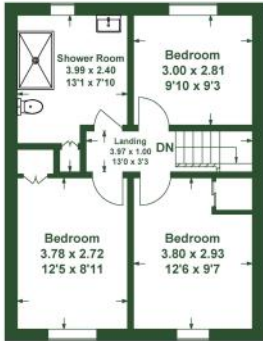
Construction Type – the property is predominantly of stone under slate roof construction and the farm buildings are a mixture of steel portal frame stone and sheet construction. Please note some of the buildings may contain asbestos and purchasers are to satisfy themselves prior to the exchange of contracts.

Flooding – according to the Environment Agency's website the property sits in a Flood Zone 1 being an area with low prominence of flooding.

Environmental Stewardship Schemes – there is a mid-tier Countryside Stewardship Agreement on the majority of the land. Further details from the selling agents.



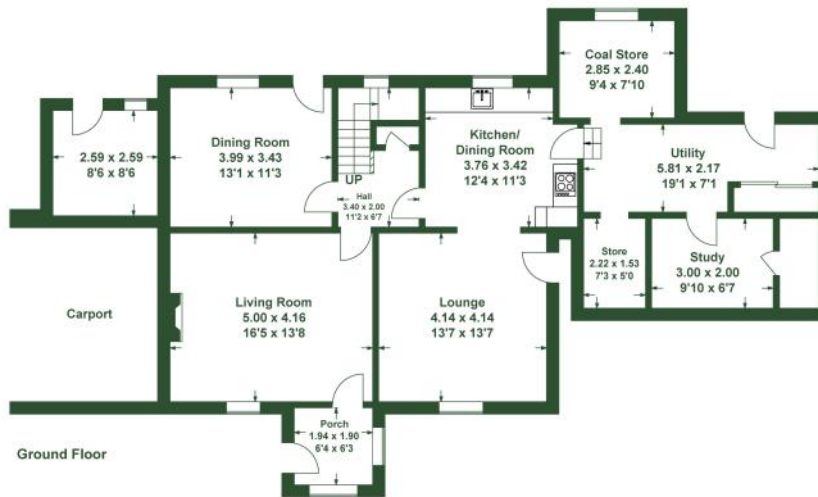
Approximate Gross Internal Area : 269.34 sq m / 2899 sq ft
 Garden Cottage : 82.71 sq m / 890 sq ft
 Total : 352.05 sq m / 3789 sq ft



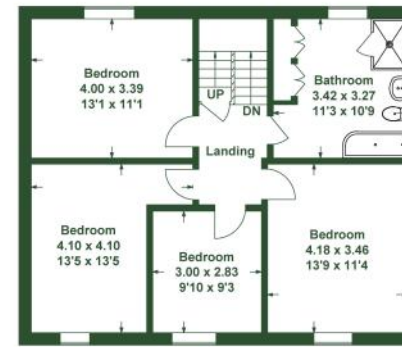
Garden Cottage First Floor



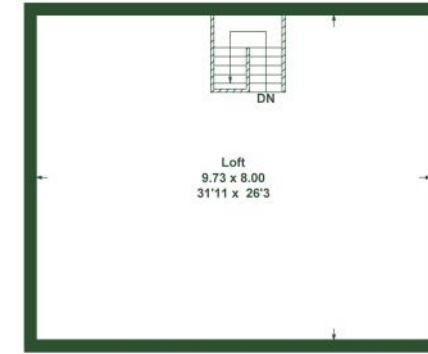
Garden Cottage Ground Floor



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens+Media

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 their employees regarding the property referred to in these particulars are subject to contract.

Farmhouse EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Garden Cottage EPC:

Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



Stay in the loop!



[Abarnett.co.uk](https://www.abarnett.co.uk)