



Barn & Land At The Old Saw Pit, Newland, Ulverston, Cumbria LA12 7QG
Offers Over £165,000







Barn & Land at The Old Saw Pit

Newland

Ulverston

Cumbria

LA12 7QG



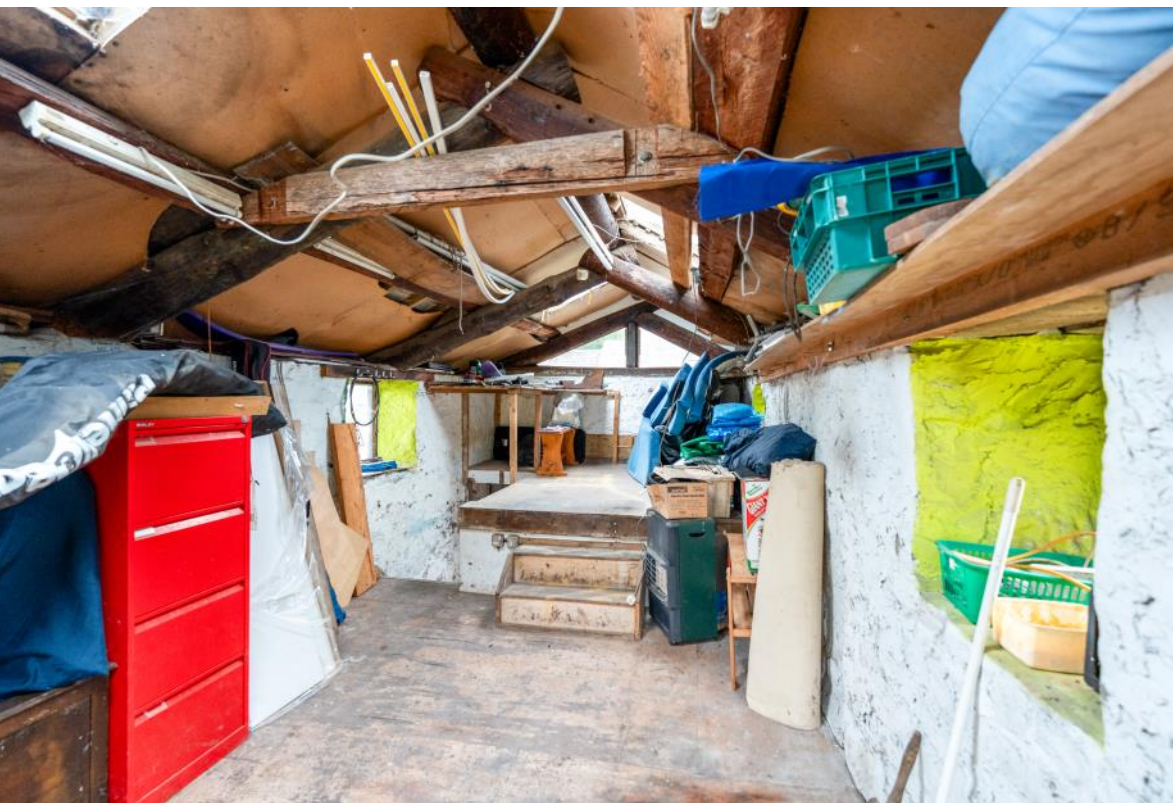
1.25 Acres (0.51 Hectares)

- Traditional stone barn with planning permission for conversion into a one-bedroom dwelling.
- Set within a plot extending to approximately 1.25 acres, the property benefits from adjoining pasture land together with a range of agricultural outbuildings.
- Peaceful rural setting on the edge of the Lake District National Park with excellent access to the A590 and M6.
- Live planning permission implemented, with a private sewage treatment plant installed and services connected.



The Old Saw Pit presents a rare opportunity to acquire a traditional stone bank barn with planning permission for conversion into a one bedroom dwelling, sat in a plot size of 1.25 acres with pasture land and agricultural buildings.

The property is situated within the boundaries of the historic hamlet of Newland, enjoying a peaceful countryside setting while remaining in an accessible location. Access is taken from an unnamed road which connects directly to the A590, approximately 50 metres to the south east



The property offers rural living while remaining within easy reach of nearby towns. Ulverston is approximately 1 mile to the south-west, Barrow-in-Furness approximately 9 miles to the south-west, and Kendal approximately 16 miles to the north-east. All three towns provide a wide range of shops, schools, leisure facilities and transport links. The property is also ideally placed for exploring the Lake District, with Coniston Water approximately 8.4 miles away (around 16 minutes to Brown Howe Car Park) and Lake Windermere approximately 8.4 miles away (around 15 minutes to Fell Foot).

The property is situated on the edge of the Lake District National Park and the A590 and connecting roads offer excellent access into the Lakes. The property is also located approximately 15 miles from Junction 36 of the M6 motorway, making it well placed for both local amenities and wider travel.



Constructed of traditional stone beneath a slate roof, the property comprises a two storey barn with an adjoining single-storey garage lean-to.

The barn benefits from planning permission for conversion into a one-bedroom dwelling. The approved accommodation comprises a kitchen/dining room and store room on the ground floor, with a lounge at first floor level. The adjoining garage is to be converted to provide a bedroom and bathroom.

The property benefits from a live planning permission (Ref: **SL/2017/1019**), which was approved in 2018. As part of the approved development, a new treatment plant has been installed and a material start has been acknowledged. Mains water and mains electric have also been installed.

The adjoining plot as a whole extends to approximately 1.25 acres and comprises a fenced block of pasture, suitable for agricultural, equestrian or amenity use. The property also benefits from a range of outbuildings suitable for a variety of purposes.

This represents a rare opportunity for developers, investors or lifestyle purchasers to acquire a traditional stone barn with planning permission, together with pasture land and useful outbuildings, in a peaceful rural setting on the edge of the Lake District National Park, whilst remaining within easy reach of local amenities and excellent transport links.



General Remarks

Services: The property has the benefit of mains electric, mains water and a treatment plant installed in 2021.

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

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Mine and Mineral Rights: Excluded from the sale as owned by a 3rd party.

Restrictive Covenants: The Land is subject to a Restrictive Covenant, for more information, please contact the selling Agent.

Listed building: The property is not listed.

Environmental Stewardship Schemes: The land is not within a stewardship agreement.

Conservation Area / National Landscapes: The property is located within the Newland Conservation Area.

Easement, and Wayleaves or Rights of Way: The land is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quash-agreements and restrictive covenants 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.

The first two entrances to the property (field and barn) are accessed off the public adopted highway. The northern access to the land benefits from a right of way over the privately owned access road and is for agricultural purposes only.

There is an Easement for a mains water pipeline that runs through the eastern edge of the field. There is a wayleave for a pole and overhead lines located next to the barn.

Service Charges: A service charge of £116.72 per annum is payable to Newland Estate Management Company for the maintenance of the common parts of the village, including the section of private road and verge cutting.

Parking: On site.

Construction Type: Traditional stone under slate.

Footpaths / Bridleways: None insofar as we are aware.

Unimplemented Planning Consents: None insofar as we are aware.

Local Authority: Westmorland and Fumess Council, South Lakeland House, Lowther Street, Kendal, Cumbria LA9 4DQ

Planning Consents affecting the property: The property benefits from a live planning permission for the conversion of the barn into a one-bedroom dwelling (Planning Ref: SL/2017/1019), which was approved subject to conditions in 2018. A sewage treatment plant was installed in 2021, thereby implementing the planning permission and ensuring it remains extant. The Vendors have advised that the local planning authority was notified of the commencement of the development works and has confirmed receipt of that notification.

Viewings: Viewings are strictly by appointment with the sole selling agents. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

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

- Climb gates, fences or any other ancillary equipment
- No children allowed on site.
- There are beehives on site. Please keep a safe distance from them at all times and do not approach or disturb the hives.

What3words Location: ///represent.shudders.together

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.

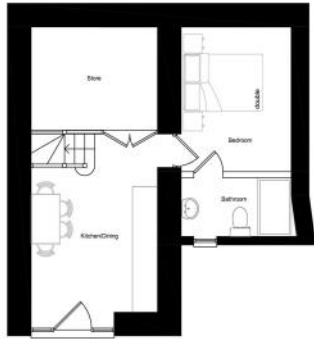
Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers. FAO: Emma Hodgkinson (Nee Lowis) Bsc (Hons) MRICS FAAY MNAEA / Sophie Barker BSc (Hons)

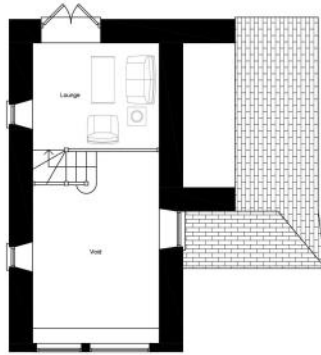
SUBJECT TO CONTRACT

PHOTOS TAKEN AUGUST 2026

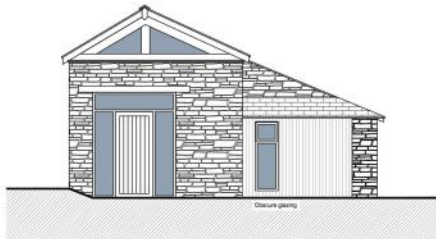
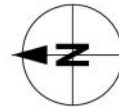




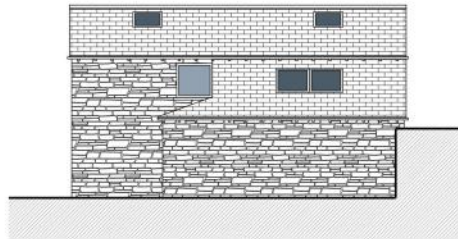
GROUND Floor Plan
1:100



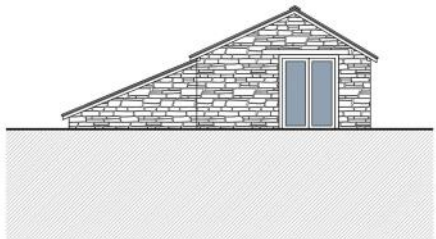
FIRST Floor Plan
1:100



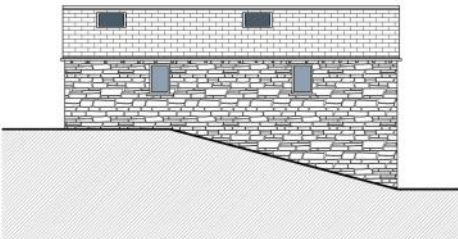
WEST Elevation
1:100



SOUTH Elevation
1:100



EAST Elevation
1:100



NORTH Elevation
1:100



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 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. 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.



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