



6.21 acres of Land at Marthwaite, Sedbergh, Cumbria LA10 5ER

Offers Over £50,000





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6.21 Acres

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- Single field parcel of productive grassland extending to approximately 6.21 acres (2.51 hectares)
 - Benefits from natural water supply
 - Situated within the Yorkshire Dales National Park
 - Ideally suited to agricultural, equestrian and amenity-type purchasers



General Description:

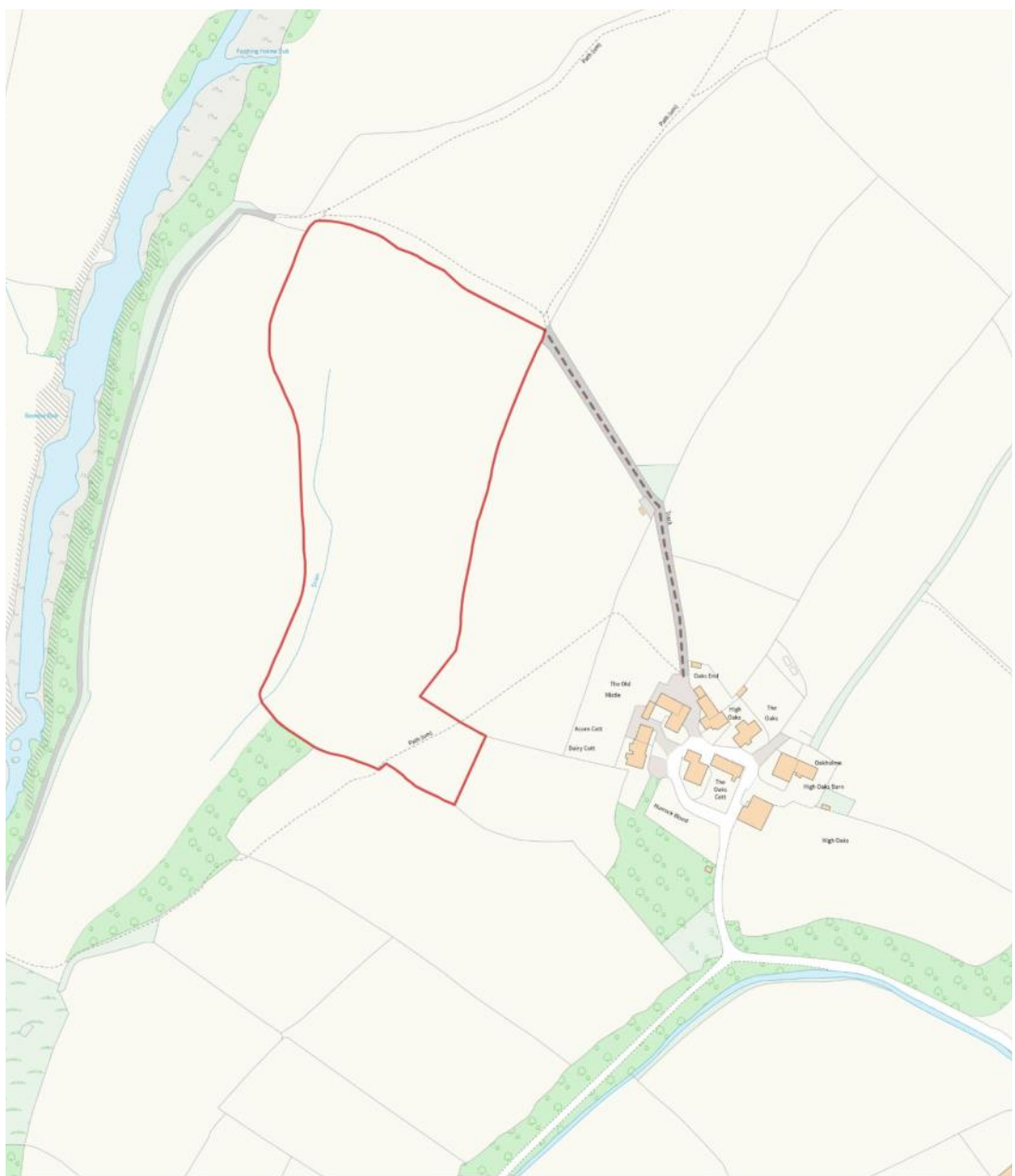
Extending to approximately 6.21 acres (2.51 hectares), this single field parcel of productive grassland provides an excellent opportunity to extend an existing agricultural or equestrian holding or may appeal to those looking for amenity land in a highly desirable setting within the Yorkshire Dales National Park.

The parcel benefits from a natural water supply, together with stockproof boundaries in the main, formed by a combination of hedgerows and fencing. A holding pen is located at the entrance to the land.

Access is available via a right of way over the route shown with a dashed brown line on the sale plan. A public footpath runs across the southern part of the parcel.

what3words: [///clouds.bribing.interrupt](#)





General Remarks

Services: The land has the benefit of a natural water supply.

Mine and Mineral Rights: Included in the sale insofar as they are owned.

Basic Payment Scheme: There are no entitlements included in the sale, nor will any payments be transferred.

Environmental Schemes: The land is free from any Environmental Stewardship schemes but has great potential to enter into schemes.

Title & Tenure: The property is offered for sale Freehold with Vacant Possession upon completion.

Access, Easements & Wayleaves: The property 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 quasi-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. Access is via a right of way over the route shown as brown dashed line on the sale plan.

Local Authority: Westmorland and Furness Council.

Planning: All planning enquiries are to be directed to the local planning authority as above.

Conservation Area / National Landscape: The land is located within the Yorkshire Dales National Park.

Footpaths / Bridleways: There is a footpath which crosses the land to the south east of the parcel.

Flooding: According to the Environment Agency's website, part of the property sits in flood zone 2.

Viewings: To be on foot at any reasonable daylight hours when in receipt of the sales particulars. **Please note:** There is limited parking available within the hamlet known as The Oaks, from where the access route begins. We advise that interested parties park on a suitable position on the nearest council road.

Health & Safety: Care should be taken when accessing the land. Armitstead Barnett 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.

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: Oliver Bateman BSc (Hons) MRICS FAAV or Grace Allan

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.

SUBJECT TO CONTRACT

IMAGES TAKEN AUGUST 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 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.



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