



Land at Rowan Tree, Garsdale, Sedbergh, Cumbria LA10 5NY

To Let by Informal Tender





Land at Rowan Tree

Garsdale

Sedbergh

Cumbria

LA10 5NY

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Deadline: 12 noon Wednesday 23rd September
2026

Offers Sought



30.76 Acres (12.49 Hectares)

Pasture and upland grazing available to let on a
one year Farm Business Tenancy Agreement from
1st October 2026 to 30th September 2027.



General Description

The land extends to approximately 30.76 acres (12.49 hectares) and comprises a useful block of pasture and upland grazing. In total, there are approximately 8.32 acres (3.37 hectares) of productive pasture land and 22.44 acres (9.08 hectares) of upland grazing.

The agricultural land is classified as a mixture of Grade 4 land in the lower lying areas and Grade 5 land on the higher upland grazing.

The land benefits from a natural water supply and offers an opportunity for grazing livestock.



General Remarks

Proposed Terms The land will be let on a one year Farm Business Tenancy agreement from 1st October 2026 to 30th September 2027. The tenant will be responsible for all repairing and insuring obligations.

Services: Natural water supplies.

Designations: Located within the Yorkshire Dales National Park.

Rights of Access, Easements and Wayleaves: There is a septic tank and a water tank located on the Land which serve the residential property known as Rowan Tree. The Landlord and/or the occupiers of Rowan Tree reserve the right to access the Land at all reasonable times for the purposes of inspecting, maintaining, repairing, replacing and servicing the septic tank and water tank. The Land also benefits from a right of way over the hardcore track leading to the gateway adjacent to Rowantree House as show as a dashed brown line on the sale plan.

Plans: All plans are provided for identification purposes only.

Viewings To be at any reasonable daylight hours when in receipt of the lettings particulars.

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

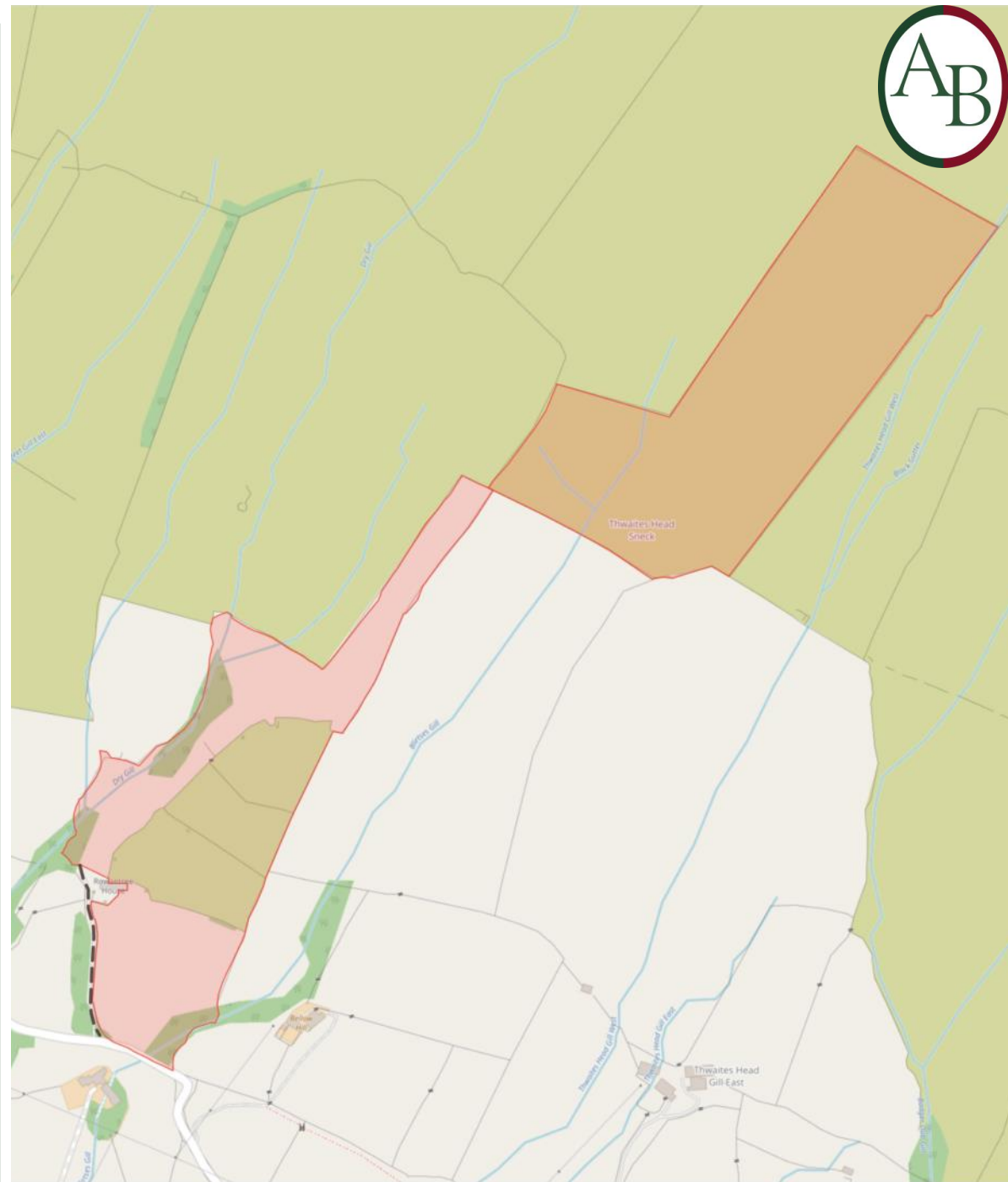
- Climb gates, fences or any other ancillary equipment
- No children to be allowed on site.

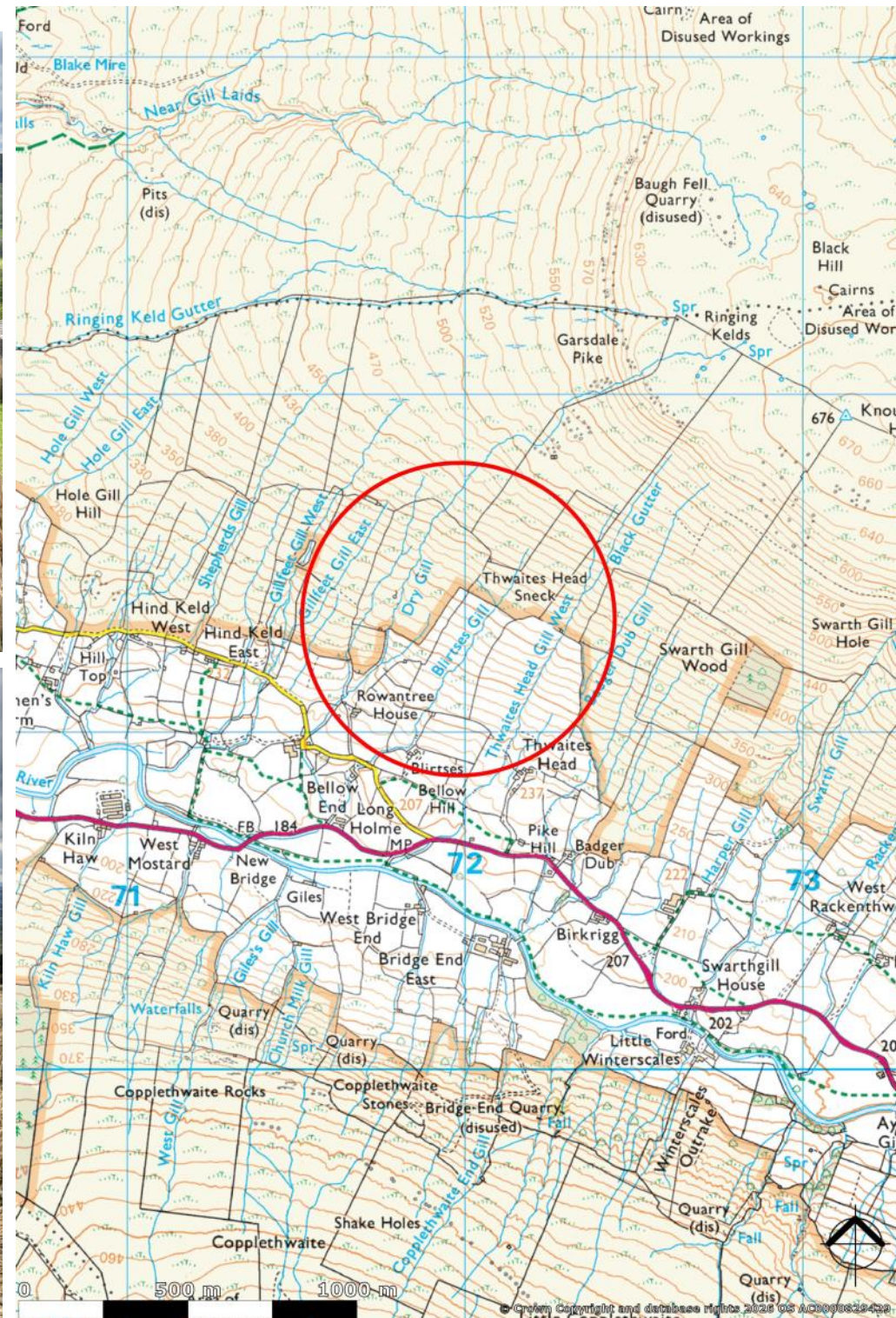
What3words Location: ///reckons.discloses.victory

Lettings Process: The subject land is offered to let by Informal Tender as a whole. Parties wishing to offer should complete the Tender form at the rear of the sales particulars and return to Armitstead Barnett Lane Farm, Milnthorpe, Cumbria LA7 7NH by **12 noon Wednesday 23rd September 2026**.

Letting Agents: Armitstead Barnett, Lane Farm, Crooklands LA7 7NH. **FAO:** Sophie Barker BSc (Hons).

IMAGES TAKEN MAY 2026







North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
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

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To: Arnitstead Barnett LLP Lane Farm, Milnthorpe, Cumbria LA7 7NH

I/We (insert full name(s))	
Of (full postal address)	
Post Code	Contact Telephone No(s)/Mobile
Contact Email(s)	

Tenancy Agreement as described in the Letting Particulars prepared by Armitstead Barnett

.....(Words)

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 propose to utilise the land for the following:

[illegible]

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.

I / We would prefer the following payment terms (please tick):

Rent payable in one instalment in advance ☐

Rent payable in two x half yearly instalments ☐

Rent payable by monthly instalments by standing order ☐

Signed: -----

Date: -----

North Lancashire

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

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