



Land at Staveley, Kendal, Cumbria LA8 9JB
Offers Over £25,000 - For Sale by Informal Tender





Land at Staveley
Kendal
Cumbria
LA8 9JB

For Sale by Informal Tender

Deadline: 12 noon Wednesday 11th November 2026



1.89 Acres (0.76 Hectares)

- 1.89 acres (0.76 hectares) OTA of Grade 3 pasture land.
- Ideal for purchasers seeking amenity, lifestyle or equestrian opportunities.
- Direct roadside access onto the A591 and Kendal Road.



Situated to the south of the village of Staveley, this desirable parcel of land extends to approximately 1.89 acres (0.76 hectares) and presents a unique opportunity to acquire a single field parcel of grassland in an attractive rural setting.

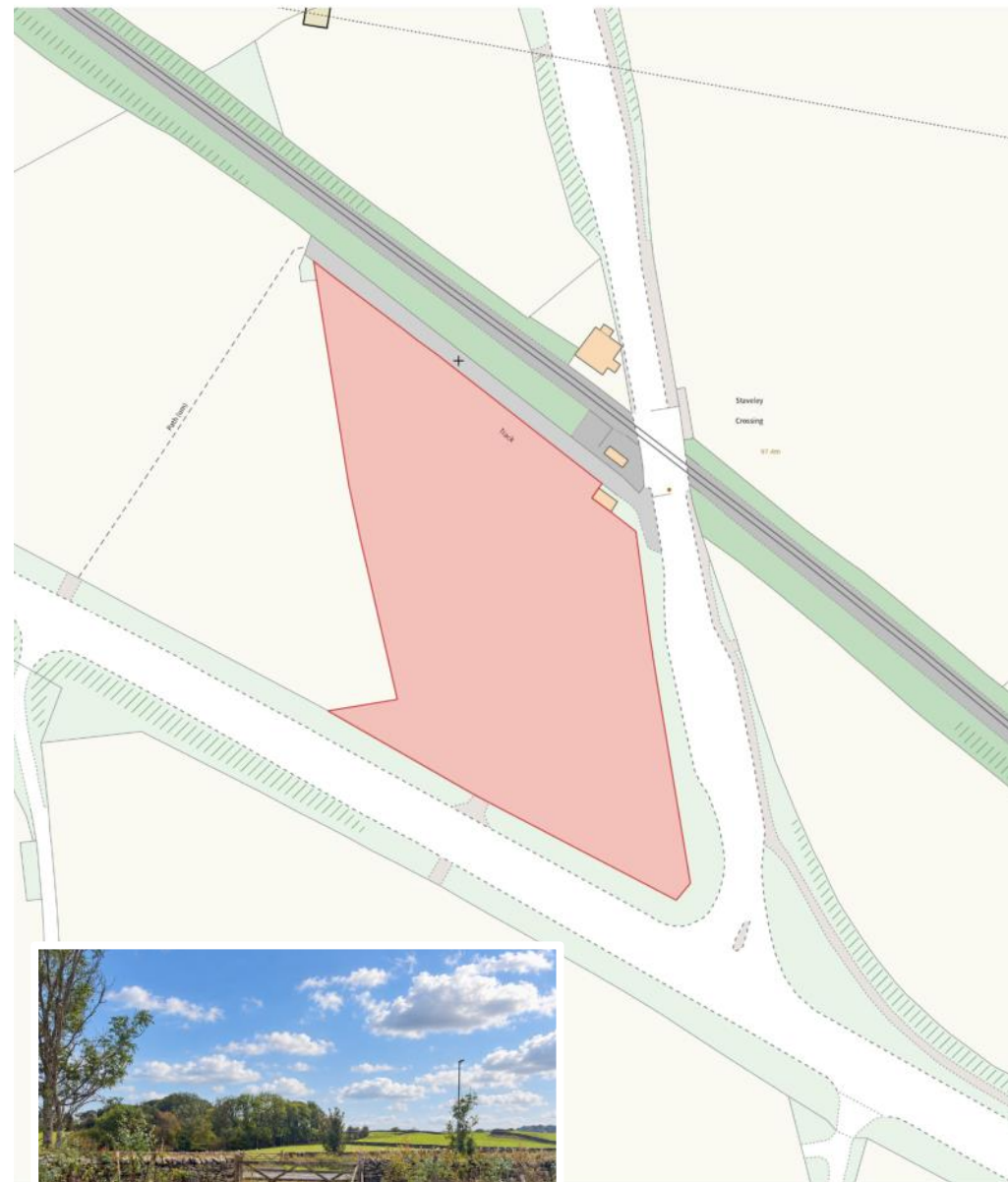
The land benefits from a mains water supply and is enclosed by stone wall and hedgerow boundaries, together with post and netting fencing. Roadside access is available directly from Kendal Road and the A591, providing excellent connectivity to the surrounding area.

The A591 provides direct access to the town of Windermere, approximately 5 miles to the west and onwards into the heart of the Lake District. The town of Kendal lies approximately 3 miles to the south east and Junction 36 of the M6 motorway is approximately 10 miles to the south east.

Occupying an excellent position within the Lake District National Park, the land is likely to appeal to a wide range of purchasers, including those seeking an amenity holding, equestrian use, hobby farming opportunities or simply an attractive parcel of Lake District countryside.

This is a rare opportunity to acquire a well located parcel of land in a highly sought after location.





General Remarks

Services: The land has a mains water supply.

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: Included in the sale insofar as they are owned.

Sporting Rights: Included in the sale insofar as they are owned.

Environmental Schemes: The land is free from any Environmental Stewardship schemes.

Restrictive Covenants: None insofar as we are aware.

Conservation Area / National Park: The land is located within The Lake District National Park and UNESCO World Heritage Site.

Easement, and Wayleaves or Rights of Way: 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, easement 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.

A mains gas pipeline runs across the Land which we understand is on an Easement. There are over head electric lines and a pole located in the land which we understand is on a wayleave.

Footpaths / Bridleways: We understand that there are no footpaths or bridleways running through the land.

Flooding: The property has not flooded within the last 5 years.

Unimplemented Planning Consents: None insofar as we are aware.

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

Viewings: To be at any reasonable daylight hours when in receipt of the sales particulars. Interested parties should register their interest with the Armitstead Barnett prior to viewing.

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: ///sneezing.fooling.tomato

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.

Method of Sale: The property is offered for sale by Informal Tender.

The Vendor has reserved the right to amalgamate, withdraw or exclude any part of the property shown at any time or to generally amend the particulars of order of sale. 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 11th November 2026**. FAO: Sophie Barker BSc (Hons)

SUBJECT TO CONTRACT

IMAGES TAKEN SEPTEMBER 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 the correctness of them. 02. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 03. 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. 04. 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.



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

Stay in the loop!



Abarnett.co.uk

TENDER FORM

Land at Staveley, Kendal, Cumbria LA8 9JB

Tender Date: 12 noon Wednesday 11th November 2026

To: Armitstead 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)	

Hereby offer the following fixed sum to purchase (Subject to Contract) Land at Staveley, Kendal, Cumbria LA8 9JB or such part thereof as detailed below as described in the Particulars of Sale prepared by Armitstead Barnett.

£ (Figures)
..... (Words)

I/We understand and confirm as follows:

- That in submitting this offer I am/we are deemed to have read and understood the Particulars of Sale and inspected the property.
- That the Vendor is not bound to accept the highest or any offer, or any combination of offers.
- Proof of funds are enclosed.
- That if this offer is accepted I/we will exchange unconditional contracts between 6-8 weeks. Completion will take place by mutual agreement
- That in order to complete the purchase*:

- | | |
|--|--------|
| • Subject to sale of existing property | Yes/No |
| • Cash funds are available | Yes/No |
| • Mortgage funding will be required | Yes/No |
| • That our mortgage offer is subject to the following conditions | |

.....
.....
.....

Solicitors Details	
Of (full postal address)	
Post Code	Contact Telephone No(s)/Mobile
Contact Email(s)	

Signed:

Dated:

PLEASE NOTE THAT THIS OFFER FOR MUST BE RETURNED TO ARMITSTEAD BARNETT NO LATER THAN 12 NOON ON
WEDNESDAY 11TH NOVEMBER 2026 IN A PLAIN ENVELOPE STATING LAND AT STAVELEY, KENDAL, CUMBRIA
LA8 9JB'

***** PLEASE ENSURE YOUR PROOF OF IDENTITY IS SUPPLIED WITH YOUR OFFER *****

**AS REQUIRED BY MONEY LAUNDERING REGULATIONS WHICH CAME INTO EFFECT ON 26TH JUNE 2017. FULL
DETAILS OF THE MONEY LAUNDERING REGULATIONS ARE INCLUDED IN THE SALES PARTICULARS AND WE DRAW
YOUR ATTENTION SPECIFICALLY TO THESE. MORE PARTICULARLY 2 FORMS OF IDENTIFICATION MUST
ACCOMPANY ANY TENDER SUBMITTED.**

CONDITIONS RELATING TO TENDER

Please bear in mind the following when preparing the tender document for the property enclosed within these particulars.

- Armitstead Barnett and their clients reserve the right not to accept the highest or indeed any offer in relation to this tender.
- Submission of a tender document does not constitute any part of a contract
- We would suggest making your offer an odd number and all offers should be made in pounds (£) sterling.
- We would suggest that if an offer is made subject to any factors such as planning then these are outlined on the attached form or on a continuation sheet if necessary.

North Lancashire
Wyre House, Cartmell Lane,
Nareby 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,
Burnscough, Lancashire L40 0SA
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