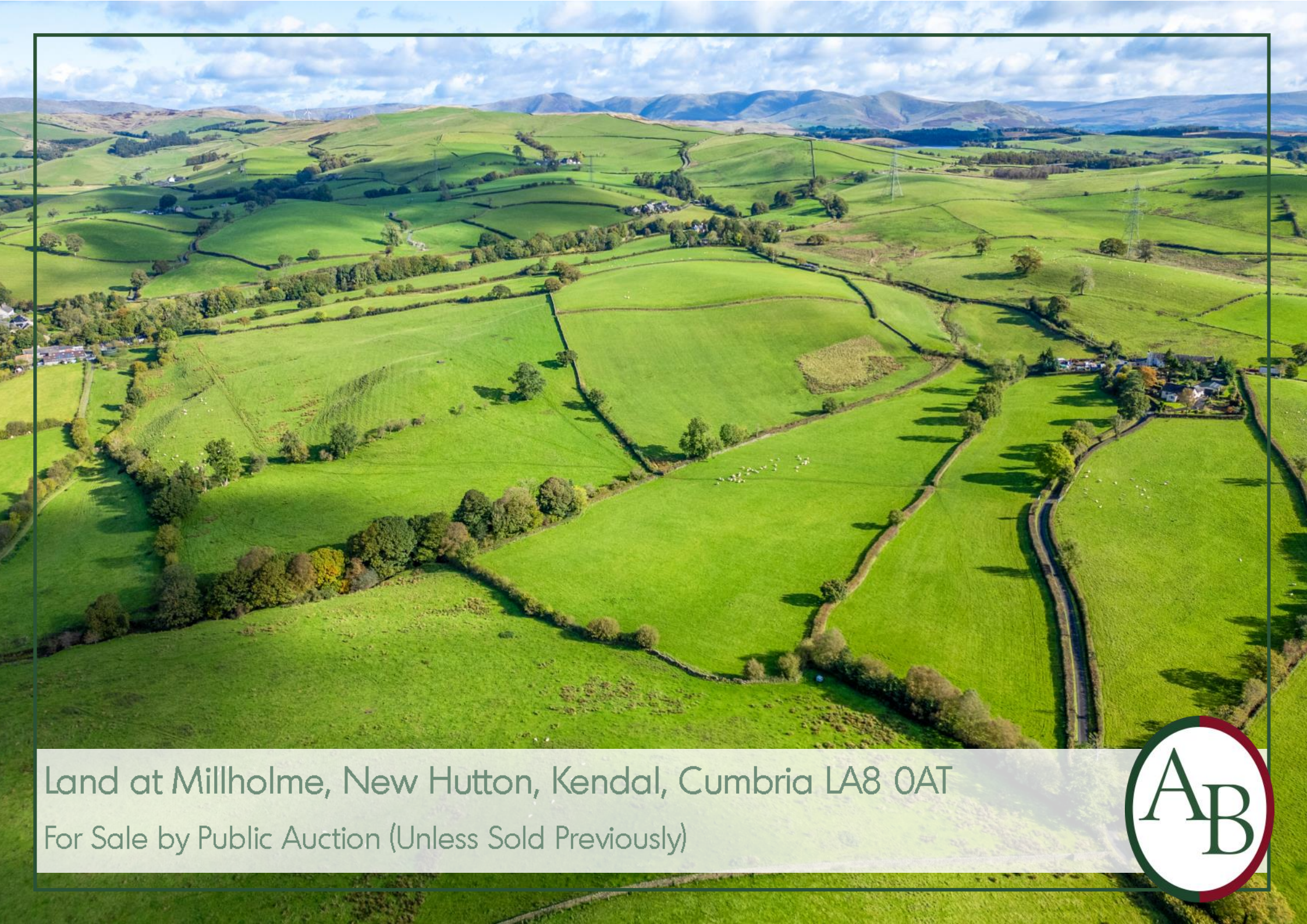




Land at Millholme, New Hutton, Kendal, Cumbria LA8 0AT

For Sale by Public Auction (Unless Sold Previously)







Land at Millholme, New Hutton, Kendal, Cumbria LA8 0AT

For Sale by Public Auction

Tuesday 10th November 2026 at 7:30pm

Crooklands Hotel, Crooklands,

Milnthorpe LA7 7NW

(Unless Sold Previously)



71.05 Acres

-
- Approximately 71.05 acres (28.75 hectares) of productive meadow and pastureland.
 - Roadside frontage and water to each lot.
 - Available as a whole and or in up to 3 lots.
 - Of interest to local landowners, and agricultural investment purchasers.



An excellent opportunity to purchase approximately 71.05 acres (28.75 hectares) of productive meadow and pastureland situated in an attractive rural location within the village of Millholme, near Kendal. The property comprises a useful block of Grade 3 and Grade 4 agricultural land, together with small areas of woodland, offering an attractive combination of agricultural productivity and environmental appeal.



The land occupies a convenient yet rural setting and has been well farmed throughout. Predominantly laid to meadow and pasture, it is well suited to livestock grazing and mowing. The holding benefits from good roadside access, reliable water supplies from both mains and natural sources, and is likely to appeal to owner-occupiers, farming businesses and investment purchasers alike.

The property is offered for sale by Public Auction, either as a whole or in up to three lots, providing purchasers with the flexibility to acquire individual parcels or the entire holding.



Lot 1 – Edged Blue – Guide Price: £30,000

Lot 1 comprises a useful parcel of pastureland extending to approximately 2.00 acres (0.81 hectares). Benefitting from roadside access, the land is well suited to grazing, equestrian or amenity use. The parcel benefits from stockproof boundaries and a natural water supply, presenting an excellent opportunity to acquire a small parcel of land in a sought-after rural location.



Lot 2 – Edged Green - Guide Price: £120,000

Lot 2 extends to approximately 13.47 acres (5.45 hectares) of productive meadow and pastureland, together with small areas of woodland. The land is suitable for both grazing and mowing and benefits from roadside access via a hardcore track, and a natural water supply.



Lot 3 – Edged Yellow - Guide Price: £475,000

Lot 3 comprises approximately 55.58 acres (22.49 hectares) of productive meadow and pastureland, forming an excellent block of grazing and mowing land with good-sized enclosures, roadside access and reliable water supplies.





General Remarks

Services: Water is available to each lot. Purchasers should satisfy themselves as to the adequacy of the supply for their needs. Armitstead Barnett have not tested any of the above services, and Purchasers should satisfy themselves as to the presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale freehold with the benefit of vacant possession.

Sporting Rights: Included in so far as they are owned.

Mine and Mineral Rights: Excluded from the sale.

Subsidy and Environmental Schemes: None that we are aware of.

Restrictive covenants: None known.

Access, easements and 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. There are overhead electric lines and poles running across the land which are assumed to be on wayleave agreements. There is a gas pipeline crossing Lots 2 and 3.

Reserved Rights: The vendors reserve the right to take access across Lot 2, on foot from time to time for the purpose of visiting, remembering and paying respects at the place upon the land where the ashes of the Vendor's late parents have been scattered.

Public footpaths: We are aware that there is a public footpath which crosses Lot 3 and a bridleway which runs in between Lots 2 and 3.

Local authority: Westmorland and Furness Council

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

Unimplemented planning consents: We not aware of any unimplemented planning consents.

Conservation area / AONB: The land is not located within a conservation area.

Flooding: Insofar as we are aware, the land is not liable to significant flooding, and sits within Flood Zone 1.

Viewings: To be at any reasonable daylight hours when in receipt of the sales 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.

Method of sale: The land is to be sold by public auction. For the attention of Emma Hodgkinson/Grace Allan.

Auction Process: Those persons wishing to bid at Auction should have carried out all checks, valuations, enquiries, surveys and procedures that are required prior to the sale. The successful bidders at the sale will be required to sign the Contracts of Sale which are legally binding on both parties and at the same time, pay over a 10% deposit which becomes payable. Completion will be set for four weeks after exchange (or may be sooner, by mutual arrangement).

The Contracts of Sale and search documentation will be available either at the Solicitors and Auctioneers offices for a period of 14 days prior to the Auction.

The Vendor reserves the right to accept any offers should they wish prior to the auction date.

Bidder information: Parties wishing to bid at the auction will need to register to bid and will need a bidding number. Bidders can complete either of the following:

- Pre registration complete the registration form in advance and supply us with the identification prior to the auction, before receiving a bidding number on the night.
- Registration on the day of the auction complete the registration form at the time of the auction and bring identification with you.

Please see the Bidder Registration Form to the rear of the particulars for further information.

Note: Armitstead Barnett will complete an electronic address check and this will leave a soft ID print, but will not affect your credit rating.

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.

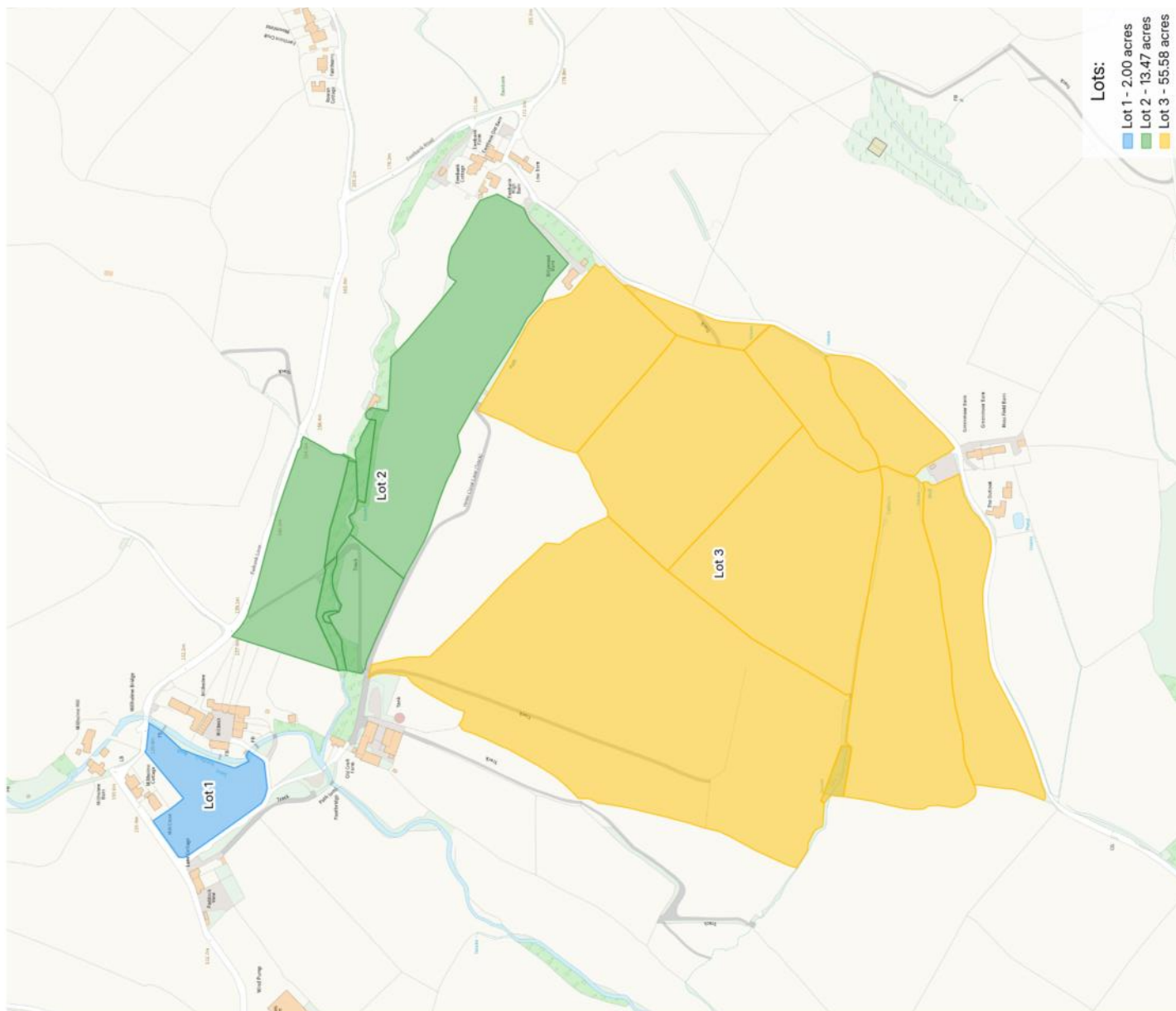
Please note: Interested parties must register to bid for the Land using the form at the rear of these Particulars.

Auctioneers Details: Paul D Dennis FRICS FAAV c/o Armitstead Barnett, Lane Farm, Crooklands, LA7 7NH

Solicitors Details: Temple Heelis, 1 Kent View, Kendal, Cumbria LA94DZ.
FAO: Peter Dodd

IMAGES TAKEN OCTOBER 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. 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 or their employees regarding the property referred to in these particulars are subject to contract.



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



BIDDER REGISTRATION FORM

Each bidder is required to complete a Bidder Registration Form and supply **2 FORMS OF IDENTIFICATION** to receive a bidding number.

NO BIDS WILL BE TAKEN FROM A PERSON WITHOUT A BIDDING NUMBER.

Please Tick: Buying as Individual:
(Complete Option A)

Buying as an Agent or Company:
(Complete Options A & B Overleaf)

Please complete the following details in full and **IN BLOCK CAPITALS**. Please ensure you are able to produce **2 FORMS** of identification prior to registering to bid; you are required to supply **1 FROM LIST A** and **1 FROM LIST B** as below.

OPTION A

Bidder Details:

First Name(s)..... Surname.....

Address.....

Postcode..... Tel No.

DOB: Mobile No.

Email.....

Company Details (if applicable):

Company Name..... Company Registration No.

Address.....

Postcode..... Tel No.

Data Protection: The information provided on this form and the identification documents requested are required under the Money Laundering Regulations 2017 for identification purposes. Armitstead Barnett will retain these details for a period of 6 years from the above date. We would also like to send you information about other Armitstead Barnett products and services that might be of interest to you. We will always treat your personal details with the utmost care and will never share your information with other companies for marketing purposes without your permission. Please let us know if you would like us to contact you by selecting one of the options below:

Yes, I would like to hear about products and services

No, I don't want to hear about products and services

Bidder's Signature..... Date.....

A bidding number will not be supplied if identification is not provided before the auction.

FOR OFFICE USE ONLY:

List A – Photographic Evidence	ID Seen
Current signed Passport	
Current Full UK/EU Photo Card Driving Licence	
Valid Identity Card (e.g. HM Forces, Police Warrant,	
Firearms or Shotgun Certificate	
Residence permit issued by the Home Office to EEA	
National Identity Card bearing a photograph of the	

List B – Photographic Evidence	ID Seen
Utility bill issued within the last 3 months	
Bank/building society/mortgage or credit card state-	
Inland Revenue self assessment or tax demand	
Local Authority Council Tax bill for current tax year	
Council or Housing Association rent card or Tenancy	
Electoral Register Entry	

OPTION B*(Delete as appropriate)**I can confirm that I am a Director of the company**I can confirm that I have written consent from the buyer stating they give me authority to bid and sign on their behalf*

Legal Structure	Corporate ID required	Individual ID required	
A company (including a UK LLP) which is not listed on a regulated market such as the London Stock Exchange	Copy of Certificate of Incorporation Details of current Company Officers (i.e. directors and company secretary) and shareholders	Identity evidence for a) the individual dealing with the transaction and b) all other individuals or entities with 25% or more of the shares or voting rights in the company	
A company (including a UK LLP) which is listed on a regulated market such as the London Stock Exchange	Copy of a dated page from the website of the relevant stock exchange	Identity evidence for the individual dealing with the transaction	
A partnership of non-regulated professionals (except an LLP) with five or less partners	None (see the separate checklist for individuals)	Identity evidence for a) the individual responsible for the transaction and b) all other individual partners	
A partnership of non-regulated professionals (except an LLP) with six or more partners	Name of partnership Trading address Registered address (if any)	Identity evidence for a) the partner responsible for the transaction and b) one other partner and c) all other individuals who (directly or indirectly) are entitled to, or control 25% or more of the capital, profits or voting rights	
A partnership of regulated professionals (except an LLP) such as a firm of solicitors	Entry of details held by a relevant professional body	Identity evidence for a) the lead partner, b) one other partner, and c) all other individuals who (directly or indirectly) are entitled to, or control, 25% or more of the capital, profits or voting rights	
A Trust	List of trustees List of beneficiaries or class of beneficiaries Copy of the Trust document	Identity evidence for a) the trustee with responsibility for the transaction, and b) one other trustee, and c) all individuals or entities who: 1) have a specific interest in 25% or more of the capital of the trust property, or 2) have control over the trust, or 3) belong to a class of person whose main interest benefits under a trust which does not entirely operate for the benefit of specific individuals	
Other legal structures set up by law	Any document which establishes, manages or regulates the structure A list of any individuals who benefit (if applicable) or a list of the classes whose main interest is served by the structure	Identity evidence for all individuals or entities who 1) are beneficiaries of 25% or more of the property where the individual beneficiaries have been determined, or 2) fall into a class of person whose main interest benefits under the structure where individuals in that class are not determined, or 3) control 25% or more of the structure of the property under the structure	

We will require at least 2 forms of identification from Option B prior to you receiving a bidding number.

Bidder's Signature Date.....