



H&H
Land &
Estates

Sales Portfolio

FARMS, LAND & BUILDINGS



Farm & Land Sales

From our land agency offices in Cumbria and County Durham, H&H Land & Estates offers an unrivalled track record in Land and Property Agency in the North of England and the South West of Scotland.

Our specialist land sales team provide a full range of first class professional services covering every aspect of Land Management and Sale, from support in Grant Applications and Environmental Advice through to Property Valuation and Sales.

Our dedicated team of Property Sales Advisors provide the same high level of professional Estate Agency expertise in the marketing and sale of the huge range of properties the North has to offer.

H&H Land & Estates understands that the quality of the service we provide our clients is deeply rooted in the quality of our people, and our sales teams epitomise H&H Land & Estates' commitment to recruit and support the best in the business.

Every member of our sales teams have the qualifications, the experience and the knowledge to provide every client with the most comprehensive support to secure the optimum outcome from their property sale or purchase.

Even more importantly, we can offer our clients an unrivalled knowledge and understanding of the unique market conditions in this area of the country, and the team has access to a huge database of buyers and sellers active within this market.

H&H Land & Estates is leading the way with public auction sales in the North, which is in turn leading the rise in property sales prices in this much-in-demand area. We also pride ourselves on our specialist knowledge of the properties that benefit most from sale by private treaty or by public auction.

In every case we bring each property to market with the highest standards of presentation, with professional photography, video including

drone footage, and widespread national and international coverage for the many buyers attracted to the North of England from around the country and the world.

The H&H Land & Estates team provides free market appraisals with no obligation at all, and we welcome any enquiries for more details of how we can help secure the right outcome for your property.

Key Contacts:



Thomas Armstrong
Director & Chartered Surveyor

North Lakes

Office:
Borderway,
Montgomery Way,
Rosehill Industrial
Estate CA1 2RS

01228 406260



Rachel Bagshaw
Associate Director &
Chartered Surveyor

South Lakes

Office:
36 Finkle Street,
Kendal LA9 4AB

01539 721375



Tim Sedgewick
Director & Chartered Surveyor

North East & Yorkshire

Office:
Blackmoor Court,
Durham Moor,
Durham DH1 5ER

0191 370 8530



North Lakes



SOLD



Englishtown Farm, Englishtown, Longtown

Guide Price: £4,000,000

An excellent arable and stock rearing farm extending in total to 462.73 acres (187.26 ha) with extensive range of outbuildings, 7 bedroom farmhouse, 3 bedroom bungalow and three 3 bedroom cottages.

 462.73 acres  19  6  7





Moorhouse Hall, Wigton

Guide Price: £2,500,000

An excellent and productive dairy farm with six bedroom farmhouse and three bedroom bungalow and extensive outbuildings.

 9  4  4




 146.06 acres




Frankstown Farm,
Frankstown, Longtown

Guide Price: £1,800,000

An excellent productive stock
rearing farm extending
in total to 212.80 acres (86.12ha).

 4  1  2

 212.80 acres









Grove Foot Farm,
Thackthwaite, Penrith

Guide Price: £1,200,000

An outstanding smallholding with immaculate three bedroom farmhouse, outbuildings and a registered CL site for five touring and six static caravans.

 3  1  2




 43.76 acres




Sunnycroft, Aikton, Wigton

Guide Price: £1,500,000

An excellent stock rearing farm extending in total to 96.54 acres (39.07ha) with five bedroom farmhouse and extensive outbuildings.

 5
  2
  2

 96.54 acres



**Burplethwaite, Caldbeck,
Wigton**

Guide Price: £1,100,000

An excellent stock farm complete with a Grade II Listed five bedroom farmhouse and extensive range of modern farm buildings.

 5
  2
  3
 115.96 acres



Browfoot Farm, Appleby-in-Westmorland

Guide Price: £1,625,000

An excellent stock farm extending to 188.26 acres (76.19ha) with three bedroom detached farmhouse and three bedroom detached cottage.

 6
  2
  4
 166.52 acres

**Barns at Leegate House,
Wigton, Carlisle**

Guide Price: £150,000


Two traditional stone barns with planning permission for conversion to residential dwellings, plus converted stone garages.




**Fowlpool, Heads Nook,
Carlisle**

Guide Price: £990,000

An excellent stock farm extending in total to 82.80 acres (33.51ha with a three bedroom farmhouse together with a range of traditional stone buildings.

 3
  1
  2

 82.80 acres

SOLD



East Farm, Blennerhasset, Wigton

Guide Price: £2,650,000

An excellent stock rearing farm with four bedroom farmhouse and extensive range of traditional stone and modern outbuildings.



253.60 acres



5



3






3




**Flatts of Cargen, Mabie,
Dumfries**

Guide Price: £1,000,000

An excellent stock farm extending to 188.26 acres (76.19ha) with three bedroom detached farmhouse and three bedroom detached cottage.

 6  2  4

 188.26 acres



**Development Opportunity,
Nenthead**


Guide Price: £165,000

An exciting opportunity to purchase a site with full planning approval for a detached five bedroom dwelling house.

Land at Skelton, Penrith

Guide Price: £280,000

An excellent block of mowing/ grazing land capable of being ploughed for arable crops, with good roadside access and mains water.


 26.76 acres




Noblestown, Bewcastle, Carlisle

Guide Price: £325,000

A charming smallholding comprising a three bedroom farmhouse with traditional courtyard outbuildings, Dutch Barns and grazing land (1.28ha).


 3  1  2


 3.15 acres

**Grahams Onsett, Bailey,
Newcastleton**

Guide Price: £430,000

A traditional stone built farmhouse with a range of traditional stone outbuildings, Dutch Barn and 49.45 acres of grazing/mowing land.

 2  2  2




 49.45 acres




**Dyke Nook, Blackford,
Carlisle**

Guide Price: £395,000

An excellent smallholding/ lifestyle property comprising a three bedroom detached bungalow together with a range of outbuildings and 16.38 acres.




 3  1  1


 16.38 acres

**Meadow Croft, Motherby,
Penrith**

Guide Price: £250,000

A three bedroom detached bungalow in need of renovation and refurbishment set in a large plot in the centre of the hamlet of Motherby with small paddock.

 3  1  2


 0.37 acres



**Crosby Moor Garage,
Crosby-on-Eden, Carlisle**

Guide Price: £290,000


An excellent development/ investment opportunity to operate a petrol filling station, with a current licence, together with a useful field.

 3.45 acres

Land & Stables, Tallentire

Guide Price: £200,000

Excellent equestrian facilities comprising general purpose building, L shaped stable block providing four stables and tack room, outdoor arena and 14.90 acres of land.


 **14.90 acres**



Land at Ousby, Penrith

Guide Price: £10,000

A highly desirable, useful paddock in a secluded village location at the foot of the North Pennines Area of Outstanding Natural Beauty.


 **0.75 acres**



Land at Blindcrake, Cockermouth

Guide Price: £695,000

An excellent block of good quality mowing/grazing land sold by public auction.


 **113.96 acres**



Land at Murton, Appleby-in-Westmorland

Guide Price: £110,000

A useful block of allotment grazing land located on the outskirts of the village of Murton with natural water supply accessed via a track from the main road.

 **36.35 acres**






Cascade, Williamsgate, Redmain

Guide Price: £140,000

A development plot with full planning permission for a two bedroom dwelling with a parcel of land approximately 2.3 acres with stables and an arena.


 2.30 acres



Land & Stables, Newtown, Carlisle

Guide Price: £20,000

A single field enclosure of grazing land, extending to 0.72 acres (0.29ha) with a well maintained timber stable block conveniently located with roadside access.


 0.72 acres



Land at Brough, Kirkby Stephen

Guide Price: £40,000

An excellent single field enclosure of productive mowing/grazing land extending to 4.00 acres (1.62ha) with good access from a track leading from the main road.


 4.00 acres



Land at Hartley, Kirkby Stephen

Guide Price: £30,000


An excellent single field enclosure of grazing land with the benefit of a natural water supply and access from a track leading from the main road.

 4.20 acres

Land at Curthwaite

Guide Price: £15,000

A single field enclosure extending to 0.25 acre (0.101 ha) of amenity land.


 0.25 acres



Land at Moorthwaite

Guide Price: £80,000

Three field enclosures of excellent quality mowing/ grazing land extending to 10.36 acres in total.


 10.36 acres



Land at Laversdale

Guide Price: £30,000

An excellent single field enclosure extending to 2.10 acres (0.85ha) with a timber frame general purpose shed. The land benefits from good roadside access and a mains water supply.


 2.10 acres



Land at Five Lane Ends

Guide Price: £145,000

An excellent single field enclosure extending to 12.18 acre (4.93ha).

 12.18 acres






Land at Glassonby, Penrith

Guide Price: £395,000

Two field enclosures of excellent quality cropping/mowing/grazing land benefitting from roadside access and a mains water supply.


 43.79 acres



Land at Bailey, Newcastleton

Guide Price: £150,000

An excellent block of grazing land with biodiversity and forestry potential, suitable for regenerative agriculture and carbon offsetting. Accessible from a hardcore track.


 33.43 acres



Land at Thackthwaite

Guide Price: £220,000

An excellent block of grazing/mowing land extending in total to 37.88 acres (15.33ha).


 37.88 acres



Land at Renwick Fell

Guide Price: £650,000


Good quality allotment land extending to 284.66 acres.

 284.66 acres

Land at Orton, Penrith

Guide Price: £130,000

Two field enclosures of productive mowing/grazing land located within the Yorkshire Dales National Park, with potential for equestrian, amenity and tourism uses.


 15.67 acres



Land at Bailey, Newcastleton

Guide Price: £90,000

12.78 acres (5.17ha) of permanent pasture grassland.


 12.78 acres



Land at Blackford, Carlisle

Guide Price: £85,000

12.53 acres (5.07ha) of good quality grazing/mowing land.


 12.53 acres



Land at Cliburn, Penrith

Guide Price: £140,000

An excellent single field enclosure extending in total to 12.40 acres (5.02ha).

 12.40 acres



SOLD**Land at Whitrigg, Kirkbride****Guide Price: £75,000**

An excellent single field enclosure of grazing/mowing land extending to 9.03 acres (3.65ha)



9.03 acres

SOLD**Land at Distington, Workington****Guide Price: £30,000**

Good quality grazing land with the benefit of roadside access, suited to agricultural or equine uses. Located 1.2 miles south of Distington with stunning sea views.



3.02 acres

SOLD**Land at Ruckcroft, Armathwaite****Guide Price: £530,000**

Good quality productive mowing/grazing land which is capable of being cropped and benefits from a mixture of mains and natural water supplies with roadside access.



56.79 acres

SOLD**Land at Burrells, Appleby-in-Westmorland****Guide Price: £455,000**

A useful block of fertile productive land located within the heart of the Eden Valley of good quality mowing/grazing land with area of woodland.



56.98 acres

SOLD



Greenclose Farm, Penruddock, Penrith

Guide Price: £3,190,000

An excellent stock farm extending in total to 504.36 acres (204.11ha) located within the Lake District National Park.



504.36 acres



4



1



2





South Lakes









Ubarrow Hall, Longsleddale

Guide Price: £975,000

A rare and superb lifestyle property, situated within the picturesque Longsleddale Valley within the Lake District National Park.




 4  1  2


 17.45 acres

Butterpots, Deepdale,
Deepdale Lane, Sedbergh

Guide Price: £950,000

An outstanding home of
considerable character
occupying a quiet and secluded
rural location with magnificent
views.

 5  3  2




 71.38 acres




Lot 1 - Hodge Hill Farm,
Cartmel Fell

Guide Price: £280,000

Comprising a spacious three bedroom detached bungalow situated in the an elevated position and offering beautiful views across the Cartmel Valley.

 3  1  2




 0.34 acre




Lot 2 - Hodge Hill Farm,
Cartmel Fell

Guide Price: £200,000

A range of traditional & more modern farm buildings, including a large and impressive traditional stone building which could present exciting development potential, subject to the necessary planning consents.

 3  1  2


 0.69 acres



Lot 3 - Hodge Hill Farm, Cartmel Fell

Guide Price: £220,000

Eight field parcels of meadow and pasture land, adjoining the house and buildings to the east and sloping downs to the River Winster with a mostly eastern facing aspect.

 38.24 acres



Lot 4 - Hodge Hill Farm, Cartmel Fell

Guide Price: £130,000

Meadow and pasture land extending to 22.79 acres (9.22 ha).


 22.79 acres



Lot 5 - Hodge Hill Farm, Cartmel Fell

Guide Price: £140,000




Pasture land and rough grazing extending to 27.47 acres (3.02 ha).


 27.47 acres

Lot 1 - Gleaston Castle Farm,
Gleaston

Guide Price: £870,000

Substantial, traditional farmhouse,
extensive range of farm buildings,
ruins of Gleaston Castle, several
enclosures of pasture meadow
and pasture land.

 4  2  2


 72.79 acres



Lot 2 - Gleaston Castle Farm,
Gleaston

Guide Price: £1,100,000

Impressive and comprehensive
range of traditional and modern
farm buildings, the core of
the former dairy farm, arable,
meadow and pasture land.

 112.03 acres



Lot 3 - Gleaston Castle Farm, Gleaston

Guide Price: £130,000

Excellent, productive, meadow and pasture land with road frontage, just west of Lot 1.



17.05 acres

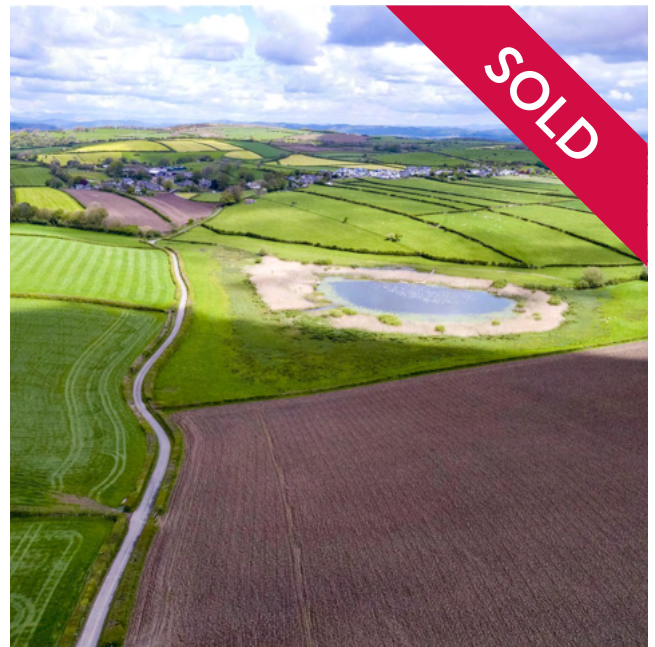
Lot 4 - Gleaston Castle Farm, Gleaston

Guide Price: £40,000

Iconic Mere Tarn with surrounding pasture land.



7.54 acres



Lot 5 - Gleaston Castle Farm, Gleaston

Guide Price: £20,000

Arable field at Leece.







2.74 acres

Bellow Hill, Garsdale,
Sedbergh

Guide Price: £480,000

A delightful smallholding set at the foot of East Bough Fell near Sedbergh, in the Yorkshire Dales National Park.

 4  2  2



 30.96 acres




Corfe Farm, Sand Lane,
Warton

Guide Price: £300,000

A delightful former farmhouse, occupying a fine site on the southerly periphery of the village, with outbuildings, grounds and adjoining meadow field.




 4  1  2


 4.00 acres

**Lot 1 - Kendal Parks Farm,
Kendal Parks Road, Kendal**

Guide Price: £470,000

A superb smallholding on the south-easterly outskirts of this sought after town.

 4  3  4


 3.83 acres



**Lot 2 - Kendal Parks Farm,
Kendal Parks Road, Kendal**

Guide Price: £110,000


Two enclosures of pasture land situated in on the outskirts of Kendal.

 15.03 acres

Land at Brown Howe, Coniston

Guide Price: £50,000

A beautiful block of land with approximately 55m of lake frontage onto Coniston Water. Immense amenity value. Located in the heart of the Lake District National Park.


 3.35 acres



Land at Leece, Barrow-in-Furness

Guide Price: £330,000

An excellent block of Grade 3 meadow, pasture and arable land located to the west of Leece village adjacent to Hard Knotts Lane with good access.


 48.02 acres

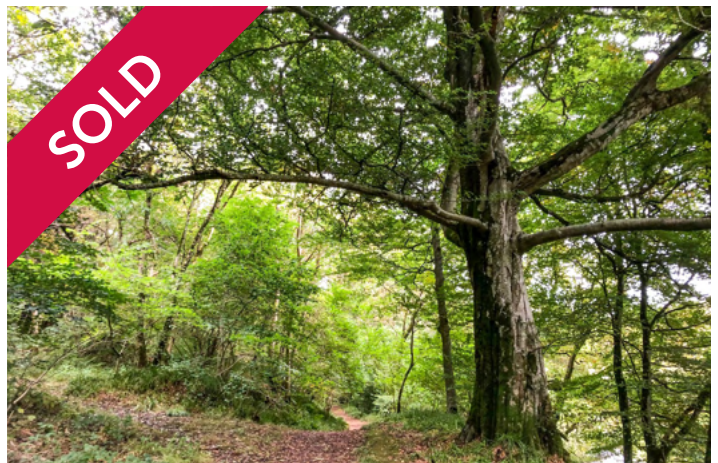


Calder Woodlands, Calderbridge

Guide Price: £50,000

Comprising of three woodlands, the block presents a charming ancient semi natural woodland, located on the western side of the Lake District National Park.


 16.14 acres



Land to the West of Lords Lot, Crosthwaite

Guide Price: £100,000

An attractive block of pasture and amenity land situated conveniently close to the village of Crosthwaite within the Lake District National Park.

 20.20 acres






Land at Fitz Steps, Little Langdale

Guide Price: £25,000

An attractive enclosure of amenity pastureland located within the heart of the Lake District on the outskirts of the village of Little Langdale.


 1.97 acres



Land at Atkinson Ground, Coniston

Guide Price: £150,000

Situated to the north of Coniston Water, this is a beautifully situated block of productive pasture land including areas of amenity woodland.


 24.04 acres



Land at Starnthwaite, Crosthwaite

Guide Price: £90,000

An excellent parcel of amenity/agricultural grazing land, located four miles from Windermere, within the Lake District National Park.


 7.14 acres



Land to the West of St Marys Green, Crosthwaite

Guide Price: £60,000


An excellent potential development site, located in the popular village of Crosthwaite, having far reaching views across the surrounding countryside.

 0.38 acres

Lot 1 - Land at Lyth Valley

Guide Price: £60,000

9.17 acres of agricultural land, formerly part of Esp Ford Farm, just south of Crosthwaite.


 9.17 acres



Lot 2 - Land at Lyth Valley

Guide Price: £240,000

37.31 acres of agricultural land, formerly part of Esp Ford Farm, just south of Crosthwaite.


 37.31 acres



Lot 3 - Land at Lyth Valley

Guide Price: £50,000

8.52 acres of agricultural land, formerly part of Esp Ford Farm, just south of Crosthwaite.

 8.52 acres



Residential Development Opportunity, Grizebeck

Guide Price: £175,000

A substantial traditional barn with planning permission for the conversion into two self-contained residential dwellings. The property enjoys exceptional panoramic countryside views to the west.





Lot 2 - Barns at Low Knipe

Guide Price: £120,000

Offering beautiful views, Lot 2 offers an excellent opportunity to develop a delightful three bedroomed dwelling across two floors. Lot 2 is situated on the western side of the road and offers expansive and attractive views across the landscape.



Lot 3 - Barns at Low Knipe

Guide Price: £160,000

The largest potential development of the three barns. Lot 3 offers the opportunity to create a fantastic four bedroom family home across two floors situated in a prominent and sheltered position.



Land at Howbarrow Farm

Guide Price: £30,000

An enclosure of quality meadowland situated just northeast of Cartmel village on the western slopes of the valley.



2.73 acres



Barns at Hall Dunnerdale


Guide Price: £150,000

A traditional stone barn previously with planning permission to develop into a three bedroom holiday home or residential dwelling.

Tottle Wood

Guide Price: £45,000

A delightful block of amenity broadleaf woodland, forming part of a larger plantation. Tottle Wood is located within the Lake District National Park.


 **5.78 acres**



Baldmire Farm, Silcroft

Guide Price: £1,200,000

A large farm located on the periphery of the Lake District National Park, including a traditional farmhouse and an extensive range of modern and traditional buildings.

 **218.62 acres**



Olmonds Farm Development Opportunity

Guide Price: £300,000


Situated in the picturesque Dent Dale in Cumbria, Olmonds Farm Steading presents an exciting development site with planning consent granted to convert two former farm buildings into three dwellings.



Land & Building off Lindale Bypass, Lindale

Guide Price: £35,000

Delightful block of ring-fenced agricultural/amenity land with a small building located off Lindale Bypass near Lindale.

 **4.62 acres**






Hoales Wood, Ladyhall, Hallthwaites

Guide Price: £15,000

A delightful, individual block of amenity woodland known as Hoales Wood, in close proximity to established ancient semi natural woodlands, high in biodiversity and located a stone's throw from the edge of the Lake District National Park (UNESCO World Heritage Site).


 1.91 acres



Land East of Manorside, Flookburgh

Guide Price: £795,000

Potential residential development site which has been allocated in South Lakeland District Council's latest development plan for around 30 dwellings.


 2.74 acres



Lot 1 - Taythes & Foxhole Rigg

Guide Price: £280,000

A superb block of agricultural land within the Yorkshire Dales National Park, including a traditional stone barn with planning permission for a dwelling, other traditional buildings, and excellent meadow, pasture and grazing land, with registered grazing rights on Bluecaster Fell.


 11.03 acres



Spindle Coppice Woodland

Guide Price: £180,000

Approximately four acres of mature native woodland at Skelwith Bridge, Ambleside. Situated in the heart of the Lake District.

 4.00 acres



North East & Yorkshire



Land at Lanchester

Guide Price: £120,000

An excellent opportunity to purchase an attractive block of grassland extending to 12.34 acres (4.99 hectares) with road frontage.






12.34 acres




Mayfield Stables, Trimdon Grange, Durham

Guide Price: £295,000

A three bedroom chalet home and a 'ready to go' livery business with 10.76 acres of good quality grassland, 14 stables and a range of other buildings.

 **3**  **1**  **1**

 **10.76 acres**

Ingledene, Vyners Close,
Spennymoor

Guide Price: £250,000

A rare opportunity to purchase a smallholding with a bungalow, 1.79 acres (0.72 ha) of grassland, eight stables and several additional outbuildings.



1.79 acres



Land to the West of Moor
House Farm, Peterlee

Guide Price: £50,000

3.84 acres (1.55 ha) of good quality grassland, with full planning permission for a stable block, manege and parking area.



3.84 acres


SOLD



Eldon Lodge, Old Eldon, Shildon

Guide Price: £850,000

A beautiful period six bedroom home with five purpose built stables, outbuildings, walled orchard gardens, manege and 3.56 acres of grass paddocks.

 3.56 acres

 6

 3

 4



Land to the South of Grange Villa, Chester-le-Street

Guide Price: £25,000

A 0.35 acre plot of land with development potential, subject to the necessary consents.



0.35 acres




Surtees Terrace, Ferryhill, Durham

Guide Price: £175,000

A rare opportunity to purchase a smallholding with a two bedroom house, 7.85 acres of grassland and a newly built field shelter.



 **7.85 acres**

Land to the West of Bishop Auckland

Guide Price: £25,000

An excellent opportunity to purchase 1.71 acres (0.69 hectares) of grazing land.



1.71 acres



Land at Rowlands Gill, Tyne and Wear

Guide Price: £115,000

An excellent potential business opportunity to purchase 7.50 acres of land, part of which is planted with Nordmann Firs, for planned Christmas tree use.






7.50 acres



East Farm House, Temperley Grange, Corbridge

Guide Price: £550,000




East Farm House is a beautifully presented newly refurbished property, benefitting from a large private garden and off road parking for at least two cars.

 4  1  2

The Croft, Eggleston,
Barnard Castle

Guide Price: £300,000

A rare opportunity to purchase a four bedroom bungalow with spectacular views over Teesdale and Romalldkirk.

 3  1  1



Land at Whitesmocks, Club Lane, Durham

Guide Price: £177,000

An excellent opportunity to purchase an attractive block of grassland extending to 11.76 acres (4.75 hectares).



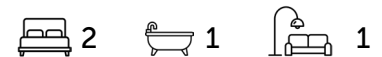
11.76 acres



Ventnor, Crow Hall, Lanchester

Guide Price: £210,000


An attractive two bed bungalow, conveniently situated within walking distance of Lanchester village centre, with off-road parking and detached garage.



Land at Lady Park, Banesley Lane, Gateshead

Guide Price: £425,000

42.67 acres (17.27 hectares) of quality arable land in three enclosures, with roadside access.


 42.67 acres



Land at Sedgfield, County Durham

Guide Price: £160,000

16.71 acres of excellent quality arable land, suitable for potatoes and very well presented with roadside access.

 16.71 acres

**Woodland at Valley Burn,
Carr Lane, Spennymoor**

Guide Price: £15,000

A block of mature woodland extending to 6.62 acres on the outskirts of Spennymoor, County Durham.



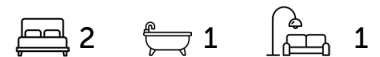
6.62 acres



South Farm Cottage, South Farm, Cramlington

Guide Price: £175,000

A quaint, semi-detached two bedroom cottage, with off road parking set within private South Farm area of Cramlington.



Development Site at Bearpark, County Durham

Guide Price: £500,000

A 1.01 acre site with full planning permission for four 4/5 bedroom detached family homes and one 5 bedroom barn conversion.



1.01 acres



Land at Bearpark, County Durham

Guide Price: £20,000

0.04 acres of bare land which has development potential. This site has previously benefitted from outline planning permission for three residential units.



0.04 acres



If you are considering selling your farm, land or buildings, get in touch for an expert valuation:

North Lakes

Borderway Mart, Rosehill Industrial Estate, Montgomery Way, Carlisle CA1 2RS

01228 406260

carlisle@hhlandestates.co.uk

South Lakes

36 Finkle Street, Kendal LA9 4AB

01539 721375

kendal@hhlandestates.co.uk

North East & Yorkshire

Blackmoor Court, Durham Moor, Durham DH1 5ER

0191 370 8530

durham@hhlandestates.co.uk