

## Land at Smithy House

TO LET

Land at Smithy House, Casterton, Carnforth, LA6 2JP

An excellent opportunity to let 77 acres or thereabouts of pasture land within the Yorkshire Dales National Park on a 12 month grazing licence. This tenancy comes with the opportunity to rent additional fell ground if desired (part of this land is subject to a scheme).

### To let as a whole by informal tender

Offers to be submitted no later than 12 noon on 30th January 2026.





#### **Description**

The Land extends to roughly 77 acres comprising of rough grazing suitable for sheep, a mixture of stone wall boundaries and post and wire fencing, the land contains a small stream and small pond providing a natural water supply.

#### **Access:**

The access can be found along Fell Road, the What3Words app can be used to get an accurate location.  
W3W: //microfilm.fight.messaging.

#### **Location:**

The Land is located along Fell Road. Follow the A683 out of Kirkby Lonsdale, towards Sedbergh and turn right along Colliers Lane. When you approach to the crossroads, continue straight on along Gatesheads Brow and straight on to Fell Road. The gateway is approximately 1.5 miles along this track.

#### **Inspection:**

Viewing is permitted during normal daylight hours, subject to any person being in possession of a copy of the letting particulars. Much of the land is visible via public rights of way.  
All viewings are carried out at the sole risk of the viewer and neither the letting agent nor the Landowner take responsibility for any part of the property.

#### **Scheme:**

The land at Smithy House is not currently contained within any schemes.

#### **Designations:**

The land is contained in the Yorkshire Dales National Park.

#### **Rights of Way:**

There is a public footpath running from the north-east to the west across the centre of the land. Full details can be found on the definitive map of Cumbria and most Ordnance Survey maps..

**Tenancy:**

The land is to be let on an 12 month grazing licence with the option to renew.

**Tenders:**

The land is offered to let via informal tender. The land will be available as a whole with the benefit of vacant possession.

Interested parties should submit a completed tender form to the letting agent Davis & Bowring, in a sealed envelope marked 'Land at Smithy House' no later than 12 noon on 30th January 2026.

**Enquiries:**

To enquire further or request a tender information pack please contact the following agent:

Emily Ward  
015242 74433  
Emily.ward@davis-bowring.co.uk

**Letting procedure:**

Once tenders have been received, the licensor will consider all tenders.

1. All tenders must be submitted on the tender form.
2. The Licensor and their Agents, do not bind themselves to accept the highest or indeed any Tender. The decision of the Licensor will be final.



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Kirkby Lonsdale  
Camforth  
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[www.davis-bowring.co.uk](http://www.davis-bowring.co.uk)

**davis & bowring**

