


Far Bank Farm | Waberthwaite | Millom | Cumbria | LA19





**A rare opportunity has arisen to purchase Far Bank Farm, located between the Corney Fells and the Irish Sea, in the Lake District National Park with stunning views. The farm is ring-fenced and extends to a total of 87.77 Acres (53.52ha).**

**The farmhouse is traditional in style and has four bedrooms, three reception rooms, attached barns and Agricultural buildings.**

**For Sale by Private Treaty as a Whole**

**Guide Price: £800,000**



## Farmhouse and steading 0.45ha (1.11 Acres)

Far bank farmhouse is a traditional stone-built property with rendered elevations under a slate roof, the accommodation is over two floors and extends to approx. 1,551 Ft<sup>2</sup> (144m<sup>2</sup>).

### Fixtures and Fittings in the Farmhouse:

The farmhouse has been partially renovated, including re-wiring, UPVC double glazing, oil fired central heating system with some re-plastered walls. The property is ready to complete to individual taste.

### Services

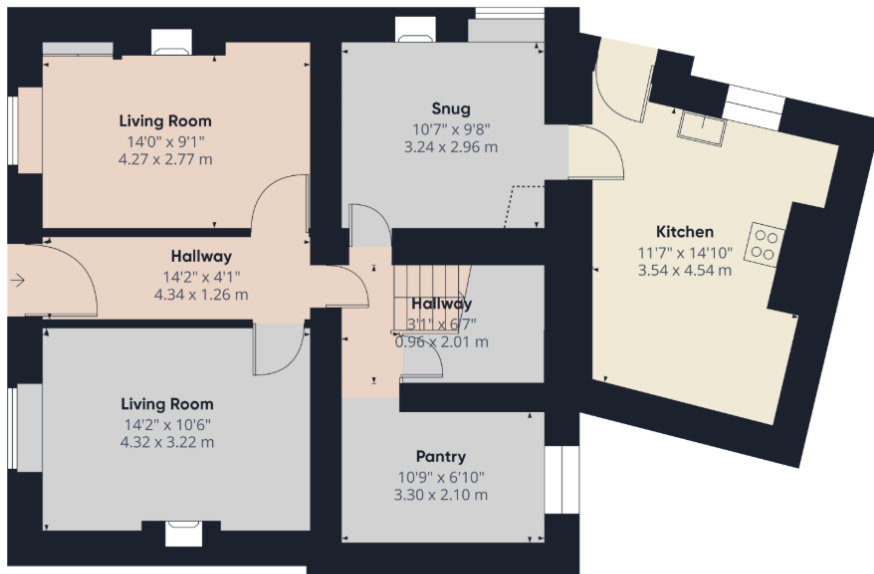
BT telephone line connected. Water and electricity are via a mains supply. Central heating and hot water are via an oil-based system. Septic Tank Drainage.

### Council Tax

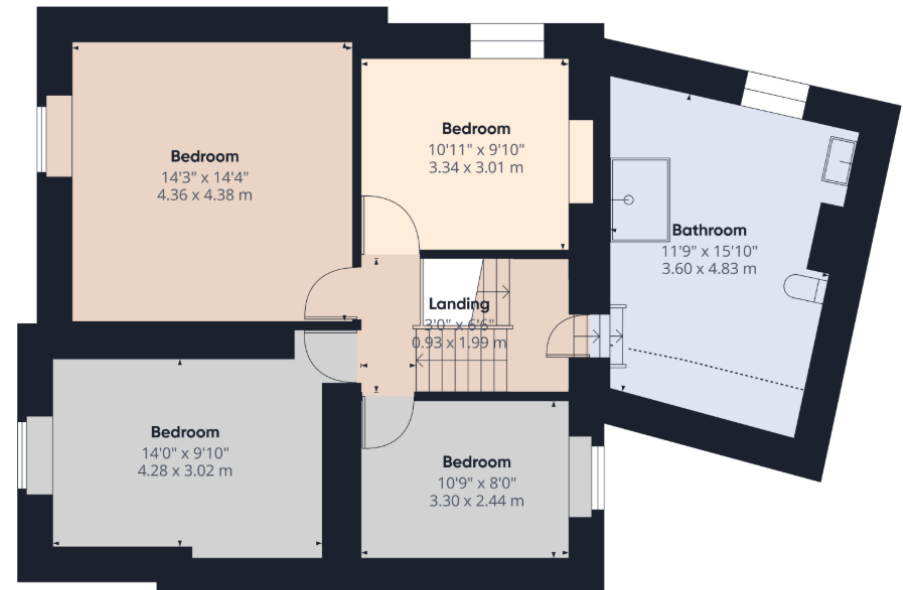
Far Bank Farmhouse has been placed in band 'D' by Cumberland Council.

### Energy Performance Certificate (EPC):

The farmhouse EPC ratings TBC, full copies of the EPC are available from the agent on request.



Floor 0



Floor 1



## Farm buildings

The farm buildings at Far Bank Farm are a mixture of traditional and modern, comprising:

- Attached traditional lofted 'L' shaped barn with side extension, constructed from solid stone under a twin pitched slated roof. GEA approx. 241m<sup>2</sup>
- Attached traditional byre of similar construction, GEA approx. 24m<sup>2</sup>
- Former milking parlour, constructed of concrete block with pitched cement fibre roof, with tank room extension. GEA approx. 110m<sup>2</sup>.
- Former cubicle shed, with livestock accommodation and feed passage, constructed of timber frame and timber clad under a large span box profile pitched roof. GEA approx. 334m<sup>2</sup>.
- Dutch barn, metal framed construction with further concrete block extensions with box profile roof. GEA approx. 95m<sup>2</sup>.
- Mono pitched shed of steel portal frame with concrete block walls. GEA approx. 103m<sup>2</sup>.
- Steel portal framed livestock/general storage shed with dwarf block walls with timber space boarding under a twin pitched box profile roof. GEA approx. 121m<sup>2</sup>.



## Development Potential

The farmhouse is connected to a range of traditional stone barns, with a GEA of 265m<sup>2</sup>, these buildings provide an opportunity to develop the property for additional accommodation or a separate annex/dwelling, subject to necessary permissions.

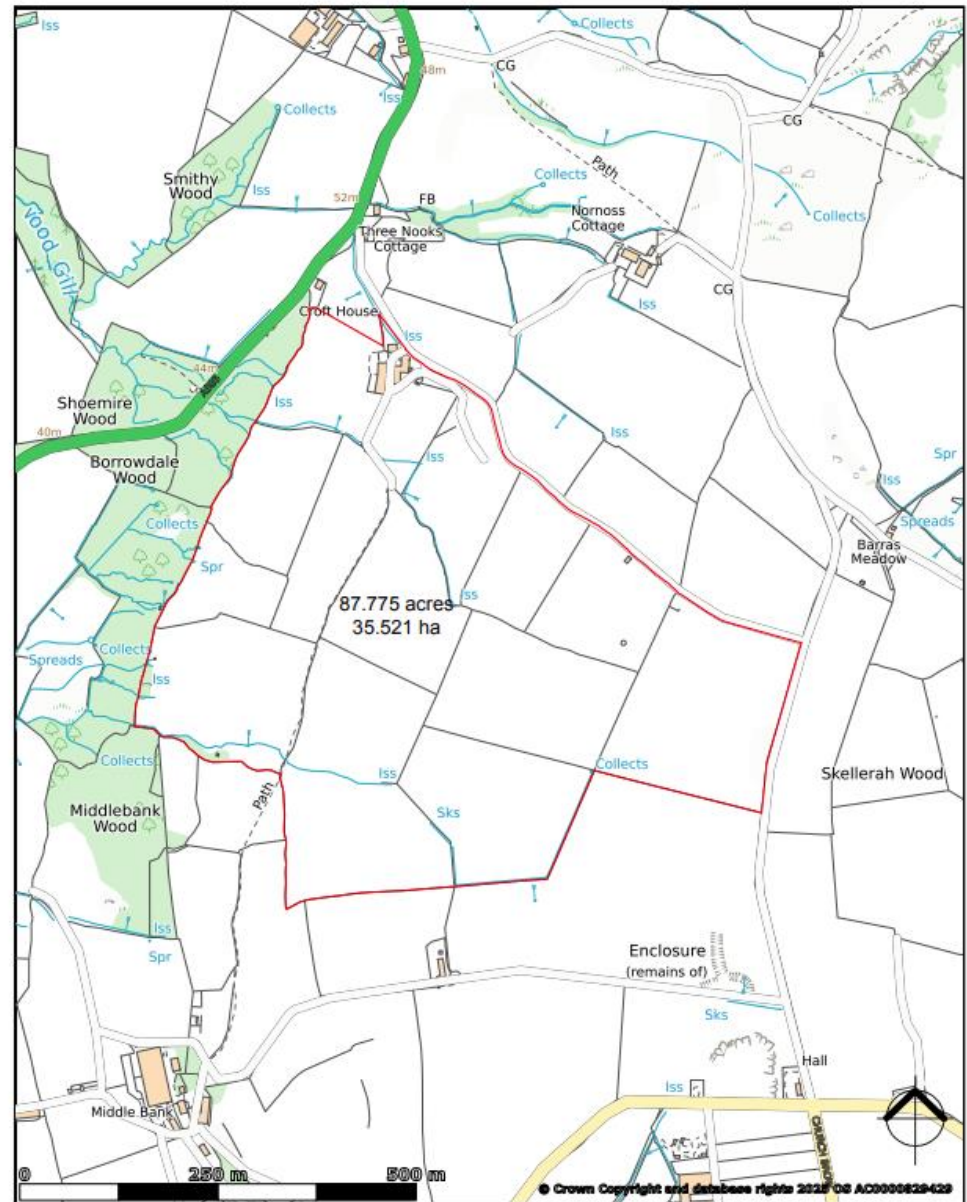




## 35.52ha (87.77 Acres) of agricultural land

The land extends in total to Approx. 87.77 Acres (35.52ha) and comprises a ring-fenced block of permanent pasture which is all mainly suitable for grazing and mowing. The land is gently undulating around the steading and in a westerly aspect and range in height above sea level from 50m to 120m. rising to the southeast the land then levels out into interlinking fields of good grazing and mowing land.

The land is serviced by a mains and natural water supplies. The boundaries are predominantly of post and wire netting fencing and drystone walls with some hedgerows and stone-faced banks.



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Plotted Scale - 1:7,500



### Tenure and Title:

The property has freehold title, and vacant possession will be given on completion.

The following affect the property:

- There is a public footpath through the farm in a north to south direction.

The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi-easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers are advised to contact the Vendor's solicitor in order to do so.

### Water Supply:

The land is served by Mains water troughs and natural water.

### Basic Payment Scheme:

Entitlements are retained by the vendor. There are no entitlements for sale either with the land or separately.

### Boundaries:

Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan. Where no mark is shown no further information is available.

### Method of Sale

The property is offered for sale by Private Treaty as a whole. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time.

Offers should be submitted to: Mitchells Land Agency, Lakeland Business Centre, Cockermouth, Cumbria CA13 0QQ. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection



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Plotted Scale - 1:50,000

## Environment:

In so far as the Vendor is aware, the property is not affected by any environmental, historical, archaeological or other statutory designation. The farm is located in the Lake District National Park. In so far as the Vendor is aware, the property is not affected by any other, historical, archaeological or other statutory designation.

The land is not subject to any Agri-environment scheme obligations or restrictions which could affect agricultural operations or future land use. Therefore, providing the purchaser with flexibility for the future management of the land or agricultural enterprise. If you wish to discuss Agri-environment scheme or grant options available for this land, please contact a member of our Farm & Environmental Advisory team.

Our Farm & Environmental Advisory team can transfer and register land through the Rural Payments Agency for you, please contact them to discuss this request further. Sandy Brown | 07801864254 | [sandy@mitchellslandagency.co.uk](mailto:sandy@mitchellslandagency.co.uk) or Kirsten Evans | 07515997867 | [kirsten@mitchellslandagency.co.uk](mailto:kirsten@mitchellslandagency.co.uk)

## Location



**What3Words:** hindered.seagulls.save

## Viewing

Strictly by appointment with the selling agent: Mitchells Land Agency | Telephone 01900 822016 | [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

## Vendors Solicitor

TBC

## Sporting and Mineral Rights

Insofar as they are owned the mineral rights and the sporting rights to the property are included in the sale.

## Money Laundering Regulations:

As part of the Money Laundering Regulations relating to the sale of property, we, as selling agents are obliged to carry out 'Customer Due Diligence' checks on potential purchasers prior to a transaction being completed. We are therefore bound by law to ensure we have appropriate identification of purchasers. Please be aware that we will require the purchaser(s) to provide suitable identification to us prior to completion.

## Value Added Tax (VAT):

VAT will not be charged on the sale.

## Ingoings/Outgoings:

There are no ingoings or outgoing.

## Date of Preparation:

December 2025.

## IMPORTANT NOTICE



Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken November 2025. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; Odozo mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.