

LAND AT LOW HALL FARM
Kirkby-in-Furness



GSC GRAYS

PROPERTY • ESTATES • LAND

LAND AT LOW HALL FARM

Kirkby-in-Furness, LA17 7TR

Kirkby-in-Furness 1 miles | Ulverston 3 miles | Barrow-in-Furness 7 miles
(distances approximate)

LAND AT LOW HALL FARM EXTENDS TO APPROXIMATELY 288.14
ACRES OF MOWING AND GRAZING LAND.

Available in three lots.

Lot 1 – 149.58 Acres of meadowland on a 3 Year licence.

Lot 2 – 73.52 Acres of meadowland on a 3 Year licence.

Lot 3 – 65.04 Acres of pastureland on a 1 Year Licence.

Licences to commence on 1st JULY 2026.

BEST AND FINAL TENDER BY 12:00 NOON ON 29TH JUNE 2026.



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Unit 9, Underley Business Centre, Kearstwick,

Kirkby Lonsdale, LA6 2DY

01524 880320

Lettings@gscgrays.co.uk

GSCGRAYS.CO.UK



Description

Low Hall Farm is a productive grassland farm, situated adjacent to the village of Kirkby-in-Furness. The land extends to approximately 288.14 acres which is being offered to rent in three convenient lots, each with direct road access and natural water supplies. The land has been well farmed by the previous tenant, including being regularly limed and fertilised on the meadowland and some of the pastureland.

Lot 1

Extending to approximately 149.58 acres of productive meadowland, which comprises a single block, split into several enclosures, shaded red on the Site Plan. The land has a natural water supply.

The land has several points of access, primarily via the main driveway, with separate access directly onto the A595. There is also access via the Kirkby Moor Road, being the council maintained road running between Kirkby-in-Furness and Ulverston.

The land will be available on a 3 year licence agreement, which will commence on 1st July 2026.





Lot 2

Extending to approximately 73.52 acres of pastureland, which comprises a single block, split into several enclosures, shaded purple on the Site Plan. The land has a natural water supply.

The land has three access points, the main two of which are off the Kirkby Moor Road. There is also a right of access via the main driveway to Low Hall Farm, across retained land.

The land will be available on a 3 year licence agreement, which will commence on 1st July 2026.



Lot 3

Extending to approximately 65.04 acres of pastureland, which comprises a single block, shaded blue on the Site Plan. The land has a natural water supply.

The land is accessed via the Kirkby Moor Road, which runs through the land, being the council maintained road running between Kirkby-in-Furness and Ulverston.

The land will be available on a 1 year licence agreement, which will commence on 1st July 2026.

Tenancy

The holdings will be available on a licence agreement commencing on 1st July 2026. Applicants will be invited to submit a Best and Final offer by 12:00 noon on 29th June 2026.

Wayleaves, Easements and Right of Way

The property is let subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

We are not aware of any public services connected to the land.

Rent

Rent will be paid monthly in advance from the start date of the agreement and will be reviewed every year.

Uses

The use of the holding is restricted to agricultural only. There will be an absolute covenant prohibiting assignment or subletting of the whole, or any part of the land.

Landlord Rights

The timber rights, mineral and sporting rights are reserved for the benefit of the landlord.

Environmental Schemes

It is understood that the land is not subject to any existing Countryside Stewardship or Sustainable Farming Incentive (SFI) agreements.

Public Rights of Way

Lot 1 is crossed by two linked footpaths. The main driveway to Low Hall Farm is the access to the farmyard, along with the caravan site, neither of which are included in the letting.

There are no known public rights of way crossing Lot 2 and 3.

Plans

All plans, schedules and measurements have been prepared as carefully as possible and are based on Ordnance Survey online mapping or onsite measurements. All plans are published for indication purposes only and, although they are believed to be correct, the accuracy cannot be guaranteed.

Viewings

Viewings are strictly by appointment only with the letting agent GSC Grays. Please contact GSC Grays on 01524 880320 for further information.

The location of this shown the Land at Low Hall on the location map, further details and directions can be obtained from GSC Grays.

Postcode

LA17 7TR

What3words

///farms.goodnight.digits

Conditions of Letting

Disputes

Should any discrepancy arise within these particulars of letting or the interpretation of them, the question shall be referred to the arbitration of the Letting Agents whose decision acting as experts will be final.

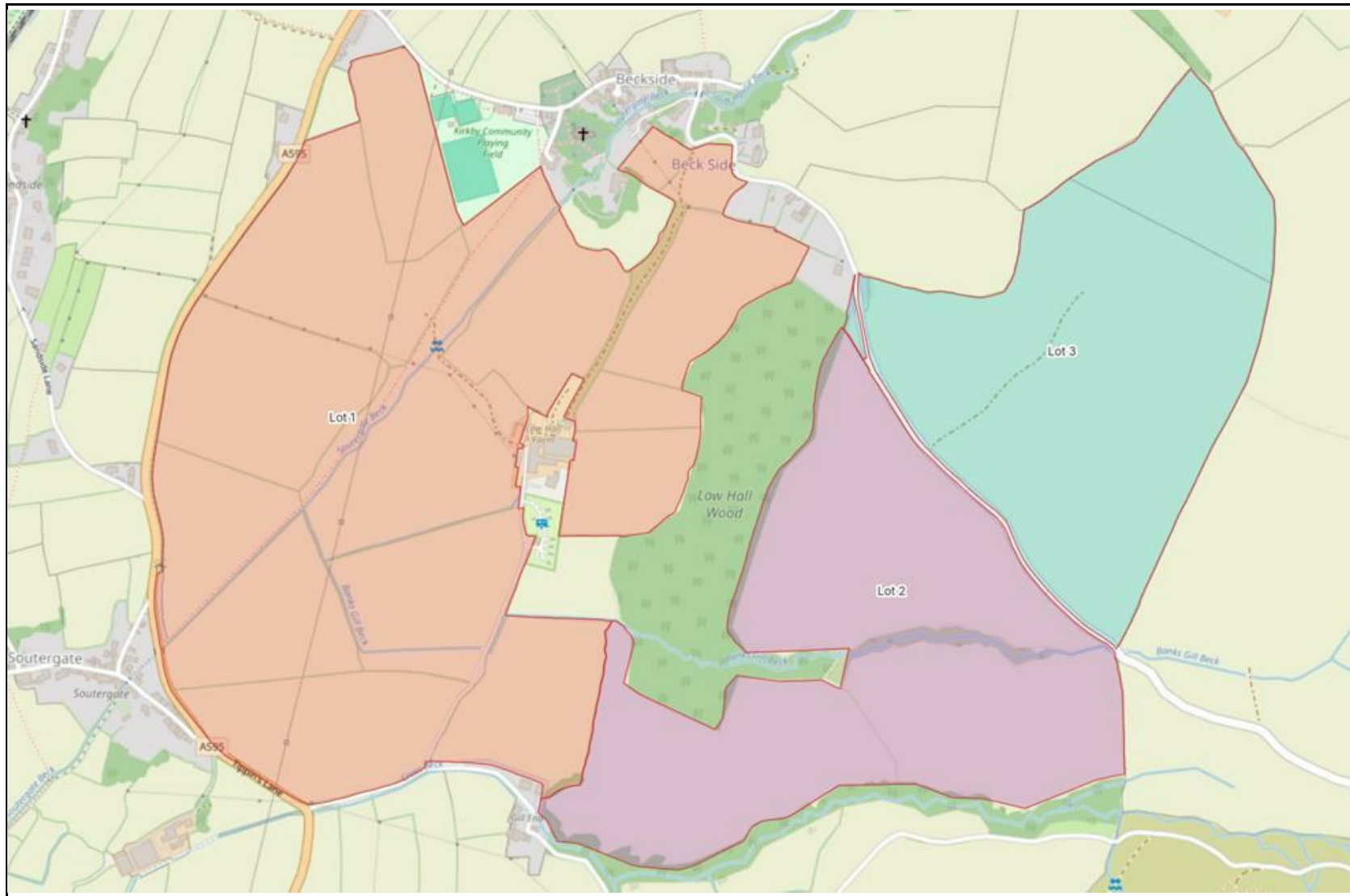
Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the lettings agents and the tenant shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the letting nor entitle either party to compensation in respect thereof.

Particulars written: June 2026

Photographs taken: June 2026





Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.



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Our Reference: SNP/LETTINGS/KIRKBYL

**LAND AT LOW HALL FARM, KIRKBY-IN-FURNESS
INFORMAL TENDER FORM – 12 noon on Monday 29th June 2026**

Our client has instructed us to offer licences for their Land at Low Hall Farm, Kirkby-in-Furness. We are inviting you to submit a best and final tender no later than **12 noon on Monday 29th June 2026** on the following basis:

All offers are to be submitted in writing and sent via post or email clearly marked 'SEALED BID – Land at Low Hall Farm, Kirkby-in-Furness' to snp@gscgrays.co.uk or GSC Grays, Unit 9, Underley Business Centre, Kearstwick, Kirkby Lonsdale, LA6 2DY. We advise interested parties to ensure that their offers are sent well in advance with a request for acknowledgement of receipt.

- All offers are to be made subject to contract.
- Any conditions of your offer should be clearly stated.
- Please provide the full name and address of the prospective applicant making the offer.
- State clearly the offer amount in numbers and words. Offers should be submitted as a fixed annual rent. Conditional or escalating offers linked to other bids will not be considered.

All offers will be submitted to the landlord for consideration and we shall advise you as soon as we receive further instructions. The landlords do not undertake to accept either the highest offer or indeed any offer submitted.

If you are unable to complete this registration process, please contact us to discuss alternative arrangements.

Yours sincerely,

**SEAN PENELLUM
SENIOR SURVEYOR**

MOBILE: 07932832673

TEL: 01524 880320

EMAIL: snp@gscgrays.co.uk



Offer From - Land at Low Hall Farm, Kirkby-in-Furness

Name(s):	
Address:	
Contact Number:	
Email Address:	
Offer Amount per annum:	
Lot 1 - 149.58 acres	£ (Pounds Sterling)
Lot 2 - 73.52 acres	£ (Pounds Sterling)
Lot 3 - 65.04 acres	£ (Pounds Sterling)
Conditions (if any):	



Particulars – Lot 1 – 149.58 acres on a 3 year licence

Extending to approximately 149.58 acres of productive meadowland, which comprises a single block, split into several enclosures, shaded red on the Site Plan. The land has a natural water supply.

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The land will be available on a 3 year licence agreement.

Particulars – Lot 2 – 73.52 acres on a 3 year licence

Extending to approximately 73.52 acres of pastureland, which comprises a single block, split into several enclosures, shaded purple on the Site Plan. The land has a natural water supply.

The land has three access points, the main two of which are off the Kirkby Moor Road. There is also a right of access via the main driveway to Low Hall Farm, across retained land.

The land will be available on a 3 year licence agreement.

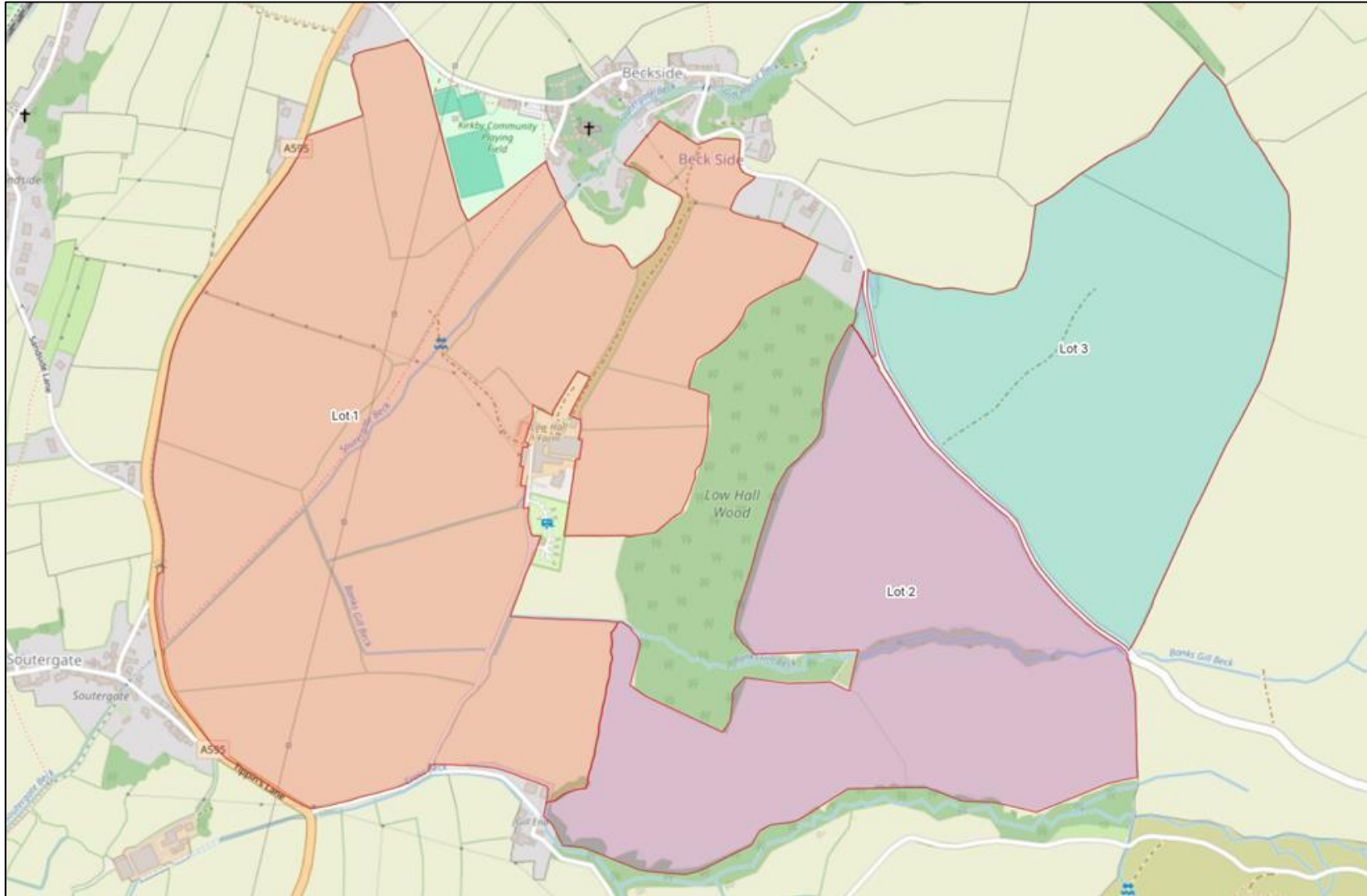
Particulars – Lot 3 – 65.04 acres on a 1 year licence

Extending to approximately 65.04 acres of pastureland, which comprises a single block, shaded blue on the Site Plan. The land has a natural water supply.

The land is accessed via the Kirkby Moor Road, which runs through the land, being the council maintained road running between Kirkby-in-Furness and Ulverston.

The land will be available on a 1 year licence agreement.

Site Plan



GSC GRAYS LIMITED TRADING AS GSC GRAYS COMPANY REGISTRATION NUMBER: 07715034 VAT NO. 119 7953 75

REGISTERED OFFICE: 1 BAILEY COURT, COLBURN BUSINESS PARK, RICHMOND, NORTH YORKSHIRE DL9 4QL



WWW.GSCGRAYS.CO.UK

