

NETHER HALL FARM
Witherslack, Grange-Over-Sands



GSC GRAYS

PROPERTY • ESTATES • LAND

NETHER HALL FARM

Witherslack, Grange-over-Sands, LA11 6SE

Grange-over-Sands 6 miles | Kendal 10 miles | Ulverston 16 miles
(all distances are approximate).

A RARE OPPORTUNITY TO ACQUIRE A VERSATILE LIVESTOCK FARM COMPRISING A GRADE II LISTED FARMHOUSE, A RANGE OF AGRICULTURAL BUILDINGS, COVERED MIDDEN AND OUTDOOR FEED YARD, TOGETHER WITH APPROXIMATELY 55 ACRES OF PERMANENT PASTURELAND, CURRENTLY LET UNDER AN AGRICULTURAL HOLDINGS ACT 1986 TENANCY.

FOR SALE FREEHOLD AS A WHOLE

- Characterful Grade II listed farmhouse.
- Approximately 55 acres of productive pastureland.
- Large agricultural building suitable for livestock or general-purpose use.
- Situated in the Lake District National Park.
- Offered for sale subject to an Agricultural Holdings Act 1986 Tenancy



GSC GRAYS

PROPERTY • ESTATES • LAND

Unit 9 Underley Business Centre, Kearsrick,
Kirkby Lonsdale, Cumbria, LA6 2DY
Tel: 01524 880320
www.gscgrays.co.uk
kirkbylonsdale@gscgrays.co.uk



Situation

Nether Hall Farm is situated in an attractive rural setting on the southern edge of the Lake District National Park, within easy reach of the amenities available in the sought-after village of Witherslack, including a public house, community shop, primary school and church. The property is conveniently located approximately 6 miles from Grange-over-Sands and 10 miles from the market town of Kendal, with excellent access to the A590 and M6.

Grange-over-Sands is approximately 6 miles away, a desirable coastal town situated on the shores of the Morecambe Bay. The town offers a comprehensive range of amenities including independent shops, cafes and healthcare facilities together with a railway station providing direct links to Lancaster and Manchester. Nearby Cartmel is a highly regarded historic village, home to the renowned Cartmel Priory and Cartmel Racecourse, and offers an excellent selection of restaurants, cafés and local attractions.

Kendal, approximately 10 miles away, is a thriving market town offering an extensive range of amenities including supermarkets, schools, healthcare and leisure facilities, together with two mainline railway station.

Description

Nether Hall Farm comprises a traditional Grade II listed farmhouse, providing spacious accommodation arranged over two floors.

The farmyard includes a substantial agricultural building of traditional construction, incorporating both a stone-built barn and a steel portal frame structure. There is a covered muck midden, an open-fronted machinery store, and an outdoor feed yard. The property also includes 55.14 acres (22.31 hectares) of pastureland.

The property will be sold subject to an existing Agricultural Holdings Act 1986 tenancy. Prospective purchasers should note that the tenancy is a lifetime tenancy and does not benefit from succession rights. Further details are available from the selling agents.



Farmhouse

A traditional stone-built Grade II listed farmhouse, offering spacious and versatile accommodation extending to approximately 2,379 sq ft.

The ground floor comprises a well-proportioned entrance hallway, a generous kitchen/diner with Rayburn, utility room, and a lounge featuring an open fire and integrated storage. There is also a pantry with traditional flagstone benches, together with a useful storeroom and WC.

To the first floor are four well-proportioned bedrooms, including two substantial double bedrooms to the front of the house and two smaller bedrooms to the rear, alongside a family bathroom.

In addition, a former granary adjoins the main farmhouse, although there is currently no internal access between the two buildings. Arranged over two floors, it provides two useful storage rooms and offers potential for conversion to ancillary or annex accommodation, subject to obtaining any necessary planning permissions and consents.

Externally, the property benefits from an enclosed garden to the front. Adjoining the house is a useful wood store, garage and lean-to, providing additional storage and ample covered parking.

Farm Buildings

The farm buildings comprise a substantial range of traditional and modern agricultural buildings, including a large stone-built barn with an adjoining steel portal-framed extension, forming one functional building. The building incorporates a former dairy unit with concrete cubicles, a large open-bedded area and general-purpose storage, together with a traditional hayloft.

Further buildings include a steel portal frame covered muck midden, an open-fronted machinery store and an external feed yard with fitted feed barriers.

The buildings are well suited for continued agricultural use and benefit from electricity and mains water connections.

The buildings offer scope for diversification, subject to obtaining the necessary planning and consents.





Land

The farmland extends in total to about 55.14 acres (22.31 hectares) of permeant pasture, well suited for grazing livestock.

The land is classified as Grade 4 under the Agricultural Land Classification (ALC) system, comprising agricultural land of lower quality with more physical limitations. The land is considered principally suited to grassland and livestock grazing, with its agricultural use influenced by local soil, drainage, topographical and climatic conditions.

The land is bound by stone walls, mature hedgerows and stock fencing. Several parcels benefit from natural water supplies, while the paddocks to the east of the farmyard are further served by a mains water supply.

General Information

Services

The farm is served by a private water supply from a natural spring located within the land. A mains water supply is also available in the adjacent paddock, alongside the main road, and provides water to the buildings when required.

Drainage is to a septic tank, which is understood to be non-compliant.

The farmhouse is heated via an oil-fired central heating system, supplemented by an open fire in the lounge.

Rights of Way and Easements

The property is sold 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.

It is understood that there is a public footpath runs through the farmyard and continues across the land.

Local Authorities

Westmorland and Furness Council
Town Hall, Duke Street, Barrow in Furness, Cumbria, LA14 2LD
Tel: 01229 876543

Council Tax

Farmhouse – Band F

Energy Performance Certificate (EPC)

Farmhouse - E

Method of Sale

Nether Hall Farm is offered for sale by private treaty as a whole. The Seller reserves the right to agree a sale at any point without further reference to interested parties.

The Vendors reserve the right to sell the property at any time and without prior notice.

Occupancy Condition

The farm is being offered for sale subject to an Agricultural Holdings Act Tenancy 1986. Further details available from the Selling Agents.

Enviromental Stewardship Schemes

There are currently no environmental schemes on the land.

Fixtures, Fittings and Equipment

Only those items specifically mentioned in these particulars are included in the sale.

Boundaries

Neither the Seller nor the Seller's Agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by the T marks on the transfer plan.

Sporting Rights and Mineral Rights

The sporting and mineral rights are included in the sale so far as they are owned.

Timber

All standing and fallen timber will be included in the sale.

VAT

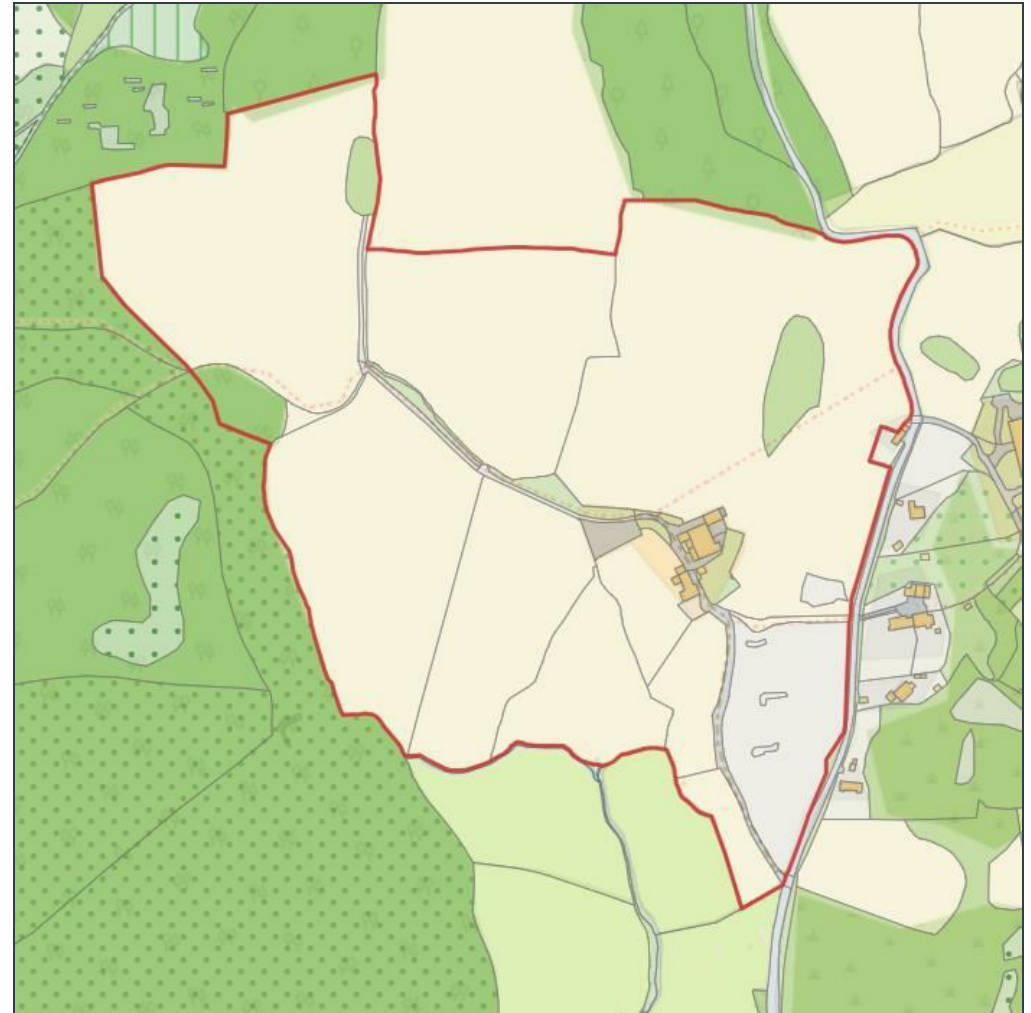
Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the Purchaser. No election to tax has been made in respect to the property

Viewing

Appointments will be by appointment only arranged through the Selling Agent by calling 01524 880320. Given the potential hazards around the farm, we ask all parties wishing to view to be as vigilant as possible, particularly around the buildings, machinery and livestock.

Postcode

LA11 6SE



Conditions of Sale

Purchase Price & Deposit

Upon exchange of contracts, a non-refundable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate 5% above the bank of England base rate.

Anti-Money Laundering and Proof of Funds

All offers to purchase the property from the UK or overseas based purchases (regardless of whether the offer is on a cash basis or subject to funding) must be accompanied by evidence of source of funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank or funding source, or confirmation from a solicitor that the Purchaser has sufficient funds to complete the purchase. Anti-Money Laundering Regulations require us to undertake ID verification checks on all Purchasers. A charge of £37.50 plus VAT per Purchaser will apply for these checks.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agency whose decision acting experts will be final.

Overseas Purchasers

Any offer by a Purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is responsible for the Sellers.

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 Selling Agents and the Purchaser shall be deemed to have satisfied himself as to the description of the property and any error misstatement shall not annul the sale and does not entitle either party to compensation in respect of thereof.

Lotting

It is intended to offer the property for sale as described but the Seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoings will be apportioned between the Seller and the Purchaser(s) as at the date of completion.

Particulars Written

Particulars Written: September 2026
Photographs taken: September 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		44
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Nether Hall Farm



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.