

NEW MILLS TROUT FISHING PARK

Brampton, Cumbria



GSC GRAYS

PROPERTY • ESTATES • LAND



NEW MILLS TROUT FISHING PARK

BRAMPTON, CUMBRIA, CA8 2QS

Brampton 1.5 miles • Carlisle 11 miles • Hexham 26 miles
Penrith 27 miles • Newcastle 49 miles (distances are approximate)

AN IDYLIC LIFESTYLE OPPORTUNITY WITH SUCCESSFUL HOLIDAY
LETTING ACCOMMODATION, SET AROUND PEACEFUL FISHING LAKES,
WITH POTENTIAL FOR FURTHER DEVELOPMENT FOR A VARIETY OF
USES, SUBJECT TO PLANNING PERMISSION

- Substantial six-bedroom former mill with private landscaped gardens
 - Adjoining two-storey stone-built holiday cottage
 - Traditional stone barn with lapsed consent for conversion into two holiday cottages
- Seven established timber glamping pods with planning permission for four additional units
- Two established fishing lakes extending to approximately 0.9 acres, providing fly and fun fishing
- On-site café facility, function room, communal party hut and fishing tackle shop
 - Two paddocks (0.5 acre)
- Extending in total to approximately 6.9 acres (2.79 hectares)

FOR SALE AS A WHOLE



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SITUATION

New Mills Trout Fishing Park occupies a highly attractive and accessible rural setting within the Cumbrian countryside, offering a rare combination of tranquillity and excellent connectivity. The property is situated just off the A69, providing direct access between Carlisle and Newcastle upon Tyne, and lies approximately 8 miles east of Junction 43 of the M6, ensuring seamless links to the national motorway network.

Surrounded by rolling farmland and unspoilt countryside, the location is particularly well suited to a leisure and tourism-led enterprise, with strong visitor appeal enhanced by its proximity to Carlisle, the Lake District National Park, and Hadrian's Wall. This strategic yet peaceful setting provides an ideal balance of seclusion and accessibility, supporting both lifestyle use and strong commercial potential.

The site is well connected to surrounding centres, with Brampton approximately 1.5 miles away, Carlisle 11 miles, Penrith 27 miles, Hexham 26 miles, and Newcastle upon Tyne around 49 miles, offering access to a broad regional catchment of visitors and customers.



NEW MILLS TROUT FISHING PARK

New Mills Trout Fishing Park represents a unique opportunity within the lifestyle and leisure sector extending to approximately 6.90 acres (2.79 hectares), combining established holiday accommodation, fishing amenities and substantial owner's accommodation within an attractive rural setting.

At its centre is a beautifully refurbished six-bedroom former mill with private gardens, complemented by seven glamping pods, two fishing lakes, a two-bedroom holiday cottage, café and function room, paddock with field shelter and a traditional stone barn and stores. Further development potential is available for the siting of a further four consented glamping pods and redevelopment of the barn and stores, subject to reinstating planning consent.

Building Name	Description
Mill House	Stone-built under a stone tiled roof.
Lake View Cottage	Stone-built under a stone tiled roof.
Café and Events Hall	Stone-built under a stone tiled roof.
Tackle Shop	Timber with tiled roof.
Communal Kitchen/ Party Hut	Timber with tiled roof.
Stone Barn	Stone-built under part stone/ part slate tiled roof.



MILL HOUSE

The owner's residence is an impressive, characterful stone-built former cornmill, beautifully refurbished to an exceptionally high standard. Offering versatile living space over three floors, the property combines period features with spacious, modern family accommodation.

Ground Floor :

From the ground-floor courtyard, the welcoming entrance hall leads through to the office and laundry/store room, while a short flight of stairs rises to the principal living accommodation. At the heart of the home is a beautifully appointed kitchen/breakfast room, complete with bespoke handmade cabinetry and a separate pantry, complemented by a practical utility room and shower room with WC.

Ascending further, a generous double bedroom features fitted wardrobes and elegant French doors opening onto a private balcony, perfectly positioned to enjoy tranquil front-facing views across the lakes.





Upper Ground Floors:

To the rear of the landing, a superb sitting room provides a warm and inviting atmosphere, centred around a characterful fireplace with log-burning stove, while an additional bedroom enjoys charming side aspects over the fishing lakes.

A further staircase leads to another spacious double bedroom with en suite facilities and access to a side balcony, creating an ideal guest or principal suite.

The upper floor continues to impress, offering three further bedrooms, a luxurious five-piece family bathroom, and an additional shower room, ensuring ample accommodation for family living and entertaining alike.

Throughout, the property benefits from exceptional room proportions and an abundance of natural light, with large windows framing picturesque views and enhancing the sense of space.

Its elevated setting affords both privacy and a striking outlook, while the thoughtful blend of elegant reception areas and practical everyday spaces creates a home of remarkable versatility and enduring appeal.

Council Tax

Mill House is listed within Council Tax Band G.





LEISURE USE & HOLIDAY ACCOMMODATION

Fishing

The property benefits from two established fishing lakes forming a popular attraction within the wider leisure business.

The principal fly fishing lake extends to approximately 0.8 acres, with an average depth of around 8 feet and 12 well-spaced fishing pegs. The lake is stocked with rainbow, tiger and brown trout.

A smaller pond extends to approximately 0.1 acres, with an average depth of around five feet, and is stocked with rainbow trout. During the summer months, this area is utilised for family-friendly fun fishing, appealing to beginners and younger visitors.

Day tickets are purchased digitally via QR code and app-based booking, enabling efficient operation with minimal on-site staffing requirements.

Tackle Shop – A single-storey timber building comprising a retail space for tackle and equipment, staff office, a kitchen area for fish preparation and toilet facilities





Glamping Pods

Set within the serene grounds, this exceptional offering features seven timber glamping pods, three of which include private hot tubs and private decking area with space for outside dining. Available for short-term letting through Wigwam Holidays, each pod provides a cosy, self-contained retreat, ideal for guests seeking a relaxing countryside escape.

This property combines the charm and character of rustic glamping accommodation with the convenience of a fully managed holiday experience, offering both lifestyle appeal and income potential. Its tranquil location and thoughtfully designed pods make it a standout opportunity for those looking to invest in a popular rural leisure destination.

Bookings are currently managed through Wigwam Holidays with all day-to-day operations, including cleaning and laundry, undertaken by the current owner, allowing for a hands-on approach and consistent guest experience. Planning permission is in place for an additional four pods overlooking the fishing lake.



LAKE VIEW COTTAGE

Lake View Cottage is a charming stone-built, two-storey property offering well-proportioned and comfortable holiday letting accommodation.

The property benefits from planning permission for holiday use only, in accordance with the consent dated January 2007 and is managed under the terms of an Agreement with Awaze Vacation Rentals Ltd via the Cottages.com brand.

An agency commission of 15% plus VAT is payable for each booking to the agent, however the property owner can also manage bookings direct, if preferred.

The ground floor comprises two well-sized bedrooms.

To the first floor a spacious open plan living room, provides a bright and welcoming living and entertaining space.

The open-plan kitchen area is practical and well-equipped for everyday use, while a conveniently positioned shower room with WC adds further functionality.





CAFÉ & EVENTS HALL

A superbly converted barn currently comprising a ground floor café and reception/shop area, together with a commercial kitchen and external decked seating area.

The first floor offers a spacious open-plan function and events hall with additional seating and toilet facilities, providing excellent flexibility for private functions, guest entertainment, or a variety of alternative uses. The events hall was formerly connected to the kitchen within the main house and could easily be reinstated, subject to the necessary planning consents.

The café has previously been let, generating an income of £850 per calendar month. An excellent opportunity therefore exists for a purchaser to either operate the catering business directly or re-let the premises to a third-party operator.



THE BUSINESS

Trading Income

The business is mainly derived from holiday letting, together with additional income generated from fly fishing day tickets, fun fishing activities and tackle shop sales.

All camping pod accommodation is currently managed through Wigwam Holidays, with the business benefiting from an exclusivity agreement within the local area via a franchise agreement, due to expire November 2026. The holiday cottage is separately marketed via Cottages.com.

Turnover has remained resilient over the past three trading years, with total income of £155,981 for the year ending April 2025, compared with £145,148 in 2024 and £157,788 in 2023. A summary is provided, and a detailed breakdown of each income stream is available upon request.

New Mills Trout Fishing Park Income

	2025	2024	2023
Turnover	£155,981.11	£145,148.45	£157,788.49

Detailed accounts will also be made available to seriously interested parties following an initial viewing.

Business Rates

Cabins, holiday let and tackle shop - RV £3,750 Cafe & gallery RV £10,500.

Council Tax

Mill House - Band G.

Licences

The property benefits from both abstraction and discharge licences in connection with the fishery operations, and a caravan Site Licence for the holiday pods.

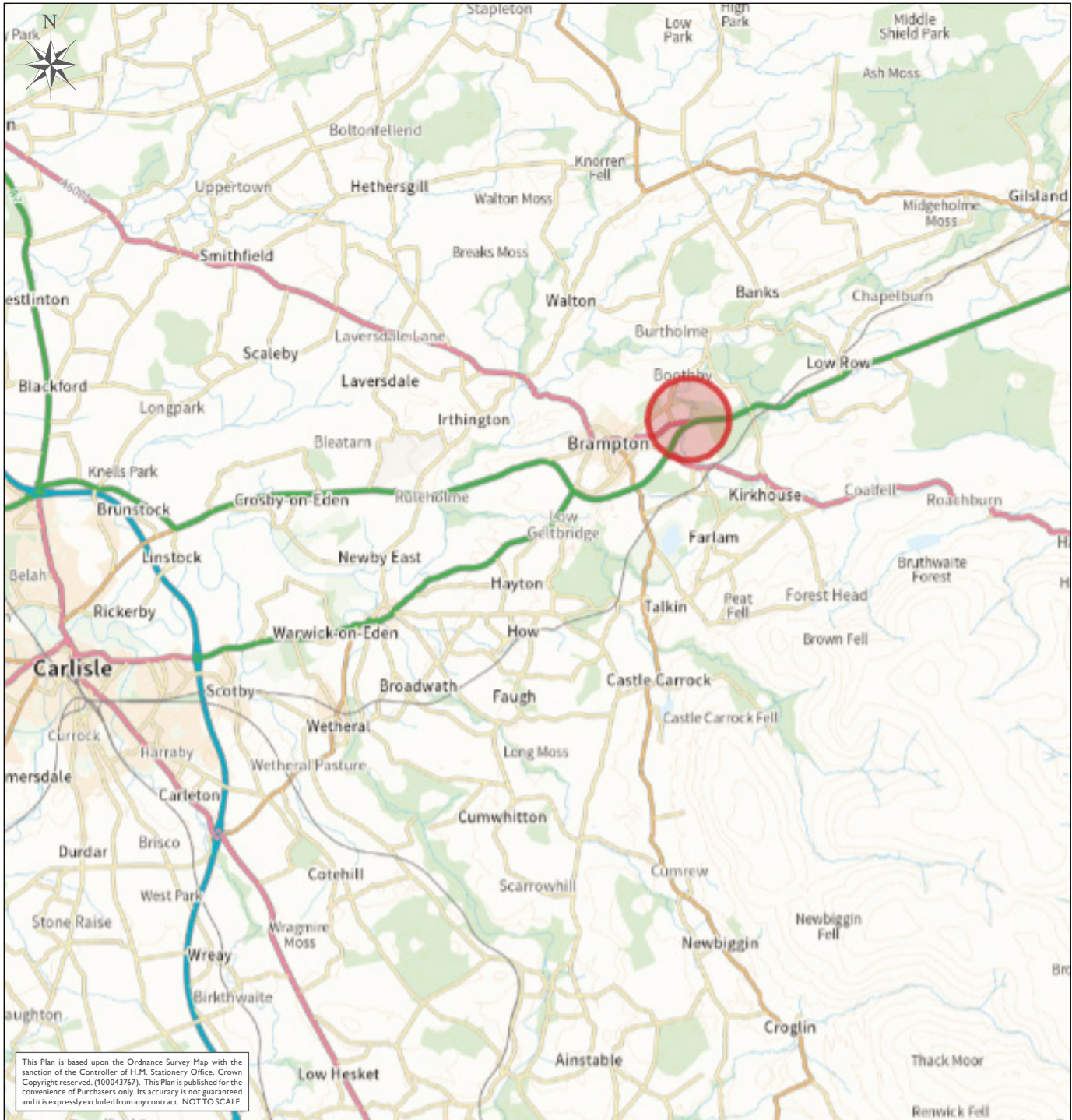
Staffing

The business is family operated. One self-employed cleaner provides part time assistance during busy periods. No staff will transfer upon completion.

STONE BARN & PADDOCKS

A traditional detached stone barn, constructed of stone beneath a slate roof, situated to the rear of New Mills House and set within private gardens adjacent to two paddocks extending to approximately half an acre.

The property benefits from lapsed planning consent for conversion into two holiday cottages and currently provides general storage and workshop areas. The barn offers considerable potential for redevelopment or alternative uses, subject to reinstating the necessary planning consents.



GENERAL INFORMATION

Tenure, Method and Basis of Sale

Offers are invited for the freehold interest in the property, which is trading as a going concern, on the following basis:

- The property is offered for sale by private treaty as a whole. All potential purchasers are advised to register their interest with the selling agents so that they can be advised as to how the sale will be concluded;
- Vacant possession will be provided upon completion, subject to the occupancy of the glamping pods and holiday cottage by guests under the terms of their booking agreements;
- Deposits for future booking of fishing activities, events and accommodation will be apportioned between the vendor and purchaser at the time of completion.

Services

Water	Mains supply
Electricity	Single and three-phase connections. Electric heating to Lake View Cottage
Oil	Central heating and Aga. A new boiler was recently installed in 2024
Drainage	1 septic tank (house, cottage, tackle shop wc and cafe) and 2 treatment plants for cabins.
Wi-Fi	Broadband connection
Telephone	Connected

Energy Performance Certificate

The EPC ratings for the property are as follows:

New Mills Trout Fishing: D (85)

New Mills House: F (36)

Lake View Cottage: G (19). A new EPC assessment is pending following the property's most recent renovation and improvement works. The updated EPC rating will be confirmed upon completion of the assessment.

Boundaries

The Seller will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are delineated on the transfer plan by "T Marks" in accordance with the information you have been provided.

Town and Country Planning

The property falls under the jurisdiction of Cumberland Council: www.cumberland.gov.uk

Planning permission has been granted for the following:

- Planning permission application no. 16/0990, for the change of use of land to provide five additional timber glamping units together with an associated access track and parking, has been implemented; however, four pitches remain undeveloped. The holiday units are restricted to use as holiday let accommodation only and for no other purpose.
- Planning permission ref. 03/0938, for the conversion of a redundant farm building into two holiday cottages, was granted but has since expired.
- Planning permission ref. 14/0178/FP, for the conversion of an attached barn into one holiday cottage, was granted but has since expired.

Wayleaves, Easements and Rights of Way

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.

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 option to tax has been made.



Health and Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Selling Agents.

Condition of Sale

Purchase Price – Upon exchange of contracts, a non-returnable 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 or 5% above the Bank of England base rate.

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

Plans, Areas and Schedules - These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Selling Agents, and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation thereof.

Lotting

It is intended to offer the property for sale as described as a whole, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude part.

Solicitors

Solicitor - Chris Strutt - Strutt Business Law, Penrith CA11 9SB

Directions to CA8 2QS

From Junction 43 of the M6 motorway, take the A69 eastbound towards Hexham/Newcastle and continue for approximately 8 miles. Proceed along the A69 through the open countryside, passing the turnings for Warwick Bridge and surrounding rural hamlets. New Mills Trout Fishing Park is clearly signposted from the A69 and will be found on the left hand side of the carriageway. Dual access to the property is directly from the A69 via the entrance drive.

what3words: ///frogs.dives.sifts



Further Information and Viewing Arrangements
 Further details are available from the selling agents and from the website New Mills Trout Fishing Park.

Viewings are strictly by appointment only via the selling agents GSC Grays, 5 Bailey Court, Colburn Business Park, Richmond, DL9 4QL. Tel: 01748 829 203

Katherine Wigham MRICS: kjw@gscgrays.co.uk
 Lucy Rutherford: lur@gscgrays.co.uk

Anti-Money Laundering
 In accordance with current anti-money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction. Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation. These requirements apply to all individuals who will be named on the title deeds, as well as any parties holding a beneficial interest in the property. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.

Disclaimer Notice - Please Read: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, 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 do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors 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 you should not rely on them 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. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: June 2026. Photographs taken: April 2026

