

Hause Foot, Selside, Kendal, Cumbria LA8 9LG

Offers in Region of £130,000





Land and Barn at Hause Foot

Selside

Kendal

Cumbria

LA8 9LG

5.34 Acres

- Traditional stone barn located in a rural setting
- Adjoining pastureland extending to approximately 5.34 acres (2.16 hectares).
- Situated within the Lake District National Park
- Excellent potential for alternative uses or conversion, subject to necessary planning consents.





The Land and Barn at Hause Foot occupies a position within the Lake District National Park and presents a rare opportunity to acquire approximately 5.34 acres (2.16 hectares) of pastureland together with a traditional stone barn, offering significant potential for a range of uses, subject to the necessary planning consents.

Hause Foot is situated near the rural hamlet of Selside, within the Lake District National Park, enjoying a peaceful countryside setting surrounded by open farmland and fells. The property is accessed off the A6, and then approximately 2 miles on a council owned road thereafter, providing a rural location whilst remaining within convenient reach of nearby towns. Kendal, approximately 12 miles to the south, offers a wide range of shops, schools, leisure facilities and transport links, whilst Junction 39 of the M6 is also easily accessible, providing connections to the wider region.





Constructed of traditional stone beneath a slate roof, the barn retains a wealth of original features, including exposed stone walls, cobbled flooring and timber beams. Currently utilised for livestock purposes, the barn is complemented by a livestock handling yard, making it ideally suited for continued agricultural use. The barn also offers excellent scope for alternative uses and conversion, subject to the necessary planning consents.

The adjoining land extends to approximately 5.34 acres and comprises a well enclosed block of pastureland, suitable for agricultural, equestrian or amenity use, whilst enjoying uninterrupted views across the surrounding countryside.

This is a rare opportunity for developers, investors or lifestyle purchasers to acquire a traditional stone barn with adjoining pastureland in a Lake District location, offering excellent scope for conversion or alternative uses, subject to the necessary planning consents.

General Remarks

Services: The property has the benefit of electric and a natural water supply.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking allocated and number of spaces: On site.

Construction Type: Traditional stone under slate.

Restrictive Covenants : None known

Listed building: The property is not listed.

Environmental Stewardship Schemes: The land is entered into a Higher Level Stewardship agreement., more information available from the selling agent.

Conservation Area / National Landscapes: The property is located within the Lake District National Park.

Easement, and Wayleaves or Rights of Way: The land is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. We are aware that the subject property has the benefit of a right of way over the council owned road. The neighbouring property's septic tank is located within the land with the respective rights granted. Overhead lines cross the subject property. The property is sold subject to a right of way at all times in favour of the seller to allow access to the retained surrounding land.

Health & Safety: Care should be taken when accessing the site. Armitstead Barnett accept no responsibility for any loss or damage caused when viewing the barn. Please do not:

- Climb gates, fences or any other ancillary equipment
- No children allowed on site.

Footpaths / Bridleways : None insofar as we are aware.

Unimplemented Planning Consents : None insofar as we are aware.

Planning Consents affecting the property : None insofar as we are aware. Any planning enquiries are to be made directly to the local planning authority.

Flooding: According to the Environment Agency's website the land sits in flood zones 2 and 3.

Mortgage ability: We understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Westmorland and Furness Council.
Lake District National Park Planning Authority 01539 724555

Council Tax: N./A

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Grace Allan. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///worker.pianists.physics

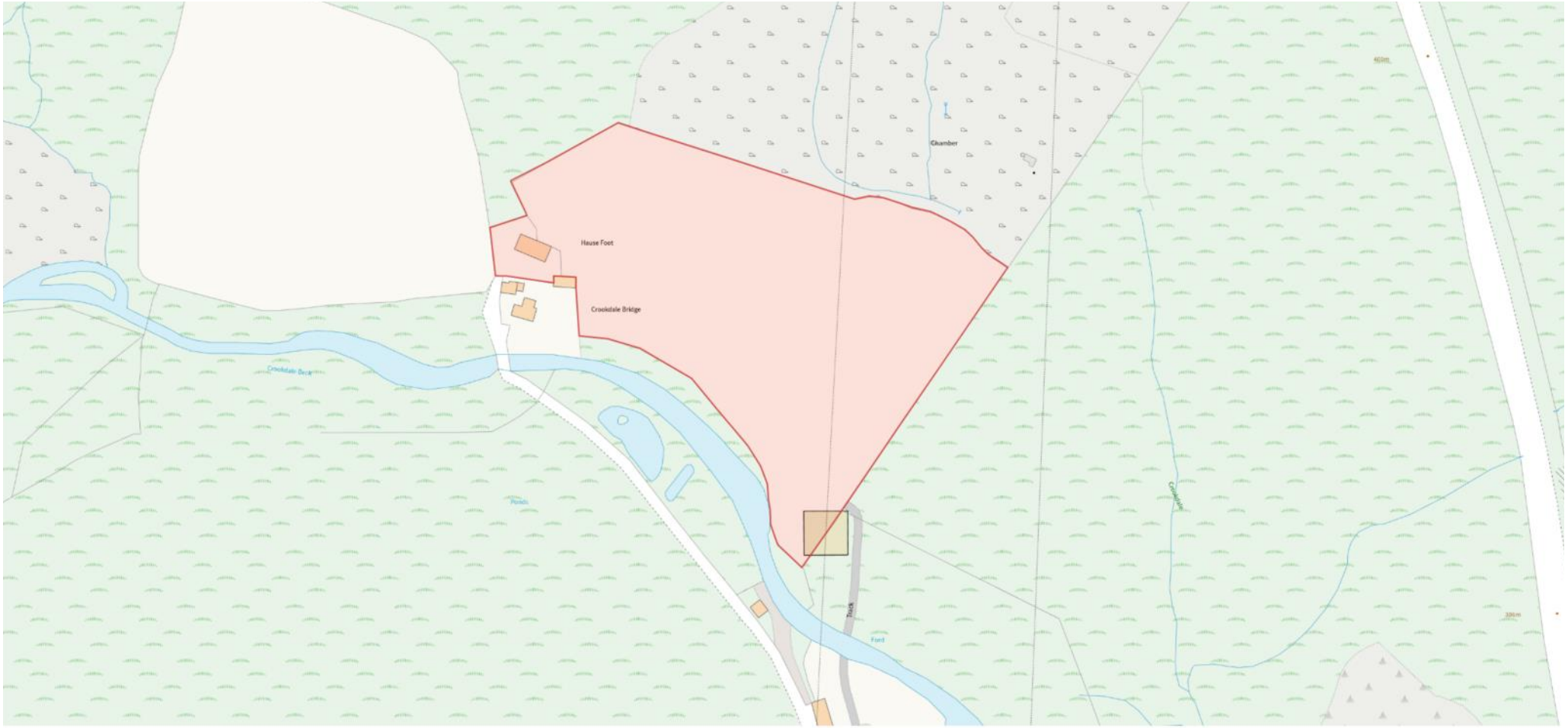
Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

PHOTOS TAKEN JULY 2026



50 m
Scale 1:2500 (at A4)

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Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



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