

Sandbeds Farm Gressingham, Lancaster LA2 8LY

Guide Price £3,950,000

Sandbeds Farm - £3,950,000

A substantial, highly productive, and extensively modernised dairy holding in the heart of the Lune Valley, offering an established 230-cow dairy unit, comprehensive buildings, productive ring-fenced grassland, an attractive Grade II Listed farmhouse, attached cottage and excellent potential for further expansion.

Extensively refurbished and modernised commercial dairy farm | Grade II Listed Farmhouse | 3-Bedroom Cottage

CL Caravan Site | Extensive views across the Lune Valley | 184.57 acres (74.8 ha)

230 cow dairy unit | Fully equipped dairy facilities | Attractive milk contract

Additional 49.87 acres and 12,000l yielding herd available separately.

Lancaster - 10 miles | Kirkby Lonsdale – 8 miles | Kendal – 21 miles





Sandbeds Farm presents an outstanding opportunity to acquire a substantial, fully equipped commercial dairy farm situated in the highly regarded Lune Valley, an area known for its productive grassland, established livestock farming and beautiful rural surroundings.

Extending to approximately **184.57 acres** (74.8 hectares), the holding has benefited from a significant programme of investment, refurbishment and modernisation, creating a well-established and highly capable dairy farm. An additional **49.87acres** is available separately taking the holding to some **234.44 acres** or thereabouts.

The farm is equipped for a 230 cow milking herd and benefits from modern dairy facilities including a 24/24 De Laval rapid exit parlour, purpose-built livestock housing with under building slurry storage system together with aeration system, extensive agricultural buildings and associated infrastructure designed to support the demands of commercial milk production.

The facilities include a dedicated dry cow and calving unit, with a separate calf rearing building, providing accommodation at every stage of the production cycle. All livestock buildings benefit from mechanical ventilation systems to ensure promotion of air circulation and provide a comfortable environment for livestock.

The holding has been developed with operational efficiency, practicality and expansion in mind. The holding benefits from an existing milk supply contract which is available to an incoming purchaser, subject to the milk buyers approval and contractual terms being agreed.





The land comprises an extensive block of productive pasture and mowing ground, set within a ring fence with potential for additional land is available by separate negotiation. The land is in good heart having been fully reseeded and refenced across the holding.

In addition, Sandbeds Farm incorporates a charming Grade II Listed stone farmhouse, an attached two-bedroom cottage, traditional buildings and an established CL caravan site.

The property occupies an attractive elevated position, enjoying far-reaching views across the Lune Valley, with the river Lune providing an impressive backdrop to the holding.

Location

The farm sits in a particularly attractive rural position on the edge of Gressingham, within the highly regarded Lune Valley, North Lancashire. The farm is positioned in open countryside with extensive views over the surrounding farmland and across the river Lune. Its elevated setting provides both privacy and an attractive outlook.

Gressingham is an attractive rural village located between the nearby settlements of Hornby and Arkholme. Hornby offers local services and amenities, whilst the historic city of Lancaster provides a comprehensive range of shops and services. Lancaster also provides access to the national rail network and the M6 motorway, connecting the region with South Lancashire, Cumbria and the wider North West.

The combination of a peaceful rural setting and convenient access to regional transport links makes Sandbeds Farm well positioned as both a commercial agricultural unit or as a family farm





The Farmstead

The holding has undergone a substantial programme of improvement, with investment directed towards creating a practical, modern and efficient farming unit capable of supporting a commercial milking herd of 230 cows. The holding is configured with potential to extend the dairy operation further should this be required.

With an excellent range of modern and traditional agricultural buildings, providing extensive accommodation providing 235 cubicles for livestock, feed, forage, machinery and general farming purposes. The modern agricultural buildings form an integral part of the dairy operation whilst the traditional buildings offer storage and potential for alternative uses, subject to planning.



Building Number	Building Name	Description	Sq m	Sq ft
1	Stables	Block built with steel truss frame under sheet roof, stable doors with sand flooring.	83	903
2	Wood store / garage	Block built under timber frame mono pitch roof and sheet roof.	51	549
3	Former stables	Block built under sheet roof and concrete floor.	55	601
4	Traditional Barn	Lofted stone barn under slate roof, currently used as general storage.	230	2,483
5	Part Cubicle Building	Mono pitch portal frame under sheet roof.	113	1,218
6	Cubicle Building with adjoining lean to	7 bay steel portal framed building under sheet roofing with slatted concrete floor with underground slurry storage and aeration system with a combined capacity of 300,000 gallon and 190 raised cubicles together with building 7. Central feed trough. External feed area to one side.	769	8,280
7	Cubicle Building	7 bay steel portal framed building under sheet roofing with slatted concrete floor with underground slurry storage and aeration system with a combined capacity of 300,000 gallon and 190 raised cubicles together with building 6. Central feed trough. External feed area to one side.	588	6,336
8	Silage Clamp	11 bay open silage clamp with concrete panelled walls and concrete floor.	1,335	14,377
9	Calf Building	Steel portal framed, 5 bay calf housing with tube ventilation system and a 2 bay undercover storage area.	1068	11,500
10	Cubicle / Dry Cow / Grain Store	12 bay steel portal framed, open-fronted building with concrete floor and sheeted roof. Split into - 5 bays providing cubicle housing with 45 raised cubicles, 4 bay loose housing and 3 bay storage.	1,017	10,955
11	Parlour	Steel portal framed dairy housing 12/12 De Laval rapid exit parlour, adjoining collecting yard, office, dairy, engine room. Externally a 15,000 litre milk silo. Solar panels to roof	728	7,845
12	Feed Store	Covered bay of storage.	16	179
13	Garage	Block built under sheet roof, roller shutter door. Storage and garaging.	104	1,130
15	Slurry Tower	3 ring slurry tower with 150,000 gallon storage capacity		

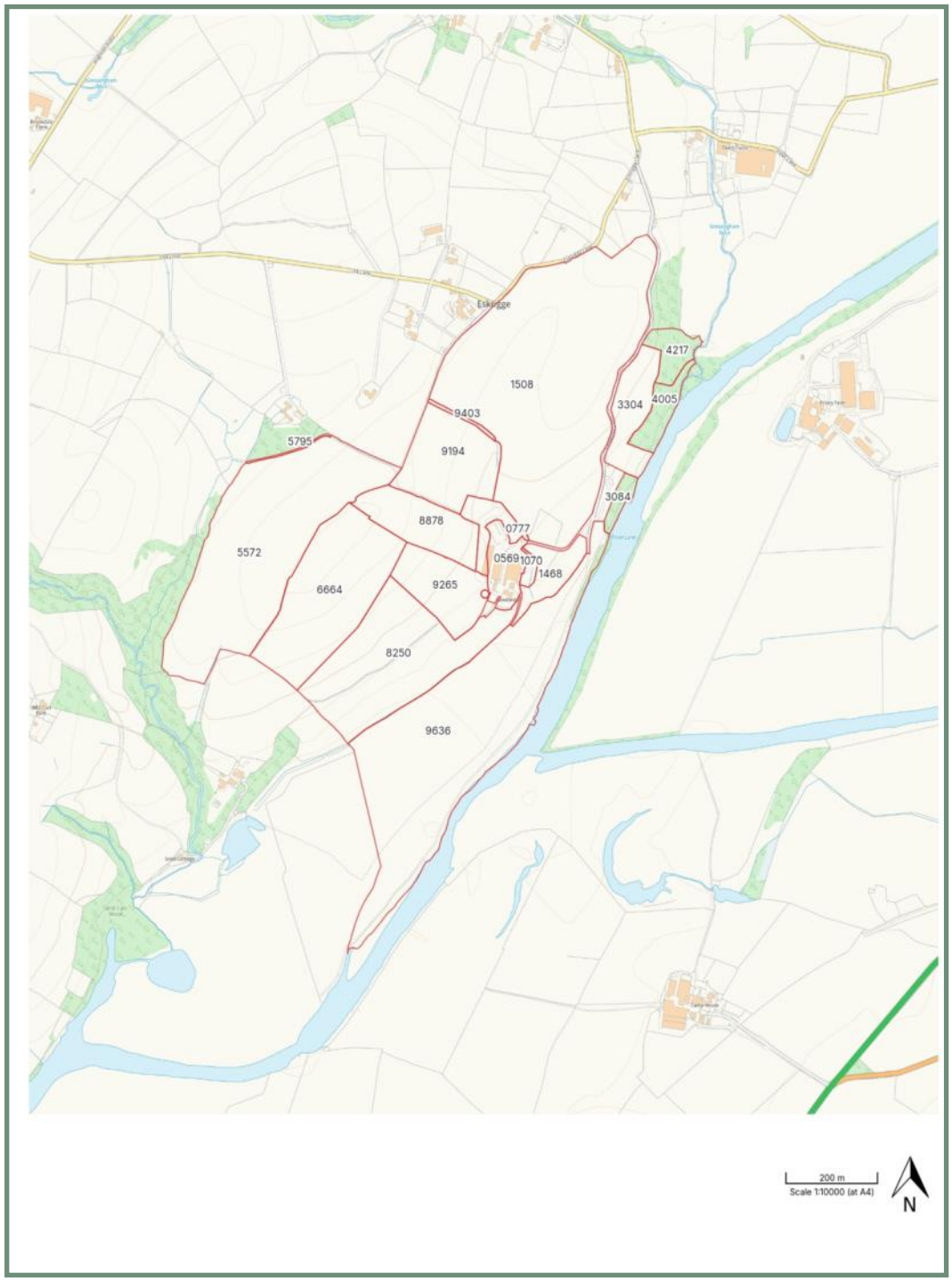












The Land

Extending in total to approximately **184.54 acres** (74.8 hectares), Sandbeds Farm comprises a substantial block of productive Lune Valley farmland, set within a ring fence together with the farmstead and associated areas of woodland and amenity land. An additional **49.87 acres** of productive land could be available by separate negotiation within 1.5 miles of the holding giving a total land holding of **234.44 acres** or thereabouts.

Grid Reference	Field ID	Hectares	Acres	Description
SD5768	3084	0.39	0.97	Woodland
SD5668	5795	0.07	0.17	Grassland
SD5769	4005	0.92	2.28	Woodland
SD5768	1070	0.18	0.45	Grassland
SD5769	3304	1.93	4.76	Grassland
SD5668	9636	14.54	35.92	Grassland
SD5668	5572	11.56	28.56	Grassland
SD5668	9265	2.45	6.04	Grassland
SD5668	9194	3.56	8.79	Winter Wheat
SD5768	0777	0.89	2.19	Grassland
SD5769	1508	18.39	45.44	Pt Grassland Pt Winter Wheat
SD5668	8878	2.51	6.20	Winter Wheat
SD5668	6664	6.50	16.06	Grassland
SD5768	0569	1.25	3.09	Yard
SD5668	8250	7.14	17.64	Grassland
SD5769	4217	0.88	2.16	Woodland
SD5768	1468	1.17	2.88	Grassland
SD5669	9403	0.12	0.29	Grassland
SD5727	6887	0.26	0.65	Caravan site
TOTAL		**74.8**	**184.57**	







Farmhouse and Cottage

The principal farmhouse is an attractive Grade II Listed three-bedroom traditional stone property believed to date back to around 1650 and incorporates the character and architectural features associated with a historic Lancashire farmhouse. Having undergone a program of modernisation, the farmhouse is a welcoming family home with accommodation over two floors.

The farmhouse benefits from established garden and grounds, including lawned areas, mature trees and attractive views over the surrounding farmland and Lune Valley.

Attached to the principal farmhouse is Sandbeds Cottage, providing additional three-bedroom cottage. The cottage has been fully modernised and is ideal to be used ancillary to the farmstead or as a separate, income generating holiday let












Sandbeds Cottage

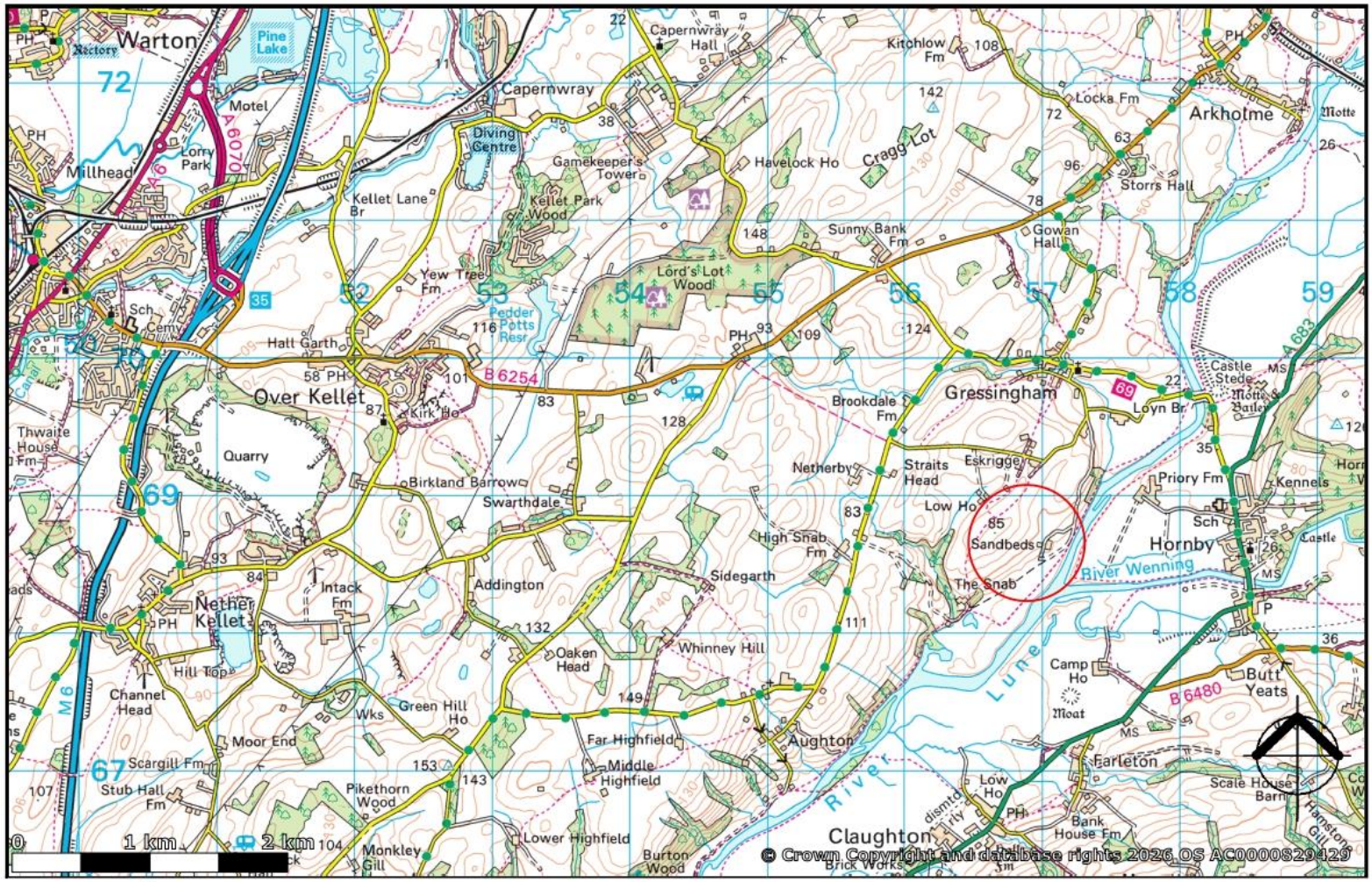








Sandbeds Farm, Gressingham, Lancaster, LA2 8LY



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Plotted Scale - 1:50,000

General Remarks

Services: Single and 3 phase mains electricity, mains water supply and borehole water supply available. Private drainage shared between the properties. The farm buildings and the majority of the fields are connected to borehole water supply. Oil fired central heating is connected to the farmhouse and LPG to the cottage.

Photovoltaic panels are fitted to the barn and parlour building and the holding consumes the electricity produced The units provide a total of 47kW of inverter power, made up of 1 x 25kW Solis, 1 x 10kW Solis and 3 x 4kW Solis. 4kW feeds the house.

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.

Construction Type: The property is predominantly of stone under slate roof construction and the farm buildings are a mixture of steel portal frame stone and sheet construction. Please note some of the buildings may contain asbestos and purchasers are to satisfy themselves prior to the exchange of contracts.

Local Authority: Lancaster City Council - Council Tax: Band E (Cottage – D)

Restrictive Covenants: None as far as we are aware.

Conservation Area: None.

Listed Building: Grade II listed Farmhouse–listing entry 1317678

Broadband: .B4RN fibre connected to dwellings.

Footpaths, bridleways: We are aware that there are public footpaths affecting the property

Flooding: According to the Environment Agency's website the property sits in a Flood Zone 1 being an area with low prominence of flooding.

Planning Consents affecting the property: None so far as we are aware.

Unimplemented Planning Consents: None known.

Sporting Rights: The fishing rights are reserved to Southport and Lancaster Angling Society who are permitted to park within the parking area at the entrance to the farm. Sandbeds Farm is granted two rods annually for the use of the car park. All other rights insofar as they are owned will pass to the purchaser.

Ingoings: In addition to the purchase price the purchaser will be required to purchase all crops as at the date of completion unless agreed otherwise.

Title & Tenure: Freehold with vacant possession upon completion.

Viewings – The viewings are strictly by appointment with the selling agent for the attention of or Emma Hodkinson (emma@abarnett.co.uk / 01539 751993) or Richard Furnival. (richard@abarnett.co.uk, / 01995 607052) Viewings are strictly by appointment.

Plans, photographs and measurement: The measurements as stated within the particulars have been taken from the Ordnance Survey mapping system, Edozo and the Rural Land Registry plans. The information is provided for reference purposes only. The purchaser should have deemed to satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale or entitle any party to compensation in respect thereof.

Health and Safety: Given potential hazards on a working farm we would ask you to be as vigilant as possible when inspecting the farm for your own personal safety, particularly around the farm buildings, slurry compound and livestock.

Easements, Wayleaves and Rights of Way: The property 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.

What3Words: ///gentle. clef cheeses

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.

Use of AI: Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

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.

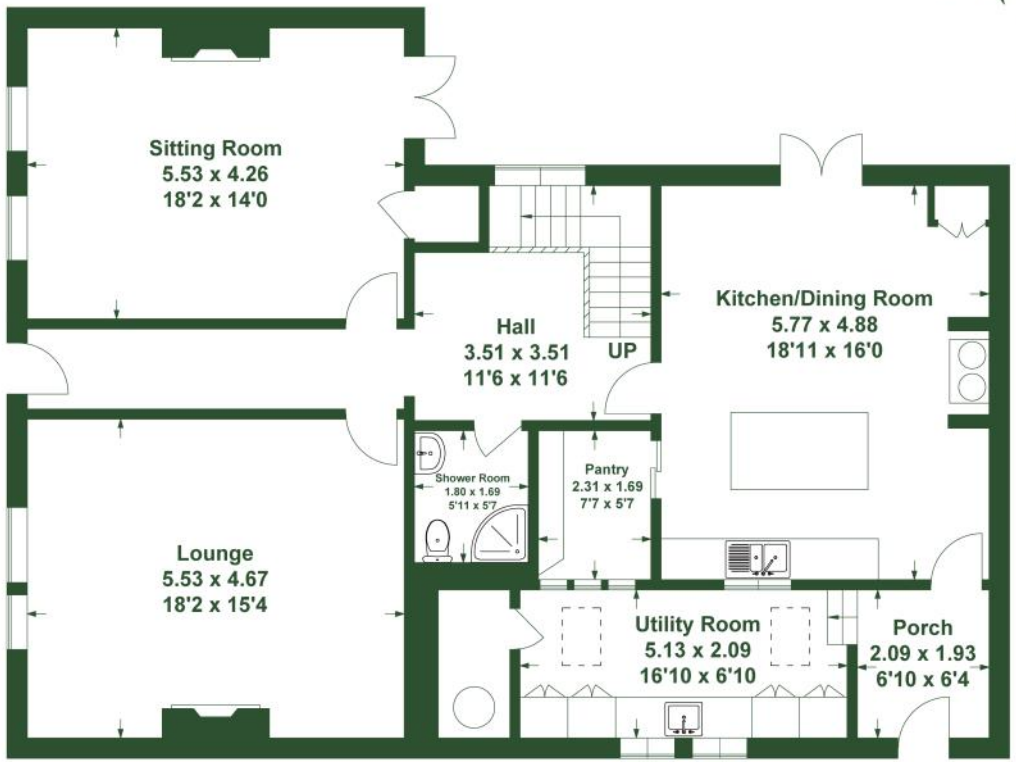
AML checks: Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

PHOTOS TAKEN NOVEMBER 2026

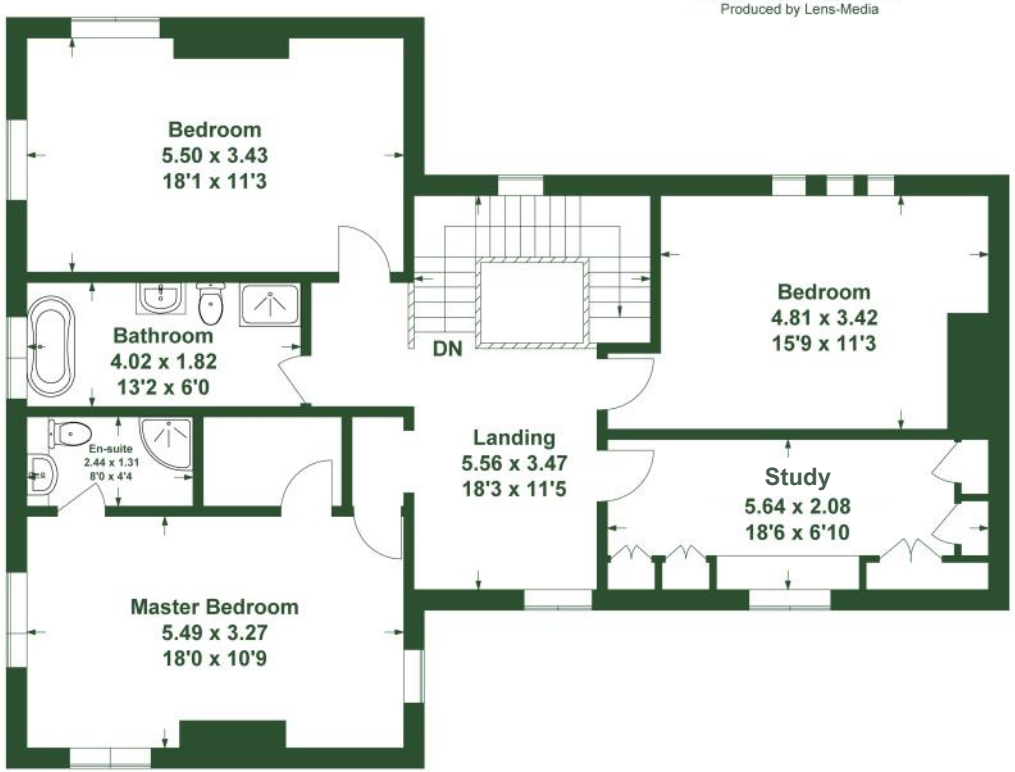
Farmhouse

Approximate Gross Internal Area : 233.93 sq m / 2518 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



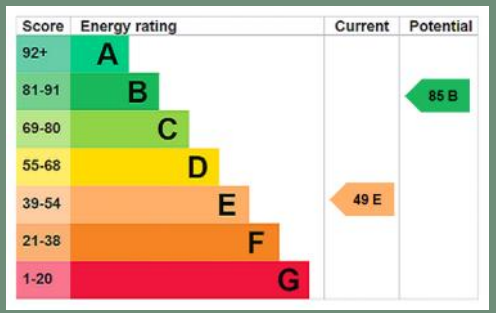
Ground Floor



First Floor

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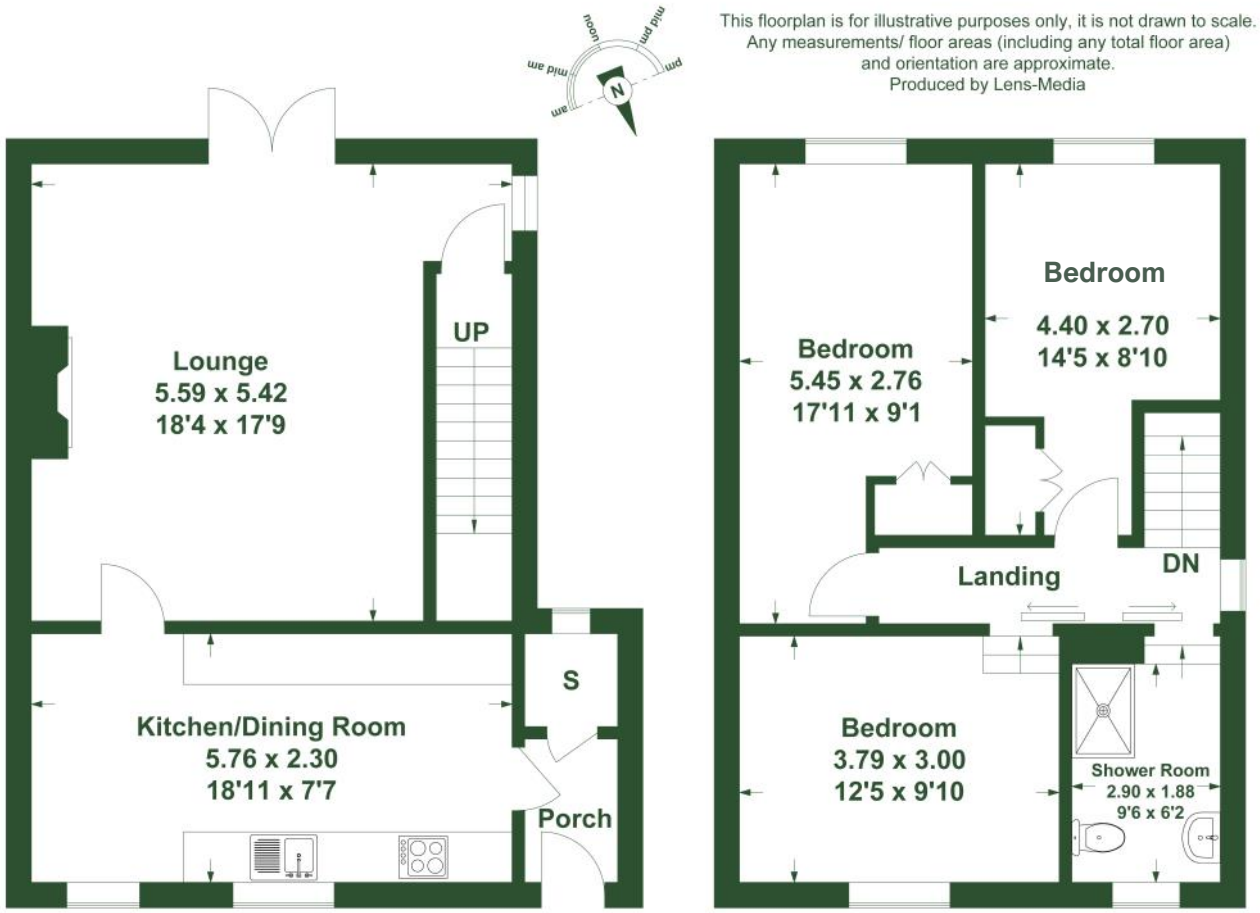
01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy 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



Cottage

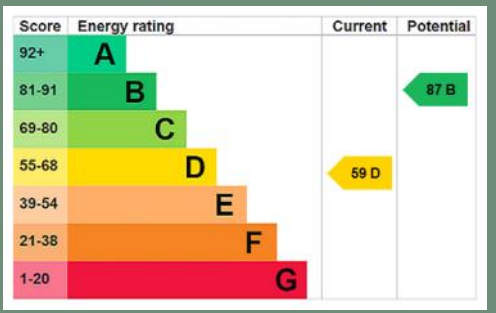
Approximate Gross Internal Area : 100.81 sq m / 1085 sq ft

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