



GAP & HEWTHWAITE FARM

Dent | Sedbergh | Cumbria | LA10 5SU



HEWETSON & JOHNSON

An investment opportunity to acquire an attractive upland farm benefitting from two houses in Dent Dale.

Sedbergh 2.5 miles • Dent 3.5 miles • Kendal 13 miles

- Gap Farmhouse – three Bedrooms
- Hewthwaite Farmhouse – three Bedrooms
- A range of traditional stone barns
- A range of modern farm buildings at Hewthwaite
- 87.27 acres (35.32 ha) let on a first succession Agricultural Holdings Act 1986 tenancy agreement
- 8.45 acre meadow available with vacant possession from 5th April 2028
- 9.83 acres of in hand mature amenity woodland
- Current Passing Rent £9,000 per annum
- Next Rent Review 12th May 2029

FOR SALE AS A WHOLE



Gap & Hew



SITUATION

Gap & Hewthwaite is in the scenic Dent Dale valley within the Yorkshire Dales National Park in Cumbria. The market town of Sedbergh is the closest for amenities, schools and services.

The farm is within a ring fence to the north of the Sedbergh to Dent road and borders Frostrow Fell on the northern boundary. The land rises from 120m to 280m above sea level.

TENANCY

Gap & Hewthwaite is occupied on a first succession Agricultural Holdings Act 1986 Tenancy agreement. Three generations of the family occupy the two farmhouses.

The rent is payable half yearly in arrears on 12th May and 12th November. A copy of the tenancy agreement is available from the selling agents.

DESCRIPTION

The holding is suited for upland sheep and cattle. The land is described as a mixture of Grade 4 & 5 grassland. The land includes approximately 18 acres of meadow and 67.55 acres of permanent grassland which rises from the south to the north.

The sole access to the farm is up a narrow unmade track which is passable with a 4x4 vehicle.

GAP FARM & HOUSE

Gap Farm comprises a farmhouse and a range of traditional stone buildings. Gap Farm is occupied by the current named Tenant and his family and extends to three bedrooms. Please refer to the floor plan for further information.

HEWTHWAITE FARM & HOUSE

The house sits at the centre of the range of traditional and modern agricultural buildings. The house is occupied by the tenant's father, who still works on the holding. It extends to three bedrooms.

There are a range of traditional stone buildings to the north of the house which are used for stock and deadstock, with a useful range of modern sheep handling facilities located to the rear.

To the east of the house are two modern steel portal framed buildings for livestock handling and storage.

The block plan identifies each building with a description provided in the corresponding table. This identifies the Landlords and Tenants fixtures and improvements.

CRUMRIDGING FIELD

This is a field enclosure extending to 8.45 acres bordering the public road to the east of Gap Cottage which is let on a

separate Farm Business Tenancy to the same tenant. Notice has been served to terminate the tenancy on 5th April 2028.

WOODLAND

There are several mature hardwood walled woodland enclosures within the holding which are available with vacant possession on completion. The woodland is not in any schemes.

METHOD OF SALE

The farm is offered for sale by private treaty as a whole. The vendor reserves the right to set a closing date for best offers in due course.

ENERGY PERFORMANCE CERTIFICATES

The houses have been assessed for energy performance and have been rated as follows:

Gap Farmhouse	F30
Hewthwaite Farmhouse	G16
COUNCIL TAX	
Gap Farmhouse	Band C
Hewthwaite Farmhouse	Band D

SPORTING & MINERAL RIGHTS

The mineral rights are included in the sale but are specifically excluded from the lease. The sporting rights are included in the sale. These have not been actively exercised by the Landlord.

VAT

The property is not opted to tax.

EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

Local electricity lines and public footpaths cross the farmland. A bridleway runs up the access track to Gap Farm.

PRIVATE WATER SUPPLIES

Gap Farmhouse has the benefit of a shared private spring fed water supply. This is shared with third party owners. Hewthwaite Farmhouse has its own private water supply. Further details on these supplies can be requested from the selling agent.

SERVICES

Gap & Hewthwaite benefit from a connection to mains electricity. Each property has its own modern septic tanks. The fields benefit from natural water sources for the livestock.



STEWARDSHIP SCHEMES AND DESIGNATIONS
The Tenant entered the holding on 1st September 2026 into a Sustainable Farming Incentive agreement which expires on 31st August 2029.

All the traditional stone buildings at Gap & Hewthwaite are Grade 2 Listed, as are both houses.

VIEWING
Viewings are strictly by appointment only through the selling agent on 017683 42666.

SOLICITOR
Harrison Drury, Bridge Mills, Stramongate, Kendal LA9 4BD

LOCAL AUTHORITY
Westmorland and Furness Council Tel: 0300 373 3300

Yorkshire Dales National Park Tel: 0300 456 0030

DIRECTIONS
From Sedbergh, take the road to Dent and follow this for approximately 2.5 miles. On your left hand side will be Gate Manor. We advise all parties viewing to park on the road edge past Gate Manor and walk up the public right of way on your left hand side between Gate Manor and Gate Cottage. This leads to Hewthwaite Farm (right at the fork) and Gap (left at the fork in the track).

WHAT3WORDS
Hewthwaite Farmhouse:
ripples.cringes.snow

Gap Farmhouse:
milkman.unimpeded.overjoyed

POSTCODE
LA10 5SU



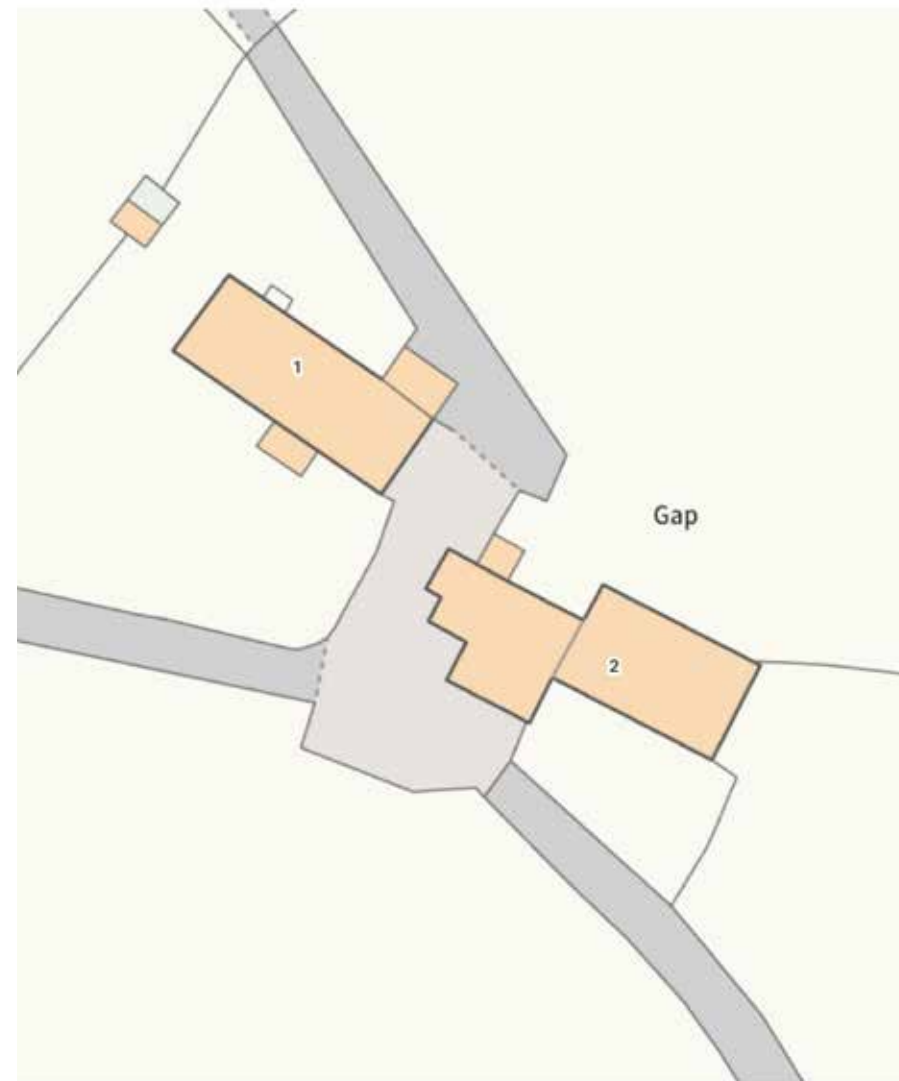
SCHEDULE

HEWTHWAITE FARM BUILDINGS			
PLAN NO.	DESCRIPTION	SIZE (M2)	LANDLORD OR TENANT
1	Steel portal framed sheep shed with central passage and pens. Built by the Tenant as a Tenant's Improvement.	387 27.60m x 14.50m	Tenant's Improvement
2	Steel Framed Covered Yard. Tenant's Improvement net of grant (2024).	184 21.40m x 8.65m	Tenant's Improvement net of grant.
3a	Stone and slate lean to barn for stock.	38 5.20m x 7.25m	Landlords
3b	Grade 2 Listed stone barn suitable for housing livestock.	60 9.00m x 6.00m	Landlords
4	Hewthwaite Farmhouse – Grade 2 Listed stone and slate 3 bed farmhouse.	126	Landlords
5	Lean to concrete and tin garage and store with asbestos cement roof.	12 4.00m x 3.00m	Landlords
6	Bull Pen with stone walls and new box profile tin roof.	15 3.80m x 3.70m	Landlords
7	Sheep Pens with dipping tub constructed by the Tenant in 2021 with concrete floor and metal pen sections.	33	Tenants
8	Large Grade 2 Listed stone barn with hayloft over the main barn and associated kennels, stores and livestock housing.	185	Landlords
9	Grade 2 Listed detached stone barn split by a central feed passage on the ground floor with a hayloft above.	39 9.40m x 4.20m	Landlords
10	Single storey timber pole with slate and flagged roof mono pitch store.	20 8.50m x 2.5m	Landlords

GAP BUILDINGS			
PLAN NO.	DESCRIPTION	SIZE (M2)	LANDLORD OR TENANT
1	Gap Farmhouse - Grade 2 Listed 3 Bedroom stone and slate farmhouse.	181	Landlords
2	Large detached 2 storey Grade 2 Listed stone and slate barn used for storage and livestock housing with a hayloft above.	173	Tenants



HEWTHWAITE FARM BUILDINGS



GAP BUILDINGS