



WILLOWSWAY STUD

Stainton, Cumbria





WILLOWSWAY STUD

STAINTON, KENDAL, CUMBRIA, LA8 0LE

Stainton 0.5 Miles, Kendal 5.5 Miles, Lancaster 17 Miles

A FIRST-CLASS EQUESTRIAN PROPERTY WITH
IMMACULATELY PRESENTED AND EXTENSIVE EQUESTRIAN
FACILITIES, A SMALL COTTAGE AND A BARN WITH
SIGNIFICANT DEVELOPMENT POTENTIAL

- Exceptional equestrian facilities suitable for equine veterinary, eventing, dressage or livery enterprises
- Purpose-built stabling facilities for 34 horses with individual store and tack rooms, sealed rubber matting, swivel feeders, hay chutes, some with heaters and CCTV
- Water therapy pit, laboratory, kitchen, office and equine welfare facilities
 - 60m x 20m outdoor dressage arena
 - 12 grass turnout paddocks
- Planning consent for an indoor arena with viewing gallery and amenity facilities
 - Well-presented one-bedroomed staff cottage
- Brick-built barn with significant development potential, subject to consents

About 15.02 acres (6.08 hectares) in all
For sale as a whole



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Location

Willowsway Stud is located in Stainton near Kendal, set between the stunning Yorkshire Dales and Lake District National Park, just 5.5 miles south of the charming market town of Kendal and 17 miles north of the City of Lancaster.

The property is situated in a picturesque and secluded rural setting, yet is easily accessible to the M6 J36 (3 miles) and A590 (1 mile).

Kendal is a characterful market town well-served by a wide range of local shops and amenities, including supermarkets, restaurants, cafés, public houses, local artisan shops and schooling options.

The general area is renowned for its productive farmland and stunning scenery.

Description

Willowsway Stud is a first-class, self-contained equestrian facility approached from a quiet country lane, under a mile from the A590 trunk road.

The property comprises immaculately presented equestrian facilities, a one-bedroomed staff cottage and a brick-built barn with significant development potential, extending in total to about 15.02 acres.

Willowsway Stud Credentials

The property is currently occupied by Willowsway Stud. The facility has an impeccable reputation and provides a range of services, including stallions at stud, AI services, foaling and DIY livery.



The Paddocks

A one-bedroom staff cottage located in the southeast corner of the yard. The cottage has recently been converted from a stable block and provides well-presented accommodation, extending to about 500 sq. ft. and comprising:

Open plan kitchen / dining room, bedroom and a bathroom.

We understand that the property is subject to an occupancy restriction limiting occupation to staff and/or guest accommodation in conjunction with the existing business. It is currently let on an Assured Shorthold Tenancy (AST) agreement with a passing rent of £600 per calendar month.

It is considered that there is scope to extend the existing accommodation, subject to obtaining the necessary consents.

Equestrian Facilities

The equestrian facilities are exceptional and are centred around a substantial concrete yard. The buildings include an American style barn of steel portal frame and concrete block construction with concrete floors. The barn currently provides exemplary stabling and equine therapy facilities with accommodation comprising: 27 loose boxes (sealed rubber matting, swivel feeders, hay chutes, heaters and CCTV) with individual storage bays, tack and rug drying rooms, water therapy pit / wash down areas, kitchen, office and bathroom facilities.

An additional barn of steel portal frame and concrete block construction is located immediately to the south with an additional 7 loose boxes, tack room, kitchenette and staff rest area, two office areas, conference room, shower room, WC, cloakroom, and a store. This building could easily be retrofitted to establish a veterinary operating theatre with associated isolation bays.

A purpose-built outdoor arena (60m x 20m) with a sand and fibre surface is situated adjacent the main barn and is in immaculate condition. There is also a horse walker located in the northern corner of the yard with scope to erect further installations should a Purchaser(s) so wish.



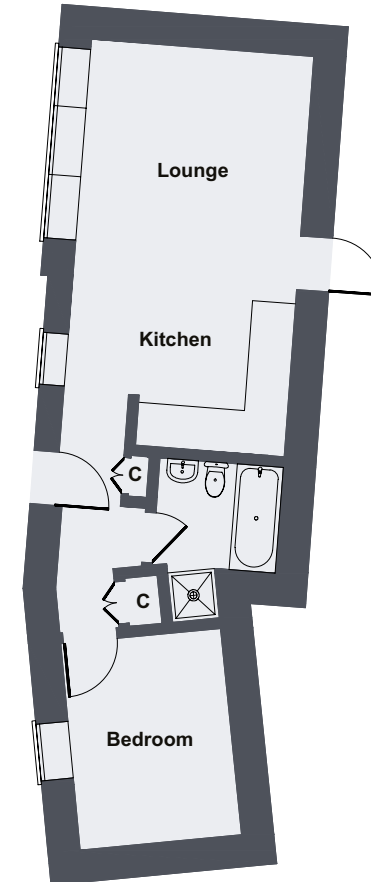
The Paddocks Willowway Country Estate, Stainton, Kendal, LA8 0LE

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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	89
(55-68) D	72
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	





Traditional Buildings

A substantial traditional brick-built barn located on the southern corner of the yard, adjacent the cottage which extends in total to about 4,000 sq. ft. over two storeys.

The building has previously been utilised for loose stabling; however, it is considered that the barn offers significant scope for change of use, subject to obtaining the necessary consents. Arguably, this building may provide a prospective purchaser the opportunity to establish a substantial dwelling on the property.

Plan No.	Building	Description	Gross Internal Area (sq. ft.)
1	American Barn	Steel portal frame, concrete block construction with rubber lining and timber cladding, profile steel sheet roof and a concrete floor Accommodation comprises: 27 loose boxes with individual storage bays, tack rooms / rug drying rooms water therapy pit, wash down areas, kitchen, office and bathroom / shower facilities	12,500
2	Outdoor Arena	Competition dressage arena	12,915
3	Barn	Steel portal frame, limestone faced gable, concrete block construction with rubber lining and timber cladding, profile steel sheet roof and a concrete floor Accommodation comprises: 7 loose boxes, laboratory, kitchen, office, conference room, bathroom and a store	6,000
4	Traditional Outbuilding	Brick construction, profile steel sheet roof and a concrete floor	4,000
5	Horse Walker	-	-
6	Yard	Hardcore yard with planning consent for an indoor arena	-

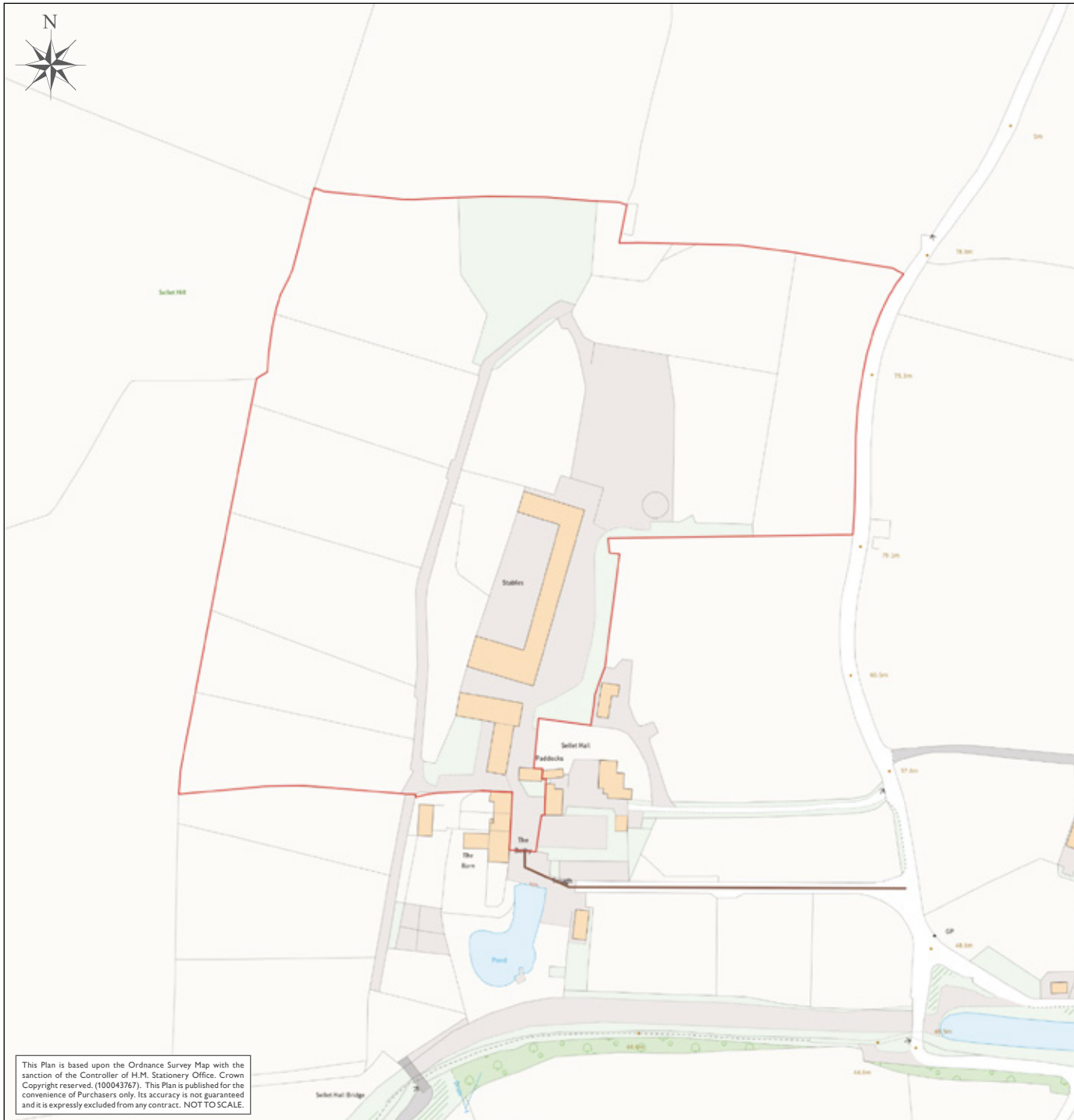


Land

The land extends in total to about 15.02 acres, comprising 12.48 acres of permanent grassland and 2.54 acres associated with the steading.

The land is all classified as Grade 3 with freely draining slightly acid loam soils. It is gently undulating, lying between 50m to 70m above sea level and bound by mature hedgerows and post and rail fencing.

The grassland is divided into individual turnout paddocks with mains water trough access in each field parcel. The land is currently managed in-hand in conjunction with the existing stud and livery operation.



GENERAL INFORMATION

Planning Consents

Planning consent has been granted for the erection of an indoor arena with viewing gallery and amenity facilities to be located on the northern corner of the yard (REF: SL/2017/0872, SL/2018/0204, SL/2018/0564, SL/2019/0851). Commencement works have been approved by the Local Planning Authority making the consent extant.

Further details are available from the Selling Agent.

Services

The equestrian facilities benefit from mains water, gas and electricity (split-phase) connections.

The cottage has mains electricity and gas central heating with domestic drainage to a Klargester sewage treatment plant.

Business Rates

Rateable Value is £13,250.

Statutory Designations

We are not aware of any environmental or historic designations.

Access

The property benefits from an unrestricted right of access over land identified by the brown line on the attached sale plan with shared maintenance obligations.

Public Rights of Way and Easements

This property is sold subject to and with the benefit of all rights of way whether public, 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.

Local Authority

Westmorland and Furness Council, South Lakeland House,
Lowther Street, Kendal, Cumbria, LA9 4DQ
Tel: 0300 373 3300

Council Tax

The Paddocks - Band A

EPC

The Paddocks - Band C

Agri-Environmental Schemes

We are not aware of any agri-environmental schemes in operation on the holding.

Basic Payment Scheme

All future delinked BPS payments are to be retained by the Seller.

Method Of Sale

The property is offered for sale by private treaty.

Fixtures and Fittings

Unless specifically mentioned, any moveable items will be excluded from the sale but available by separate negotiation. The equine stocks are excluded but available separately.

Boundaries

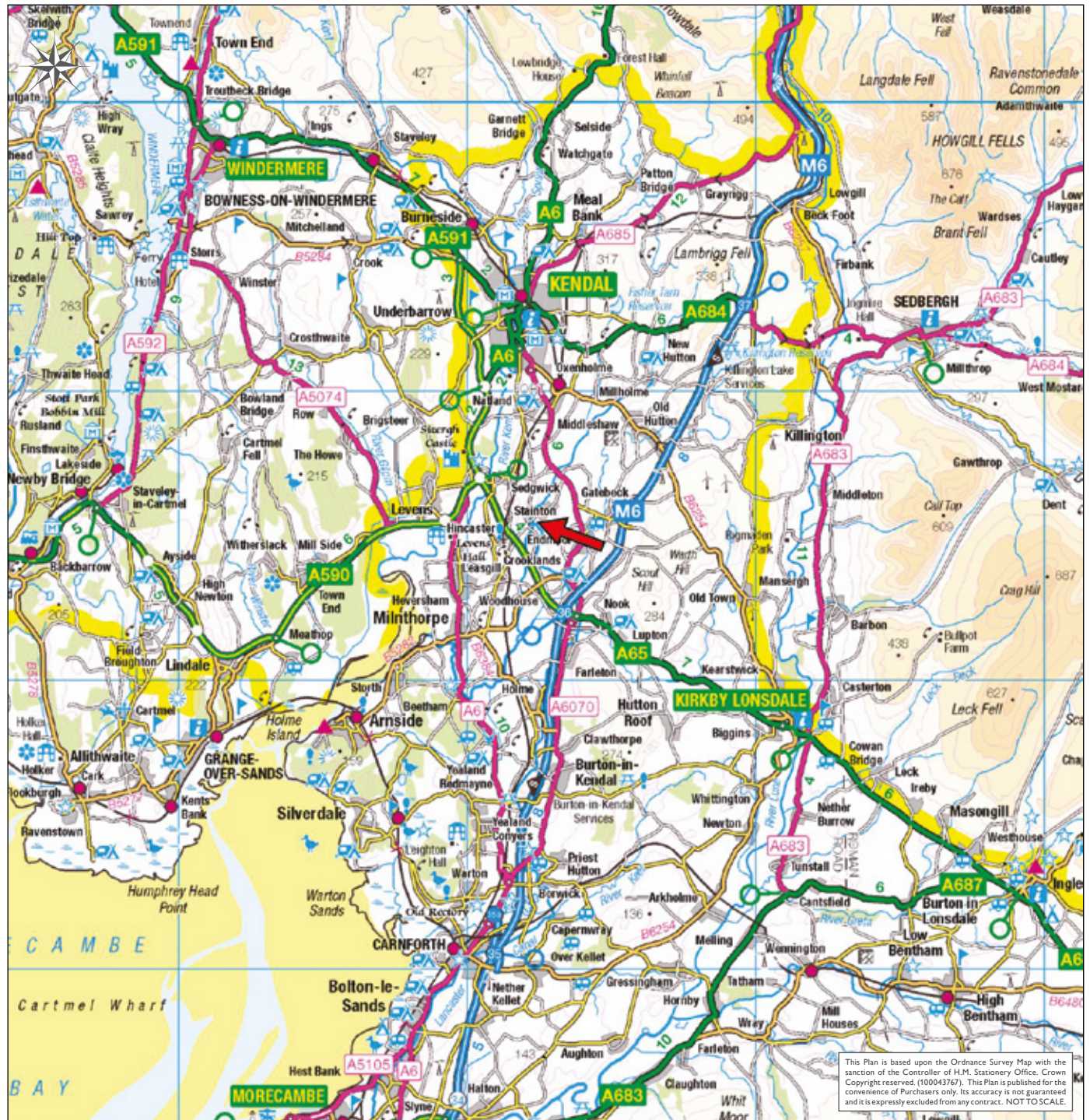
Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the purchaser(s) shall rely on their own inspection and the information appearing in the Land Registry.

Sporting, Timber and Mineral Rights

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

Ingoing Valuation

In addition to the purchase price, the purchaser will take over and pay for the cultivations, stocks and stores at valuation. Payment is to be made on completion and at a figure assessed by the vendor's valuer based on CAAV or contractor rates where applicable and invoiced for cost of seeds, fertilisers and sprays applied plus enhancement value.





Employees (TUPE)

No staff will transfer with the sale of the property.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of this sale or any rights attached to it become chargeable then this will be payable by the purchaser. We are not aware that any election to VAT has been made at this time.

Viewing

Appointments to view will be through the Selling agents only. Given the potential hazards of a working stud / livery yard we ask that all parties wishing to view are as vigilant as possible, particularly around buildings, horse, livestock and machinery.

Directions

From Kendal, proceed south along the A65 for 4 miles before turning right onto Shyreakes Lane for a further 1.5 miles. Willowsway Stud is on the left-hand side and signposted by a GSC Grays sale board.

Postcode

LA8 0LE

what3words

///postings.speech.hotspots

CONDITIONS OF SALE

Purchase Price & deposit

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 a rate of 5% above the Bank of England base rate.

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 Agents whose decision acting as experts will be final.

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 or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Overseas purchasers

Any offer by a purchaser(s) who resides outside of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

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, rental income, RPA payments and all other outgoings and incomings shall be apportioned between the seller and the purchaser(s) as at the date of completion.

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: February 2025

Photographs taken: January 2025

