

## POTENTIAL DEVELOPMENT SITE AT DENDRON FARM, DENDRON ULVERSTON, CUMBRIA



**A 5 BEDROOM RENDERED FORMER TRADITIONAL FARMHOUSE, IN NEED OF COMPLETE RENOVATION, TOGETHER WITH ATTACHED TRADITIONAL STONE BARN WITH LAPSED PLANNING PERMISSION FOR 2 ADDITIONAL PROPERTIES. FURTHER LAND AND BUILDING AVAILABLE.**

**FOR SALE BY PRIVATE TREATY**

**SOLE AGENTS - RICHARD TURNER & SON, 14 MOSS END BUSINESS VILLAGE  
CROOKLANDS, LA7 7NU. TEL – 015395 66800 FAX – 015395 66801**

## LOCATION

The property is located on Greystone Lane, in Dendron, postcode LA12 0QN. The townships of Ulverston, Dalton in Furness and Barrow in Furness are in close proximity and Junction 36 of the M6 Motorway and the Lake District National Park are within easy travelling distance.

## DESCRIPTION

### LOT 1 (coloured red on the plan)

The property comprises a stone built rendered traditional dwelling house with some original fittings under a slate roof requiring complete renovation, together with adjoining traditional stone farm buildings, which have lapsed planning consent for a further 2 residential dwellings, set within circa 0.26 acres. A further approx. 0.26 acres, with agricultural building, situated behind Lot 1 is available by negotiation.

The accommodation within the dwellinghouse is in need of major renovation/modernisation and comprises:

#### GROUND FLOOR

Living Room	open fire, feature wall cupboard
13' x 17'10 (3.98m x 5.43m)	
Hall	stairs to first floor
Bathroom	bath, shower & sink
WC	
Pantry	Belfast sink, door to rear garden area
12' x 10'04 (3.66m x 3.14m)	
Family Room	open fire
14'10 x 11'07 (4.53m x 3.54m)	
Kitchen	understairs cupboard
18'02 x 8'10 + 7'02 x 5'05 (5.55m x 2.68m + 2.17m x 1.65m)	

#### FIRST FLOOR

Bedroom 1
18'09 x 8'00 (5.71m x 2.43m)
Bedroom 2
12'12 x 8'06 (3.70m x 2.59m)
Bedroom 3
11'09 x 7'07 (3.59m x 2.30m)
Bedroom 4
10'00 x 7'01 (3.05m x 2.16m)
Bedroom 5
11'00 x 13'05 (3.35m x 4.08m)

There is one small stone outbuilding to the rear of the property. A stone wood shed and coal store are attached to the side of the property.

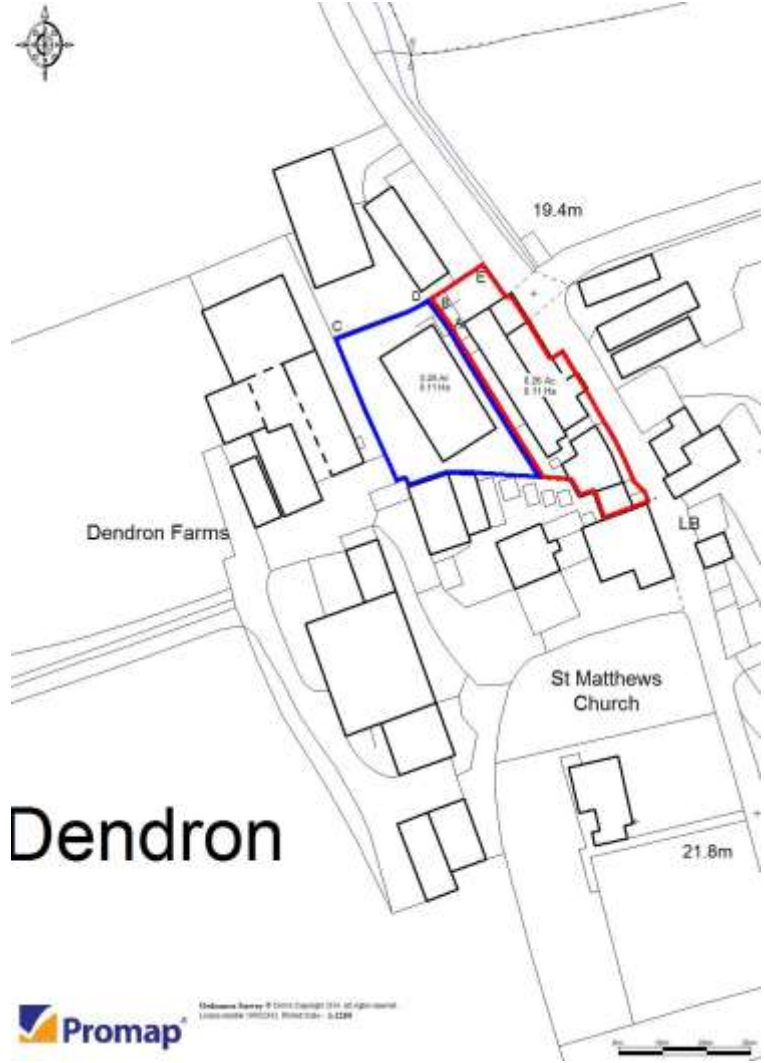
SERVICES - Mains electricity and water.

**ADDITIONAL LAND (coloured blue on the plan)**

The additional land comprises a circa 0.26 acre site with an agricultural building. The land will subject to an 'Overage Charge' entitling the vendor to 25% of the uplift in value of the site if planning permission for residential use is granted on this area within a period of 25 years.

If the purchaser of Lot 1 wishes to purchase the additional land, he will be required to construct a wall from points 'C' to 'D' to 'E' on the plan. If the purchaser of Lot 1 does not wish to purchase the additional land he will be required to construct a wall from points 'A' to 'B' to 'E' on the plan attached.

The additional land contains an agricultural building of concrete construction, with concrete floor, currently used for storing hay, straw and machinery.



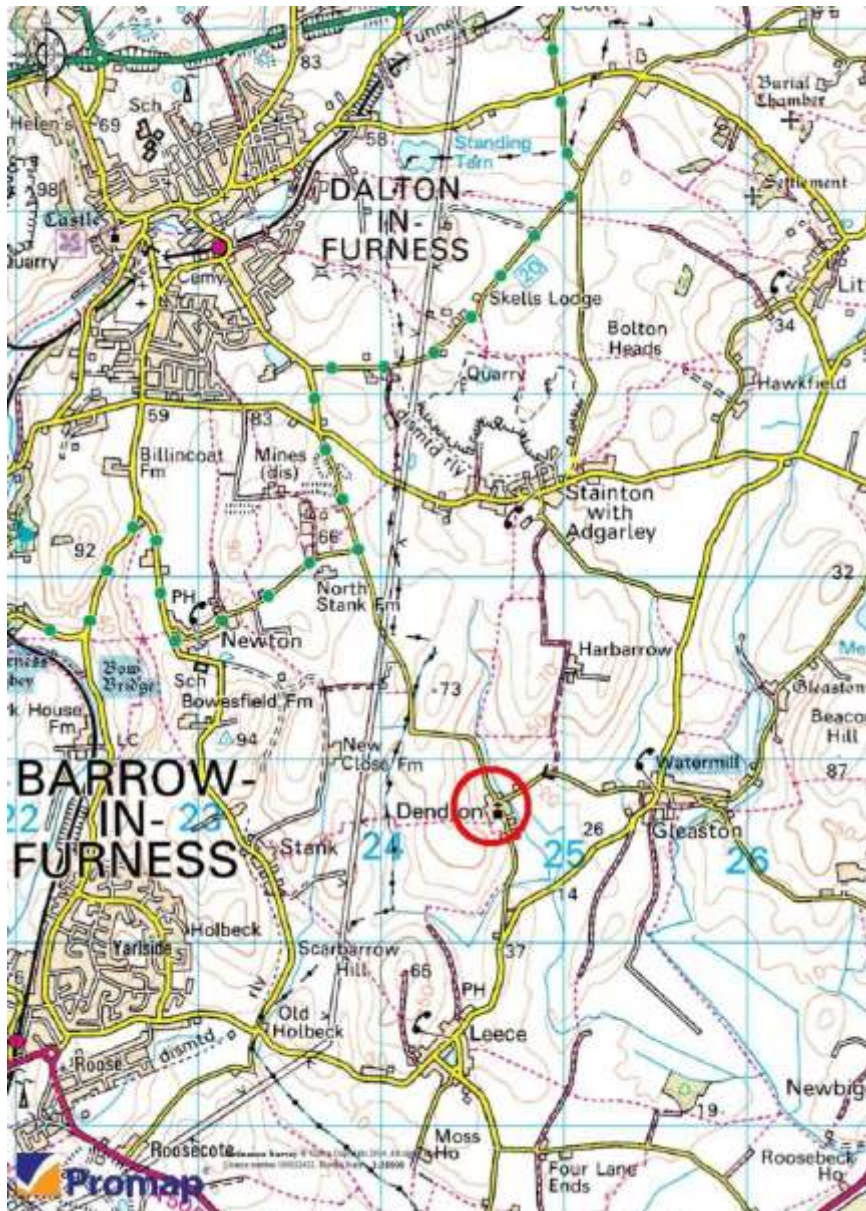
## VIEWING

Monday-Saturday only, strictly by appointment with the Selling Agents, Richard Turner & Son, 14 Moss End Business Village, Crooklands. Tel: 015395 66800.

Please note that prospective purchasers enter the traditional barn at their own risk.

## PLANNING

Permission was granted on 14<sup>th</sup> February 2014 (Reference Number SL/2013/1132) for residential use in the stone barns. This permission lapsed on 13<sup>th</sup> February 2017, however the barn has been in full agricultural use and may be eligible for conversion under Permitted Development Rights for agricultural buildings, however potential purchasers must satisfy themselves of this.



## GENERAL REMARKS AND STIPULATIONS

### LOCAL SERVICE AUTHORITIES

Cumbria County Council, The Courts, Carlisle, CA3 8NA Tel: 01228 23456

South Lakeland District Council, Kendal Tel: 01539 73333

### PARTICULARS OF SALE:

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

### SALES PARTICULARS AND PLANS:

The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the Auctioneers. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

### TENURE AND POSSESSION:

The land is freehold and vacant possession will be given on completion or earlier by arrangement.

### SPORTING AND MINERALS

The sporting rights and minerals rights are included in the sale. Please note details in particulars.

### FIXTURES AND FITTINGS:

All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

### TIMBER AND WOOD:

All growing timber and fallen timber are included in the sale.

### TOWN PLANNING AND LOCAL LAND CHARGES:

**So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:**

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

### RIGHTS AND EASEMENTS:

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

### OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:

The Purchaser of the land shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

### DISPUTES:

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

### INSURANCE

As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.

### MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.