

HOLME FARM, MIDDLETON, SEDBERGH, LA10 5ET



Kirkby Lonsdale - 8 miles

Sedbergh – 1.5 miles

M6 – 3 miles

GUIDE PRICE: OIRO £1,100,000

A rare opportunity to purchase a diversified hill farm, in an excellent location in the Yorkshire Dales National Park, with access to Kirkby Lonsdale, Kendal and the M6 with a detached three bedroom barn conversion, traditional and modern buildings including play barn and café and up to 112.71 acres (45.61 ha) or thereabouts of excellent meadow and pastureland. The property is offered for sale by private treaty as a whole with vacant possession on completion.

Selling agents: Richard Turner & Son, 14 Moss End, Crooklands, LA7 7NU
Tel: 015395 66800 www.rturner.co.uk

Solicitors: Oglethorpe Sturton & Gillibrand, 16 Castle Park, Lancaster, LA1 1YG **Tel:** 01524 846846

Viewing: By appointment through the selling agents only. Those wishing to view the agricultural land can do so on foot only during daylight hours with a set of the sales particulars. They are however asked to adhere to the countryside code and ensure that all gates are left closed.

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
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VAT Reg. No. 636 2413 54

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
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E: kendal@rturner.co.uk

Description: The property comprises a large detached stone barn conversion with potential for further development. There is a range of modern farm buildings which have been used predominantly for beef and sheep farming, as well as an open farm, but would lend themselves to a number of uses.

The Barn: A large stone built property under a slate roof. The property benefits from LPG fired central heating, installed 2014. The living accommodation is on the ground floor, however there is potential to expand the accommodation to the first floor and lower ground floor (subject to permissions). The accommodation comprises:

Ground Floor:	with front entrance and inner hall
Hall	Storage cupboard off
Kitchen 3.24m (10'8") x 2.78m (9'1")	Wall and base units plumbed for washer with electric cooker. External door. Window to front and side
Living Room 4.15m (13'7") x 6.25m (20'6")	LPG stove and stone fireplace. Large feature window. Door to inner hall and bedroom 1.
Bedroom 1 2.98m (9'9") x 4.09m (13'5")	Double with ensuite wet room with WC, sink and electric shower. Walk in wardrobe. Window to side
Bedroom 2 3.15m (10'4") x 2.53m (8'4")	Double with window to front
Bedroom 3 3.06m (10') x 2.77m (9'1")	Double with built in cupboard
Study/Utility 3.06m (10') max x 2.60m (8'6") max	Plumbed for washing machine. Stairs to first floor
Family Bathroom	WC, pedestal sink, bath with shower over, heated towel rail.

First Floor :-

Attic Room Central heating boiler and hot water cylinder. Potential for further conversion.

Outside:

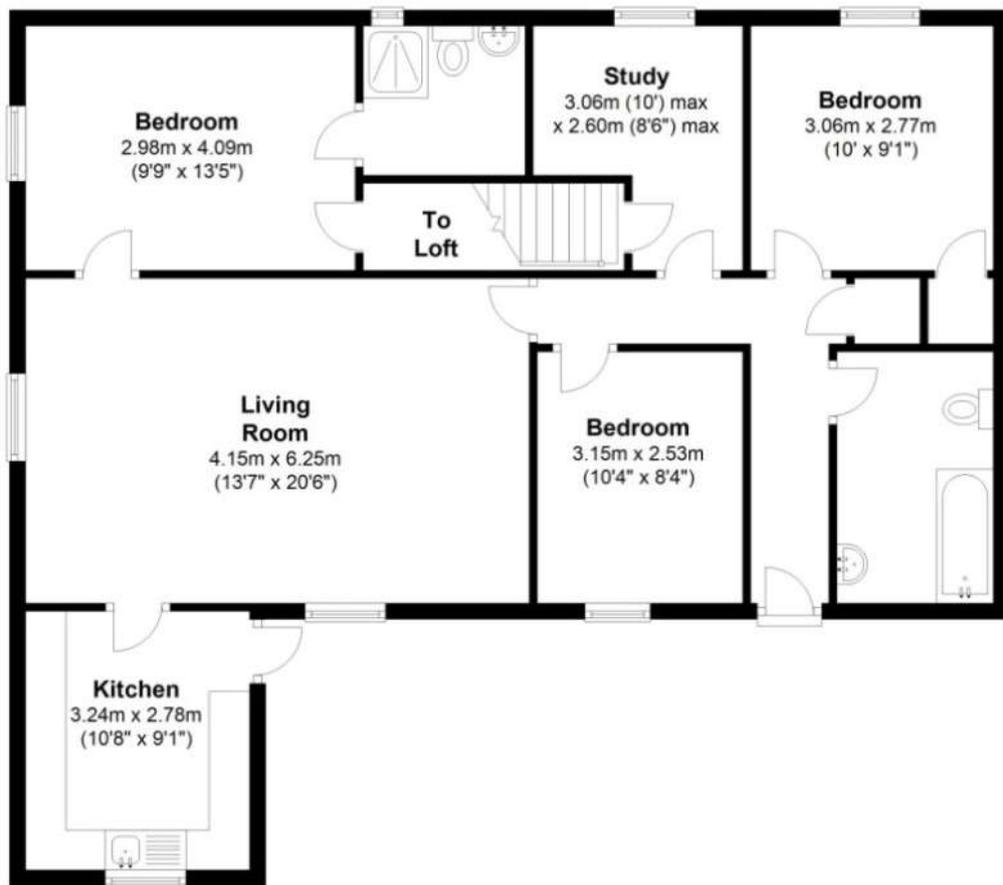
Outhouse: Stone built former privy used as a wood and coal store with dog kennel beneath

Council Tax: We believe the house is rated Band B.

Services: Services comprise three phase mains electricity and water (see note below). Sewerage is to a septic tank. B4RN fibre optic internet connection soon to be available.



Ground Floor



Play barn (no. 4a and 4b on plan 2): Block built insulated building converted into a children's play barn with junior climbing frame and toddler soft play area, serving counter, seating/refreshment area and toilet facilities. Planning permission for change of use granted in September 2010 (ref. SL/2010/0832). The sale includes all historic machinery on display, 2 x double tables, 6 x single tables, quantity of chairs and stools and 2 x high seats. The junior climbing frame and toddler play area are available to purchase in addition to the purchase price at a fixed cost of £10,000. If the purchaser does not wish to purchase these items then the Vendor will dismantle and remove them prior to completion.

Traditional Stone Barn (no. 5 on plan 2): Partly converted to a café which was opened in 2007. Planning permission for change of use granted in December 2004 (ref. SL/2004/1661). The café currently opens from 10am to 5pm every weekend from 1 March to 30 September and midweek from 11am to 4pm from 23 March to 31 August. The café comprises open seating/refreshment area with flagged floor and multi fuel stove with serving counter, gift area and kitchen off. The café has potential to be converted to a dwelling house (subject to permissions) as the remaining part of the barn already has planning permission for conversion to a dwelling (see below). The kitchen comprises stainless steel work surfaces and appliances and the sale includes the following fixtures and fittings:

Lincat 6 plate electric range in need of minor repair with overhead extractor	Zoin R404 food display fridge	Maestrowave contact grill
Comenda LF324BT dishwasher	Casio Till	Microwave
Lincat Grill	Stainless steel rack	Electric fly killer
Lincat freestanding fryer	Instanta 1500 water boiler	Paper towel dispenser
6 tables, 24 chairs & highseat	Multi fuel stove	Overhead light fittings

Purchasers are to note the L'anna coffee machine and Anfim coffee grinder are available to purchase in addition to the sale price for a fixed price of £500. The coffee machine has been serviced annually.



Planning Consent: The barn adjoining the café (no. 5 on plan 2) has planning permission for conversion to a dwelling granted 16 April 2015 (ref. CU/2014/0021). Copies of the decision notice and plans are available from the selling agents by request.

Basic Payment Scheme and Entitlements: The land is registered with the Rural Land Registry and Basic Payment Entitlements have been established. The vendor has submitted a claim for the 2017 year, and will retain the payment in full. The purchaser can purchase the necessary Non SDA Entitlements by separate negotiation and will be able to submit claims for the 2018 year onwards

The Farm Buildings: (all measurements approximate external)

No. on plan 2

- | | | | |
|----------|---|---------------------------|--|
| 1 | Steel portal frame livestock building
18.5 m x 44.5 m | Steel portal frame | Steel portal frame modern agricultural building used as loose housing with central feed passage. Concrete floor and aluminium roof |
| 2 | Shippon
8.5 m x 26.3 m | | Rendered block with concrete floor under an asbestos roof providing cattle housing. |
| 3 | General purpose building
7.5m x 20m (min) | | Open fronted steel portal framed modern agricultural building (former silage clamp). With concrete yard and sheep feeding area to front. |

Concrete Midden area 12 Tonne feed bin 26 Tonne feed bin

Water: The property benefits from a mains water supply which crosses the vendors retained land and land belonging to a third party. The water meter is located adjacent to the A683. It is the duty of the purchaser to install a sub-meter at point marked "Sub 1" on plan 2 within one month of completion of the sale and to pay for all charges for water usage through the sub-meter, to be levied by the vendor and their successors in title, at the corresponding United Utilities rate. The purchaser will have the right to inspect, repair and maintain the mains water supply over the retained land (hatched yellow on plan 1).

Available by separate negotiation: The original farmhouse and/or paddock and/or caravan site are available by separate negotiation. Further details available from the agent.

B4RN Fibre Optic Cable: A B4RN fibre optic cable has already been installed between approx. point Z and approx. point Y on sale plan 1. The Vendor retains the right to install and thereafter inspect, repair, maintain and renew a fibre optic cable together with ancillary equipment over the land and to connect to the fibre optic cable at point Y on sale plan 1.





Land: The land comprises 112.71 acres (45.61 ha) or thereabouts of meadow and pasture land including approx. 5 acres of woodland. The land is well fenced and in good heart and benefits from both mains and natural water supply.

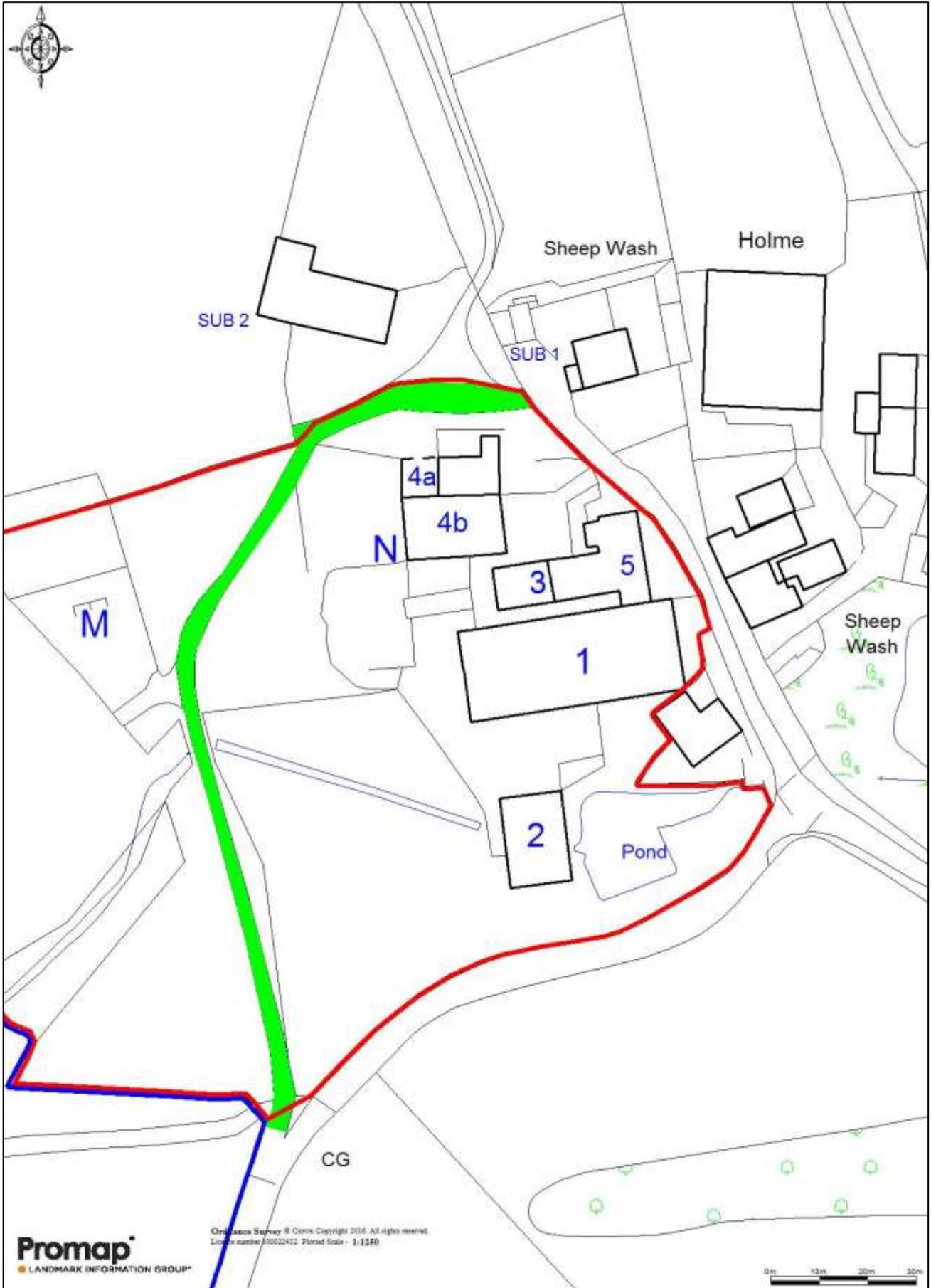
Parcel 3428 and 4045 have been leased annually to Cumbria Classic Motorcycle Club to host a nostalgic motorcycle scramble for one weekend in August each year. The club currently pay £1,500 per annum for a licence to use the land on the basis that they reinstate the areas affected by the scramble to the vendor's reasonable satisfaction thereafter.

The purchaser to note that the sporting shooting and fishing rights over parcels 0196, 0799, 5101, 1113, 2511 and 3091 are excluded as they are held by a third party.

Common Grazing Rights: Subject to final confirmation by Cumbria County Council, the Common Rights allocated are 273 sheep, in respect of Middleton Fell Common (CL110).

<u>RLR Parcel</u>	<u>RLR Area (Ha)</u>	<u>RLR Area (Acres)</u>
SD6290 9650	3.58	8.86
SD6389 0196	0.86	2.12
SD6389 0799	3.11	7.68
SD6389 3091	2.05	5.05
SD6390 0529	0.35	0.87
SD6390 0622	0.20	0.50
SD6390 0826	0.20	0.51
SD6390 1113	0.31	0.75
SD6390 1263	4.52	11.17
SD6390 1501	0.29	0.72
SD6390 1829	2.38	5.89
SD6390 2145	3.60	8.89
SD6390 2355	1.75	4.32
SD6390 2511	6.00	14.83
SD6390 3273	5.94	14.68
SD6390 3429	3.59	8.88
SD6390 3917	0.29	0.72
SD6390 4045	1.86	4.59
SD6390 4355	1.29	3.20
SD6390 4683	2.03	5.02
SD6390 5479	<u>1.40</u>	<u>3.46</u>
	45.61	112.71

Holme Farm – Sale Plan 2
(for identification purposes only - not to scale)



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General Remarks & Stipulations

LOCAL SERVICE AUTHORITIES:

United Utilities Water, Haweswater Hse, Lingley Mere Business Park, Warrington. Tel (01925) 23700

Electricity North West, Parkside Road, Kendal, Tel (1539) 721301

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire Tel 0300 456 0030

South Lakeland District Council, South Lakeland House, Lowther Street, Kendal Tel 01539 733333

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 RLR mapping 2005 edition 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.

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

SPORTING AND MINERAL RIGHTS: The sporting and mineral rights are included in the sale unless they are expressly stated as being excluded above, attention is drawn to Lot 3 where the sporting rights are held by a third party and Lot 2 where the vendor retains the fishing rights.

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.

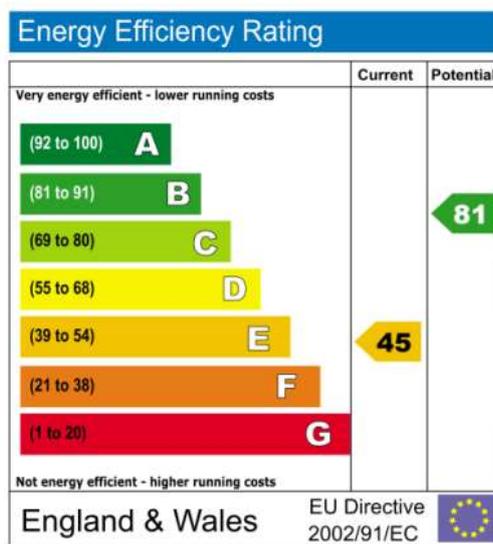
OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES: The Purchaser of the land shall take it subject to such Wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

FENCES & BOUNDARIES: The Purchaser of each lot will be required to maintain in stock proof condition the fences marked with a "T" on the side of the fence to which it belongs. Where there is no fence built or existing, or, where the existing fence is not in reasonable repair, then the Purchaser of the Lot with "T" marked on that side will be required to erect an adequate stock proof fence within three months of completion and thereafter maintain it in a stock proof condition. The responsibility of fencing of the original boundary of the land has been marked according to the best knowledge of the Vendor, but it is in no way guaranteed and intending Purchasers should make their own enquiries. Any discrepancy in this respect shall not annul the sale nor give rise to any claim for compensation whatsoever.

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.

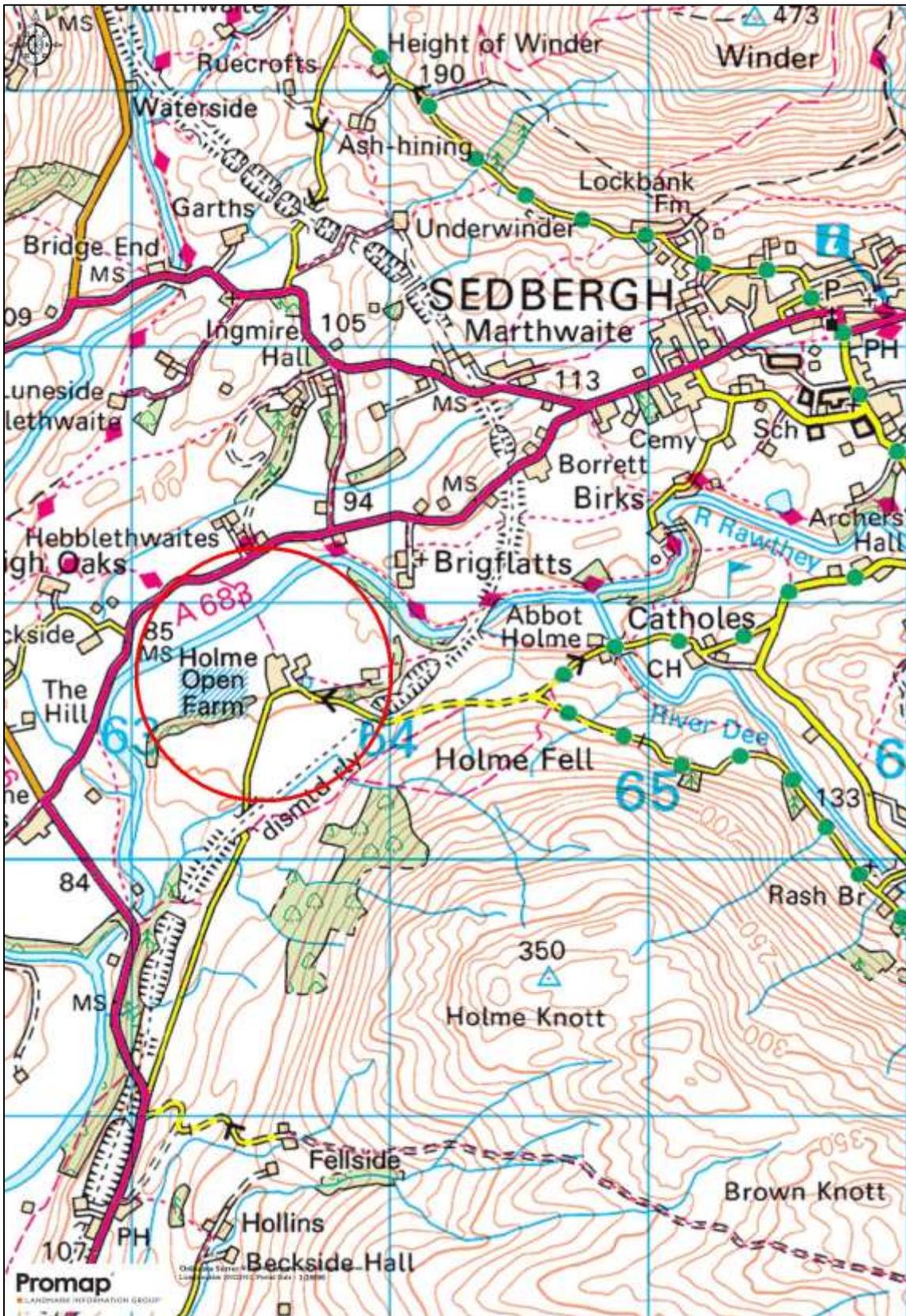
INSURANCE: As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall affect his/their own insurance's accordingly.

FARM SALE: The vendor reserves the right to hold dispersal sales of live and dead stock on the premises at any time prior to completion.



Location Plan

(for identification purposes only - not to scale)



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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.