

SEPTEMBER 2017

PROPERTY GUIDE

Higher Lythe Tatham Fells, Lowgill Nr Lancaster LA2 8RE



Price: £495,000 or Offers

Comprising a thoroughly renovated Grade II Listed 17th Century farmhouse (1679 date stone) providing **3 bedroomed character accommodation** together with an adjoining former stone barn converted into a self contained **1 bedroom luxury annex**, an adjacent detached study/games room incorporating 2 further rooms creating a further **potential 2 bedroomed self contained guest annex, ancillary stables/outbuildings, detached garage** and **3.46 acres** or thereabouts of excellent adjoining meadowland which extends the overall property to **4.90 acres in total**.

Situated in a lovely rural location with magnificent long distance rural views in the Trough of Bowland area of outstanding natural beauty approx 4.5 miles from the market town of High Bentham and within approx 18 miles of Lancaster and the M6.

Weblink: <http://www.rturner.co.uk/higher-lythe.pdf>
Bentham Office: Ref PH156 - See Page 6 & Back Page

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Residential Properties With Land (1 Acre Plus), Farms & Equine For Sale

Offers Around £1.3 Million



The Ashes, Halfpenny Lane, Longridge, Preston PR3 2EA

Detached five bedroom period residence with a range of stone built and brick built farm buildings in a secluded setting of **8.44 acres** including roadside meadows either side of the private tree lined driveway from Halfpenny Lane.

Offered for sale as a whole this is a unique opportunity to acquire a character property with enormous potential.

Sawley Office

Weblink: <http://www.rturner.co.uk/the-ashes.pdf>

£1,250,000 Region



Woodgill Farm, Keasden, Clapham, Nr Lancaster, LA2 8HB

Are you looking for a prestigious rural property that gives you a true sense of being literally "*Sat on Top of the World*"? Then look no further! "Woodgill" offers some lucky person the golden opportunity to complete to one's own preference an unfinished project representing the current owners life time ambition that has reluctantly had to be placed on the open market due to ill health.

The main house comprises a prestigious completely new build weather tight shell of a spacious 5 bedroomed (all ensuite) detached residence professionally constructed to exacting standards situated on the crown of Keasden Head with all principal rooms affording truly spectacular long distance rural views extending over the renowned Yorkshire Dales Three Peaks and distant Lakeland Hills.

In addition to the main residence (which was granted planning permission in 2015 as a replacement dwelling) there is, just a couple of hundred yards adjacent, the old original Woodgill Farmstead comprising a detached comfortable 3 bedroomed 18th Century Farmhouse and principally two detached traditional stone built barns and a modern general purpose building, kennels etc. all of which sit central to 60.27 acres or thereabouts of surrounding meadow and pasture land within a ring fence incorporating a particularly stunning wooded ghyll with Keasden Beck flowing through together with enjoying registered grazing rights (42.5 gaits) on Clapham common for 170 sheep with followers or 212 woolled sheep.

Bentham Office – Ref: PW153

Weblink: <http://www.rturner.co.uk/woodgill-farm.pdf>

<http://www.rturner.co.uk/woodgill-farm-plans.pdf>



Offers In The Region Of £1.1 Million



Holme Farm, Middleton, Sedbergh, LA10 5ET

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.

Crooklands Office

Weblink: <http://www.rturner.co.uk/holme-farm.pdf>

Price £995,000

SOLD STC

Good Heys Farm, Thornley-with-Wheatley, Preston, Lancs. PR3 2TL

A superb **equestrian property** perfectly situated and finished to a high specification **set in 9.5 acres** Located in an area of outstanding natural beauty peacefully surrounded by views of the Lancashire fells and open countryside it is a true hideaway for the lifestyle buyer.

This renovated 4 bedroom farmhouse offers flexible living accommodation with detached single bedroom granary.

Stables for 10 horses, surrounding paddocks, ménage, large walled garden, tennis court and garaging.

Sawley Office – Ref: JT

Weblink: <http://www.rturner.co.uk/good-heys-farm.pdf>



Price £850,000



**Lennox Farm, Clitheroe Old Road, Dutton, Longridge, Preston.
24 Acres Additional Land Available - £75,000..**

A charming five bedroom residence **set in 3 acres of gardens** full of character features with a wealth of natural stonework complimented with exposed oak timbers in a private elevated setting in the Forest of Bowland Designated Area of Outstanding Natural Beauty with a southerly aspect and extensive views of the unspoilt Ribble Valley countryside to the south and heather moors to the west. The property is freehold with vacant possession and includes landscaped gardens with a useful range of outbuildings and stables. Easy access for M6 & M65 motorway network. The area is renowned for good schools such as Stoneyhurst College, Oakhill College and local primary/secondary education.

Sawley Office

Weblink: <http://www.rturner.co.uk/lennox-farm.pdf>

Guide Price £775,000 As A Whole



Cowhouse Farm, Bingley Road, Cullingworth. BD13 5JE

Cowhouse Farm presents an increasingly rare opportunity to buy a **compact self-contained smallholding** with a substantial **four bed farmhouse**, a **good range of modern buildings**, yard and meadow and pasture land extending in total to **14.50 hectares (35.83 acres)** or thereabouts, in an enviable location on the outskirts of Cullingworth.

The House Subject to an Agricultural Occupancy Clause.

Available as a whole or in 3 lots/

Sawley Office

Weblink: <http://www.rturner.co.uk/cowhouse-farm.pdf>

REDUCED to £750,000



New Hall Head, Woodhead, Belthorn, Lancs. BB1 2NP

An exceptional 6 bedroom property full of character and presented to a high standard, tucked away in the small village of Belthorn, Lancashire, enjoying a secluded setting overlooking the open countryside of the West Pennine moors. This historic property has good access to all major road networks, local schools and major cities. Large gardens, private parking, garaging and traditional features give this property real appeal to many varied home buyers.

New Hall Head is stone built under a stone flagged roof originally built in the 1700's with a 1725 date stone above the front porch and it retains many of its original features having been extended over the years. It is now a six bedroom residence with a large open plan kitchen and dining area and the property extends in total to over 320 sq.m² or 3444 sq.ft. It is situated on the edge of the West Pennine moors and the property has panoramic south facing views over green countryside, enjoying a secluded setting surrounded by private grounds with a gated drive. A real advantage to this property is its proximity to all major road networks, making it very attractive to city commuters, yet retaining its rural and peaceful setting. The property has many luxury features and fittings throughout, including underfloor heating, open feature fireplaces, flagged window sills, mullion windows, solid wood doors and floors, exposed original wood beams and many more interesting features.

Sawley Office

Weblink: <http://www.rturner.co.uk/new-hall-head.pdf>



£725,000 Region

Wherside Manor, Dent, Sedbergh, LA10 5RE

A unique opportunity to purchase a Grade II Listed Gentleman's residence reputed to be the inspiration behind Bronte's 'Wuthering Heights' together with outhouses and grounds extending to 4.71 acres (1.91 ha). The property is situated on the 'Dales Way' in beautiful Dentedale in the Yorkshire Dales National Park, close to the renowned Sedbergh School. The nine bedroom property would lend itself to a number of uses, including private dwelling, bed & breakfast or boutique hotel (subject to the granting of appropriate consents).

VIEWING HIGHLY RECOMMENDED AND BY APPOINTMENT ONLY

Crooklands Office

Weblink: <http://www.rturner.co.uk/wherside-manor.pdf>



Price On Application

Woodgill Farm, Keasden, Clapham, Nr Lancaster, LA2 8HB

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The main house comprises a prestigious completely new build weather tight shell of a spacious 5 bedroomed (all ensuite) detached residence professionally constructed to exacting standards situated on the crown of Keasden Head with all principal rooms affording truly spectacular long distance rural views extending over the renowned Yorkshire Dales Three Peaks and distant Lakeland Hills. Together with 36.30 Acres meadow and pastureland.

Bentham Office – Ref: PW153

Weblink: <http://www.rturner.co.uk/woodgill-farm.pdf>
<http://www.rturner.co.uk/woodgill-farm-plans.pdf>



REDUCED £699,000 Region As A Whole

Greenlands Farm, Raber Top Lane, Ingleton, North Yorkshire, LA6 3DR

Comprising an attractive mid 19th Century traditional stone farmhouse (1850 date stone) which has been thoroughly renovated and extended to provide spacious 5 bedroomed accommodation together with adjoining stone outbuildings, a detached modern general purpose building and 14.34 acres or thereabouts of surrounding (ring fenced) meadow and pastureland principally in 3 parcels and incorporating 34 sheep gaits on Ingleborough Common.

Bentham Office – Ref: PG142

Weblink: <http://www.rturner.co.uk/greenlands-farm.pdf>



Lot 1: £650,000

Lot 2: £200,000

Windy Arbour Farm, Out Lane, Chipping, Preston. PR3 2NQ

About 16 acres - Planning Permission for 3 Holiday Lets

A unique 4 bedroom character property with a detached range of buildings in a ring fence.

A fantastic opportunity to acquire a multi functional property ideally suited to the lifestyle and investment buyer. Situated in an elevated position in an area of outstanding natural beauty in the rural village of Chipping with some of the best views the area has to offer. Overlooking the Lancashire fells to all elevations and surrounded by its own grounds. The property is offered for sale as a whole by private treaty in two lots where Lot 2 shall not be sold prior to Lot 1.

Sawley Office – Ref: JT

Weblink: <http://www.rturner.co.uk/windy-arbour.pdf>



**£650,000 As A Whole
UNDER OFFER**

Fairclough House & Higher Fairclough, Loud Bridge, Chipping, PR3 2NX

A character 4 bedroom residence adjoining Loud Bridge Road known as Fairclough House with garden and car parking and Higher Fairclough Light Industrial Workshop Complex with access from Loud Bridge Road comprising two workshop units (each 39' x 65') and stores with office accommodation above (19' x 65') with extensive concrete surface vehicle park extending in area to over 1 acre freehold with vacant possession.

Offers will be considered for the workshop and vehicle park without Fairclough House.

Sawley Office

Weblink: <http://www.rturner.co.uk/fairclough-house.pdf>



£625,000 Region

The Coach House, Burrow Heights, Nr Lancaster

A detached lovely 4 bedroomed stone built barn conversion residence (converted circa 1985) set in over 0.50 acre mature garden grounds having spacious accommodation incorporating a generous sized bespoke dining kitchen complete with an Aga oven range and a fabulous first floor lounge taking full advantage of lovely rural views together with boasting an integral double garage and a further detached stone faced double garage incorporating purpose built stables *having ideal potential for conversion to ancillary living accommodation or even a separate dwelling subject to further necessary planning consent being obtained.*

Being pleasantly situated enjoying a good degree of privacy in a slightly elevated roadside position along a back road conveniently within only 2½ miles of the M6 junction 33 and within only 3 miles of Lancaster City Centre.

Bentham Office – Ref: PC146

Weblink: <http://www.rturner.co.uk/the-coach-house.pdf>



Residence & Gardens 1 Acre £500,000
2 Steel Sheds 0.75 Acre £150,000



Tudor Farm, Sowerby Road, St Michaels On Wyre, Preston, Lancashire

A desirable modern seven bedroom detached residence with a range of steel frame general purpose buildings in a rural setting with panoramic views. The property adjoins Sowerby Road and is conveniently situated for the M6 Motorway and main road network for the North West. The property is freehold with vacant possession.

Sawley Office

Weblink: <http://www.rturner.co.uk/tudor-farm.pdf>

Offers Circa £500,000



Little Woodfield Farm, Longsight Road, Clayton le Dale, Blackburn BB2 7JA

A valuable residential smallholding comprising a spacious three bedroom stone built farmhouse and adjoining barn conveniently located with driveway access from the A59 Clitheroe – Preston Road with one acre of extensive gardens and over seventeen acres of grassland with some woodland freehold with the benefit of vacant possession on the house, barn and garden (land 1 May 2018) for sale as a whole or in two Lots.

Offers Circa £500,000.

17 acres £125,000 optional.

Sawley Office

Weblink: <http://www.rturner.co.uk/little-woodfield-farm.pdf>

£500,000



High Barn Farm, Facit, Whitworth, Rochdale, OL12 8LU

Originally a farmhouse with an adjoining barn this property was developed into a charming three bedroom residence some fifteen years ago and now comprises a well situated south facing property with two lounges, living room/diner, kitchen, utility and range of outbuildings freehold with the benefit of vacant possession with the option to purchase over twenty nine acres of adjoining grassland at £150,000.

Access is from Market Street (A671 Rochdale Road), Facit, Whitworth, up Studd Brow and past St John's Church and Vicarage and next left onto the private driveway to High Barn.

Sawley Office

Weblink: <http://www.rturner.co.uk/high-barn-farm.pdf>

Price £495,000
SOLD STC



Monk Hall Farm, Shay Lane, Briercliffe, Burnley, BB10 3PJ

A character attached stone built barn conversion with open plan lounge, study, snug, fully fitted dining kitchen with Aga, utility, 3 bedrooms, dressing room, bathroom together with an undeveloped middle section of barn with planning permission to extend the residence or create a cottage. There is a useful detached workshop and store. There is a disused outbarn with about 30 acres of meadow and pasture and 15 acres of wooded clough with public footpath and steps down to Thursden Brook all freehold with the benefit of vacant possession.

Sawley Office

Weblink: <http://www.rturner.co.uk/monk-hall-farm.pdf>

£495,000 or Offers



Higher Lythe, Tatham Fells, Lowgill, Nr Lancaster, LA2 8RE

Comprising a thoroughly renovated Grade II Listed 17th Century farmhouse (1679 date stone) providing **3 bedroomed character accommodation** together with an adjoining former stone barn converted into a self contained **1 bedroom luxury annex**, an adjacent detached study/games room incorporating 2 further rooms creating a further **potential 2 bedroomed self contained guest annex, ancillary stables/outbuildings, detached garage** and **3.46 acres** or thereabouts of excellent adjoining meadowland which extends the overall property to **4.90 acres in total**.

Situated in a lovely rural location with magnificent long distance rural views in the Trough of Bowland area of outstanding natural beauty.

Bentham Office – Ref: PH156

Weblink: <http://www.rturner.co.uk/higher-lythe.pdf>

Offers Over £450,000**Clare Farm, Grange Lane, Hutton, Preston, PR4 5JH**

Clare Farm comprises a detached three bedroom farmhouse constructed of cavity brick walls under a blue slate roof, a detached range of cattle sheds and loose boxes constructed of brick walls under blue slate rooves with the benefit of Class Q permitted development capable of creating a three bedroom detached bungalow and grass paddock in all extending to just over one acre all freehold with the benefit of vacant possession.

Clare Farm is offered for sale by private treaty as one lot but a split may be considered.

Sawley Office

Weblink: <http://www.rturner.co.uk/clare-farm.pdf>

Offers In The Region Of £390,000**Brook House, Brough, Kirkby Stephen, Cumbria**

A spacious 3 bedroomed farmhouse with potential to extend into the adjoining barn (subject to the granting of planning permission), together with outbuildings, stables, a 40m X 20m ménage and 1.74 acres pastureland.

Crooklands Office

Weblink: <http://www.rturner.co.uk/brook-house.pdf>

FURTHER REDUCED to £375,000 Region**Raby Cottage, Hardendale, Shap, Cumbria**

A three bedroom detached cottage with outbuildings including traditional stone barn and steel portal frame store, together with Kennels and Cattery and a paddock to the rear.

Being located just over 1 mile from Junction 39 of the M6 the property offers an ideal opportunity for purchasers to reside in the countryside with the benefit of good links to Penrith, Carlisle and Kendal.

Crooklands Office

Weblink: <http://www.rturner.co.uk/raby-cottage.pdf>

Price On Application**Woodgill Farm, Keasden, Clapham, Nr Lancaster, LA2 8HB**

Woodgill Farmstead comprising a detached comfortable 3 bed 18th Century Farmhouse and principally 2 detached traditional stone built barns and a modern general purpose building, kennels etc. and 12.65 acres land.

Bentham Office – Ref: PW153

Weblink: <http://www.rturner.co.uk/woodgill-farm.pdf>

Residential Properties For Sale(under 1 acre)

REDUCED to £510,000 Region



Long Gill, Bowderdale, Newbiggin On Lune, Kirkby Stephen, CA17 4NB

A unique opportunity to purchase an attractive three bedroom traditional stone built farmhouse with attached large stone barn, private drive and spacious gardens situated in the Yorkshire Dales National Park with excellent access to the A685 and M6 Motorway. The barn has potential for a number of uses (subject to the granting of any necessary permissions). Viewing is highly recommended.

Crooklands Office

Weblink: <http://www.rturner.co.uk/long-gill.pdf>

£500,000 Region



21 Hornby Hall Close, Hornby, Nr Lancaster, LA2 8LB

An early 1970's 5 bedroomed detached family residence incorporating a self contained 1 bedroomed annex, affording full gas central heating, sealed unit double glazing, private forecourt parking and mature generous sized private rear gardens incorporating orchard area with greenhouse and sheds. Occupying a pleasant and peaceful location at the end of a small select private cul-de-sac enjoying lovely valley views and conveniently being just a short walking distance from village shops and amenities in the picturesque Lune Valley village of Hornby.

Bentham Office – Ref: PH194

Weblink: <http://www.rturner.co.uk/21-hornby-hall-close.pdf>

Offers in the Region of £425,000



The Chapel, Over Kellet, Carnforth, LA6 1DS

An opportunity to purchase a sympathetically converted former chapel now providing spacious family accommodation with three double bedrooms, open plan kitchen diner, large living area, family room and office space. The property benefits from extensive grounds which provide further accommodation including; detached self contained annexe with ensuite bedroom, kitchen and living room, a single garage, a hair salon and two further outbuildings together with chicken coup, dog run and a large private yard area. Viewing is highly recommended.

Crooklands Office – Ref: HT

Weblink: <http://www.rturner.co.uk/the-chapel.pdf>

£395,000 Region



Gruskham, Mewith, Bentham, Nr. Lancaster

An attractive Grade 11 listed former farmhouse with annexe and attached barn set in a splendid secluded location on the edge of Burn Moor in the Forest of Bowland AONB.

The property is currently used as a holiday cottage but has potential to make an extensive family home subject to obtaining the necessary planning permission. The property exhibits a wealth of original features including mullioned windows, flag floors, inglenook fireplace and an original 5' doorway mentioned in the listing. The property is currently run as a holiday let and is marketed by Yorkshire cottages (www.yorkshire-cottages.info).

Bentham Office - Ref: PG125 (JCP)

Weblink: <http://www.rturner.co.uk/gruskam.pdf>

REDUCED to £375,000 Region



Malt House, Melling, Nr Kirkby Lonsdale

Spacious Family Residence in Good Sized Grounds with Superb Lune Valley Views and Further Development Potential

An attractive double fronted Victorian family residence (1884 date stone!) affording spacious 4 bedroomed accommodation which ideally lends itself for some internal upgrading and incorporates 2 reception rooms, useful basement cellars and detached double garage all set within a generous parking/garden curtilage which may admirably lend itself for further development potential (subject to necessary planning and possible listed building consent being obtained by the purchaser).

Bentham Office – Ref: PM141

Weblink: <http://www.rturner.co.uk/malt-house.pdf>

Offers Circa £350,000



Little Woodfield Farm, Longsight Road, Clayton le Dale, Blackburn BB2 7JA

A valuable residential smallholding comprising a spacious three bedroom stone built farmhouse and adjoining barn conveniently located with driveway access from the A59 Clitheroe – Preston Road with one acre of extensive gardens and over seventeen acres of grassland with some woodland freehold with the benefit of vacant possession on the house, barn and garden (land 1 May 2018) for sale as a whole or in two Lots.

Offers Circa £500,000. As a whole or House & ½ garden £350,000. Barn & ½ garden £150,000.

17 acres £125,000 optional.

Sawley Office

Weblink: <http://www.rturner.co.uk/little-woodfield-farm.pdf>

Guide Price £350,000



Dorval House, 26 Ingol Lane, Hambleton, Lancashire

A well proportioned three double bedroomed detached house, finished to a high standard and in good decorative order, situated in Hambleton. The property is close to local convenience stores, primary school, medical centre and park and has good links to the M55 motorway. This well presented property is ready to walk in to and provides generous family accommodation and offers high quality fittings and modern décor throughout. The property benefits from a double garage and driveway offering ample off street parking with attractive gardens to the front, side and rear.

Crooklands Office

Weblink: <http://www.rturner.co.uk/dorval-house.pdf>

Price On Application



Dendron Farmhouse, Dendron, Ulverston, Cumbria

Potential Development Site. A 5 bedroom rendered former farmhouse, in need of complete renovation, together with attached traditional stone barn with lapsed planning permission for 2 additional properties. Further land available.

Crooklands Office

Web Links: Particulars: <http://www.rturner.co.uk/dendron-farm.pdf>

Plans: <http://www.rturner.co.uk/dendron-farm-plans.pdf>

Bat Survey: <http://www.rturner.co.uk/dendron-farm-bat-survey.pdf>

REDUCED to £325,000 Region



Bigber Farm, High Bentham, Nr Lancaster.

An attractive and historic Grade II Listed mullion windowed stone built farmhouse which has been lovingly renovated by the current owners gradually over the last 30 years resulting in a beautiful spacious 3 bedroomed family residence affording a wealth of old oak beamed character and incorporating a fitted farmhouse kitchen, predominantly full sealed unit double glazing, gas central heating, garage, tack room and generous garden areas including greenhouses and vegetable garden plot.

Being conveniently situated on the town fringe in a pleasant slightly elevated position affording lovely views.

Bentham Office – Ref: PB213

Weblink: <http://www.rturner.co.uk/bigber-farm.pdf>

Offers Over £298,000



Beckside, Far Westhouse, Nr Ingleton, Carnforth

Comprising a tastefully improved semi-detached family house with 5 bedrooms over 3 floors incorporating 2 reception rooms, modern fitted breakfast kitchen, UPVC sealed unit double glazing, oil central heating, private driveway parking, garage and twin car port.

Enjoying a pleasant rural location with lovely views in the small Yorkshire Dales National Park hamlet of Far Westhouse, conveniently just off the A65

Kendal/Skipton trunk road 1 mile West of Ingleton and approximately 5 miles East of Kirkby Lonsdale.

Bentham Office: - Ref: PB174

Weblink: <http://www.rturner.co.uk/beckside.pdf>

Offers In Excess Of £275,000**Brook House, Nateby, Kirkby Stephen**

An opportunity to acquire a substantial village property with scope for extension into attached stone barn to the rear to provide flexible accommodation for a dependant relative or perhaps bed and breakfast subject to obtaining the necessary consents

Bentham Office - Ref: PB255 (JCP)**Weblink:** <http://www.rturner.co.uk/brook-house-nateby.pdf>**REDUCED to £275,000 Region****Middle Birks Barn, Keasden, North Yorkshire**

Converted from a traditional stone built out barn in 2001 Middle Birks offers cosy 3 bedroomed living accommodation incorporating 2 storey *B1 workspace* (ie for use for office, studio, high tech, light industry etc) in an elevated yet sheltered private rural location encompassing spectacular long distance rural views extending over the renowned Yorkshire Dales Peaks.

Please note The planning permission states:- The occupation of the residential accommodation shall be limited to persons solely or mainly employed or last employed in the business occupying the workspace, or a widow or widower of such a person, or any resident dependants.

Bentham Office – Ref: PM138**Weblink:** <http://www.rturner.co.uk/middle-birks-barn.pdf>**REDUCED to £265,000 Region****Martondale, Thornton-In-Lonsdale, Ingleton, Carnforth, Lancashire. LA6 3PD**

An attractive detached spacious 3 bedroomed bungalow built of stone and pebble dashed under a tiled roof, having lawned garden with shrubs and to the front paved area across the access to the double garage and flower border.

The property is situated in the Hamlet of Thornton-In-Lonsdale being in walking distance of the public house and church.

Bentham Office – Ref: PM154 (JCP)**Weblink:** <http://www.rturner.co.uk/martondale.pdf>**FURTHER REDUCED to £255,000 Region****East Gate Lodge, Keer Holme Lane, Capernwray, (Nr Arkholme/Carnforth).**

Dilapidated Detached Rural Bungalow with Paddock. Comprising a predominantly stone built/slate roofed detached 3 bed bungalow extending to approx 1,200 sq feet being in very poor internal condition and accordingly probably more ideally lending itself for possible demolition and replacement with a new dwelling (***subject to necessary planning consent etc. being obtained by the purchaser.***) The property occupies a generous 0.40 acre plot together with enjoying an adjacent circa ½ acre paddock in a lovely open rural location alongside a predominantly peaceful back road conveniently just 4 miles from Carnforth and M6 junction 35.

Bentham Office – Ref: PE32**Weblink:** <http://www.rturner.co.uk/east-gate-lodge-capernwray.pdf>**£250,000 Region****Sunnyside Bungalow, Harley Bank, High Bentham Road, Low Bentham, Nr Lancaster. LA2 7BU**

An improved and extended 3 bedroomed detached true bungalow with a lovely lounge with picture window overlooking a generous sized enclosed rear garden together with affording breakfast kitchen, separate dining room, gas central heating, full UPVC sealed unit double glazing and private driveway parking. Being pleasantly situated in a village fringe location within only 1 mile of High Bentham's comprehensive shopping facilities and conveniently within only 14 miles commuting distance of Lancaster and the M6.

Bentham Office – Ref: PS196**Weblink:** <http://www.rturner.co.uk/sunnyside-bungalow.pdf>

REDUCED to £240,000 Region



Barker House, 17 Springfield, High Bentham, Nr Lancaster

An ideal 3 bedroomed Semi detached family house enjoying a good sized modern fitted dining kitchen, separate lounge, recently built conservatory, cloakroom with shower, full sealed unit double glazing, gas central heating, private driveway parking, garage and gardens to the front and rear.

The property also benefits from a maximum 4KW domestic solar PV system of 15 South facing solar panels fitted November 2011 (25 years life expectancy) revenue and power from which substantially reduces annual domestic energy costs.

Bentham Office – Ref: PB242

Weblink: <http://www.rturner.co.uk/barker-house.pdf>

£235,000 Region



Barton House, 2 Main Street, Bentham, Nr. Lancaster

A spacious and attractive 3 bedroomed tastefully improved town house having a large loft with conversion potential and occupying an imposing corner location in the popular small rural market town of High Bentham enhanced by full sealed unit double glazing, gas central heating and a most pleasant mature garden area to the front and an attractive courtyard seating area to the rear.

Bentham Office – Ref: PB263

Weblink: <http://www.rturner.co.uk/barton-house.pdf>

REDUCED to £224,000 Region



Creag Mhor, 4 Robin Lane, High Bentham, Nr Lancaster

An immaculately presented and well maintained fine example of a beautiful period residence in a small terrace of only three, boasting a wealth of original ornate features and character and extending to spacious 4 bedroomed family accommodation over 3 floors; incorporating 2 reception rooms, basement cellar, full double glazing, gas central heating, front garden and rear yard with garage and store.

Being pleasantly situated set back from the main road within convenient walking distance of main street shops and amenities.

Bentham Office – Ref: PR57

Weblink: <http://www.rturner.co.uk/4-robin-lane.pdf>

REDUCED to £210,000 Region



Barnold, Ingleton, North Yorkshire

A recently improved 3 bedroomed detached house affording full sealed unit double glazing, oil central heating, private driveway parking and easily managed garden areas.

Situated enjoying rural views on the village outer fringe conveniently within just a few minutes walking distance of shops and amenities.

Bentham Office – Ref: PB247

Weblink: <http://www.rturner.co.uk/barnold.pdf>

**£205,000 Region
UNDER OFFER**



Wyngarth, 33 Goodenber Road, High Bentham, Nr Lancaster, LA2 7JD

A semi detached improved 3 bedroom ideal family house conveniently positioned near to the centre of town offering full sealed unit double glazing, gas central heating, modern fitted kitchen incorporating a lovely open plan living/dining area, separate lounge, cloakroom, utility room, modern bathroom, private driveway, with ample parking, L-shaped garage / workshop, and gardens to the front and rear.

Bentham Office – Ref: PW158

Weblink: <http://www.rturner.co.uk/wyngarth.pdf>

REDUCED to £199,950 Region



8 Greenfoot Lane, Cross Lane, Low Bentham, Nr Lancaster. LA2 7HB

Lovely 3 bedroomed semi-detached house with generous frontage parking together with gas central heating, part sealed unit double glazing, adjoining garage and good sized rear lawned garden with timber workshop and shed.

Pleasantly situated on the outer fringe of Low Bentham village within only 14 miles commuting distance of Lancaster and The M6.

Bentham Office – Ref: PG96

Weblink: <http://www.rturner.co.uk/8-greenfoot-lane.pdf>

£195,000 Region



Wenning Cottage, 29 Main Street, Low Bentham, Nr. Lancaster, LA2 7BZ

An immaculately presented, spacious, thoroughly renovated, 3 bedroomed, 3 storey family residence affording full UPVC sealed unit double glazing, security alarm system and gas fired central heating incorporating under-floor heating system to ground floor.

Situated in the popular small rural village of Low Bentham conveniently within only 14 miles commuting distance of Lancaster and the M6.

Bentham Office – Ref: PW150

Weblink: <http://www.rturner.co.uk/wenning-cottage-29-main-street.pdf>

**House & Cottage - £175,000
Barn - £225,000
UNDER OFFER**



Great Lear Ings, Faugh Lane, Heptonstall, Hebden Bridge, West Yorkshire HX7 7PD

A valuable development opportunity comprising a disused house and adjoining cottage recorded as built in 1609 and listed as of historic note together with a detached stone built barn with the benefit of planning permission to convert to a five bedroom residence. Offered individually or together the house and cottage development allows for 3,150sq.ft. of living accommodation and the barn development will allow for 2,350sq.ft. of living accommodation. Both properties are freehold with vacant possession.

Sawley Office

Weblink: <http://www.rturner.co.uk/great-lear-ings.pdf>

**Offers Invited Over £175,000
UNDER OFFER**



1 Railway Cottages, Melling, Carnforth, Lancashire LA6 2QY

A spacious 2 bedroomed, brick built, end property in a small row of only 3 having an adjoining large 2 storey garage / workshop / storage building (39' x 19' approx) with a circa 28' x 19' loft under a steel profile roof and having light, power and mains water installed.

Situated on the fringe of Melling village enjoying rural views and conveniently within only 8 miles commuting distance of Lancaster and the M6.

Bentham Office – Ref: PR77

Weblink: <http://www.rturner.co.uk/1-railway-cottages.pdf>

**Offers Over £175,000
SOLD STC**



1 Highfield Terrace, Burton Road, Low Bentham, Nr Lancaster, LA2 7EP

An improved 4 bedroomed end of terrace family property extending over 3 floors incorporating a dining kitchen, cosy lounge with multi fuel stove, useful basement cellar, full gas central heating, sealed unit double glazing, detached former garage currently utilised as a sound proof music studio / office, outside stores, and a generous sized rear garden with greenhouse and shed.

Being pleasantly situated on the village fringe in an elevated position enjoying long distance rural views and conveniently within only 14 miles commuting distance of Lancaster and the M6.

Bentham Office – Ref: PH192

Weblink: <http://www.rturner.co.uk/1-highfield-terrace.pdf>

£169,950 Region



40 Beech Mount Cottage, Mount Pleasant, High Bentham, LA2 7LA

A lovely 3 bedroomed garage linked family home incorporating fitted dining kitchen with breakfast bar, gas central heating, sealed unit double glazing, integral garage, ample private parking and lovely south facing patio area. Situated in an ideal convenient location just a brief walking distance from shops and amenities in the popular rural market town of High Bentham and within only 15 miles commuting distance of Lancaster and the M6.

Bentham Office – Ref: PB234

Weblink: <http://www.rturner.co.uk/40-beech-mount-cottage.pdf>

REDUCED to £165,000 Region



6 New Road, (No 1 Moorlands), Ingleton, North Yorkshire. LA6 3HW

A deceptively spacious traditional stone built terraced cottage in a small row of only 3 incorporating full UPVC sealed unit double glazing, electric storage heating, 2 reception rooms with open fires, breakfast kitchen, basement cellars, two good sized bedrooms, enclosed south facing rear yard/garden area with potential to create a private car standing and a wide pavement frontage suitable for off road parking.

Being conveniently situated within just a few minutes walk of Town Centre shops and amenities on the outskirts of the popular Yorkshire Dales tourist centre of Ingleton on the doorstep to the Yorkshire Dales National Park

Bentham Office – Ref: PN63

Weblink: <http://www.rturner.co.uk/6-new-road.pdf>

Offers Over £150,000



6 Mill Gardens, High Bentham, Nr Lancaster, LA2 7NF

A cosy, well maintained, 3 bedroomed corner property in part of an attractive courtyard development built circa 2000, having new full UPVC sealed unit double glazing, gas central heating, fitted dining kitchen, enclosed rear patio with shed, private parking, communal visitor courtyard parking and further nearby public car parking.

Conveniently situated within just a brief walking distance of main street shops and amenities in the popular rural market town of High Bentham.

Bentham Office – Ref: PM156

Weblink: <http://www.rturner.co.uk/6-mill-gardens.pdf>

**REDUCED to £149,500 Region
For a Quick Sale**



Rose Cottage, Hornby Road, Wray, Nr Lancaster, LA2 8QN

Comprising a tastefully improved period cottage offering extremely light and airy 2 bedroomed accommodation featuring a modern fitted kitchen, new shower room, leaded glass sealed unit double glazing and full gas central heating.

Being conveniently situated on the village outer fringe in the popular Vale of Lune Village of Wray conveniently within only 8 miles commuting distance of Lancaster and the M6.

INTERNAL INSPECTION HIGHLY RECOMMENDED

Bentham Office – Ref: PR75

Weblink: <http://www.rturner.co.uk/rose-cottage-wray.pdf>

FURTHER REDUCED to £146,000 Region



1 Ashbank Villas, Ashbank Lane, High Bentham, Nr Lancaster, LA2 7HX

An improved 3 bedroomed terraced cottage enjoying a fitted dining kitchen, gas central heating, sealed unit double glazing, detached garage, rear yard, paved patio area, greenhouse and shed.

Situated on the outer fringe of High Bentham with a pleasant open field aspect to the front and within only a few minutes walking distance of local shops and amenities.

Bentham Office – Ref: PA65

Weblink: <http://www.rturner.co.uk/1-ashbank-villas.pdf>

£140,000 Region



2 Station Cottage, Melling, Carnforth, Lancs. LA6 2QY

An improvement prospect brick built 2 bed cottage being the middle in a small row of only 3 benefitting from a generous sized garden area incorporating private parking and a divorced semi-detached garage. Being pleasantly situated on the fringe of Melling village enjoying rural views and conveniently within only 8 miles commuting distance of Lancaster and the M6.

Bentham Office – Ref: PS193

Weblink: <http://www.rturner.co.uk/2-station-cottage.pdf>

£125,000 Region



5 Bank Houses, Burton Road, Low Bentham, Nr Lancaster, LA2 7ED

A 2 bed roomed, traditional stone built terraced cottage ideally suited for a first time buyer or as a buy to let/investment or holiday cottage, enjoying a cosy lounge with multi-fuel stove, gas central heating, double glazed windows, fitted kitchen, modern shower room and a good sized enclosed rear garden. Situated in the popular rural village of Lower Bentham conveniently within only 14 miles commuting distance of Lancaster and the M6.

Bentham Office – Ref: PB269

Weblink: <http://www.rturner.co.uk/5-bank-houses.pdf>

**£85,000 Region
UNDER OFFER**



17 Lincoln Avenue, Thornton-Cleveleys, Lancashire, FY5 2DT

A complete renovation / improvement prospect semi-detached, brick built / pebble dashed house under a tiled roof, partially double glazed and private driveway parking.

The property incorporates 2 reception rooms, kitchen, sun room, 2 double bedrooms and bathroom.

Conveniently situated within just a brief walking distance of main street shops and amenities in the popular market town of Thornton-Cleveleys

Bentham Office – Ref: JCP_PL528

Weblink: <http://www.rturner.co.uk/17-lincoln-avenue.pdf>

REDUCED to £85,000 Region



Toby Jug Apartment, 7B Station Road, High Bentham

Potential (subject to planning permission) to divide into two separate apartments/or create a ground floor retail area.

An extremely spacious and much larger than average first floor 3 bed roomed apartment incorporating full sealed unit double glazing, generous ground floor store room/entrance which has formerly been utilized as a garage.



Bentham Office – Ref: PT85

Weblink: <http://www.rturner.co.uk/toby-jug-apartment.pdf>

Residential Property To Let

£1,150 Per Calendar Month



Furze Hill, Cove Road, Silverdale, Carnforth, Lancashire, LA5 0RR

A substantial four bedroom detached rendered gentleman's residence under a slate roof in excellent decorative order comprising conservatory, dining kitchen, 2 large reception rooms, inner hall/study, 4 bedrooms and 2 bathrooms together with spacious grounds including ample off road parking. The property is situated in a quiet rural area, on the outskirts of the popular village of Silverdale with easy access to the M6 Motorway, Lancaster, Kendal and the Lake District.

On a 6 Months Unfurnished Assured Shorthold Tenancy.

Crooklands Office

Weblink: <http://www.rturner.co.uk/furze-hill.pdf>

£600 Per Calendar Month



Wenning Cottage, 29 Main Street, Low Bentham, Nr. Lancaster, LA2 7BZ

An immaculately presented, spacious, thoroughly renovated, 3 bedroomed, 3 storey family residence affording full UPVC sealed unit double glazing, security alarm system and gas fired central heating incorporating under-floor heating system to ground floor.

Situated in the popular small rural village of Low Bentham conveniently within only 14 miles commuting distance of Lancaster and the M6.

On a 6 Months Unfurnished Assured Shorthold Tenancy.

Available Mid-September 2017.

Bentham Office – Ref: PLET276

Weblink: <http://www.rturner.co.uk/wenning-cottage-29-main-street-rental.pdf>

£550 Per Calendar Month



Primrose Cottage, 1 Old Masons Yard, Clapham, Lancaster, LA2 8EB

A lovely 2 bedroomed character terraced stone cottage conveniently situated for local shops and amenities in a predominantly peaceful location on the outer fringe of the popular Yorkshire Dales village of Clapham, situated just off the A65 Kendal/Skipton trunk road and famously renowned for its scenic 3 peaks walks and rural attractions in an area of outstanding natural beauty.

Ingleton 3 miles, Settle 7 miles, Lancaster and the M6 – 20 miles, Kendal and the Lakes 23 miles approx.

On a 6 Months Unfurnished Assured Shorthold Tenancy.

Available Immediately.

Bentham Office – Ref: PLET284

Weblink: <http://www.rturner.co.uk/primrose-cottage.pdf>

£475 Per Calendar Month



1 Borrans Cottage, Burton Road, Low Bentham, Nr Lancaster, LA2 7EB

A delightful and thoroughly renovated lovely 2 bedroomed terraced stone cottage affording Gas central heating, full double glazing, modern fitted dining kitchen with built appliances and enclosed rear patio.

Situated in a central location in the popular small rural village of Low Bentham, conveniently with only 14 miles commuting distance of Lancaster and the M6.

On a 6 Months Unfurnished Assured Shorthold Tenancy (longer term maybe available following initial term).

Available Immediately.

Bentham Office – Ref: PB271

Weblink: <http://www.rturner.co.uk/1-borrans-cottage.pdf>

£395 Per Calendar Month

APPLICATION IN



First Floor Apartment, No 2 Bandroom Flat, High Bentham, Nr Lancaster. LA2 7HF

Comprising a modern newly refurbished single bedroomed first floor apartment incorporating living kitchen, shower room, gas central heating and sealed unit double glazing. Off street vehicular parking facility in neighbouring Auction Mart yard apart from on sale days. Situated in a tucked away predominantly quiet yet central location close to all local amenities.

On a 6 Months Unfurnished Assured Shorthold Tenancy (longer term maybe available following initial term).

Available Mid-June 2017.

APPLICATION IN

Bentham Office – Ref: PLET163

Weblink: <http://www.rturner.co.uk/2-bandroom-flats.pdf>

Development Prospect Property, Barns, Buildings/Workshops, Stables, Commercial and Business Opportunities etc. For Sale

£1,250,000 Region

Woodgill Farm, Keasden, Clapham, Nr Lancaster, LA2 8HB



Are you looking for a prestigious rural property that gives you a true sense of being literally "Sat on Top of the World"? Then look no further! "Woodgill" offers some lucky person the golden opportunity to complete to one's own preference an unfinished project representing the current owners life time ambition that has reluctantly had to be placed on the open market due to ill health.

The main house comprises a prestigious completely new build weather tight shell of a spacious 5 bedroomed (all ensuite) detached residence professionally constructed to exacting standards situated on the crown of Keasden Head with all principal rooms affording truly spectacular long distance rural views extending over the renowned Yorkshire Dales Three Peaks and distant Lakeland Hills.

In addition to the main residence (which was granted planning permission in 2015 as a replacement dwelling) there is, just a couple of hundred yards adjacent, the old original Woodgill Farmstead comprising a detached comfortable 3 bedroomed 18th Century Farmhouse and principally two detached traditional stone built barns and a modern general purpose building, kennels etc. all of which sit central to 60.27 acres or thereabouts of surrounding meadow and pasture land within a ring fence incorporating a particularly stunning wooded ghyll with Keasden Beck flowing through together with enjoying registered grazing rights (42.5 gaits) on Clapham common for 170 sheep with followers or 212 woolled sheep.

Bentham Office – Ref: PW153

Weblink: <http://www.rturner.co.uk/woodgill-farm.pdf>

<http://www.rturner.co.uk/woodgill-farm-plans.pdf>

**Offers Invited
Development Opportunity**



Circa 7.00 Acres (2.90ha) Freehold Land with Potential for Residential Development, (Off Stricklands Lane), Stalmine, Poulton-Le-Fylde. FY6 0LL

The land has been identified within the Wyre Council New Local development plan as being potentially suitable for residential development and comprises a ring fenced parcel extending according to ordnance survey, to 7.169 acres (2.901ha) or thereabouts, located abutting the A588 Stricklands Lane in the County Parish of Stalmine-with-Staynall.

Offers are sought for either an immediate unconditional outright sale of the land or alternatively on a usual conditional "Option Agreement" basis subject to payment of a non returnable option fee (fee and term negotiable) and payment of the vendor's reasonable legal fees related to the transaction.

Bentham Office – Ref: PL505

Weblink: <http://www.rturner.co.uk/7-acres-stalmine.pdf>

**£650,000 As A Whole
UNDER OFFER**

Fairclough House & Higher Fairclough, Loud Bridge, Chipping, PR3 2NX



A character 4 bedroom residence adjoining Loud Bridge Road known as Fairclough House with garden and car parking and Higher Fairclough Light Industrial Workshop Complex with access from Loud Bridge Road comprising two workshop units (each 39' x 65') and stores with office accommodation above (19' x 65') with extensive concrete surface vehicle park extending in area to over 1 acre freehold with vacant possession.

Offers will be considered for the workshop and vehicle park without Fairclough House.

Sawley Office

Weblink: <http://www.rturner.co.uk/fairclough-house.pdf>

£600,000

Middleton Hall Farm, Goosnargh, Preston, Lancashire



An exclusive development project with access is from Mill Lane via a farm road through Cross House Farm. Middleton Cottage, Middleton Hall and The Stables are to be retained. 2 barns are offered for sale comprising 4 units with total internal floor areas as follows:-

The Lodge - 4 bed attached 2215 sq ft. approx

The Grange - 3 bed attached 1585 sq ft. approx

The Gatehouse - 3 bed attached 2025 sq ft approx

The Keepers Barn - 4 bed attached 2005 sq ft. Approx.

Sawley Office

Weblink: <http://www.rturner.co.uk/middleton-farm.pdf>

REDUCED to £510,000 Region



Long Gill, Bowderdale, Newbiggin On Lune, Kirkby Stephen, CA17 4NB

A unique opportunity to purchase an attractive three bedroom traditional stone built farmhouse with attached large stone barn, private drive and spacious gardens situated in the Yorkshire Dales National Park with excellent access to the A685 and M6 Motorway. The barn has potential for a number of uses (subject to the granting of any necessary permissions). Viewing is highly recommended.

Crooklands Office

Weblink: <http://www.rturner.co.uk/long-gill.pdf>

**Residence & Gardens 1 Acre £500,000
2 Steel Sheds In 0.75 Acre £150,000**



Tudor Farm, Sowerby Road, St Michaels On Wyre, Preston, Lancashire

A desirable modern seven bedroom detached residence with a range of steel frame general purpose buildings in a rural setting with panoramic views. The property adjoins Sowerby Road and is conveniently situated for the M6 Motorway and main road network for the North West. The property is freehold with vacant possession.

Sawley Office

Weblink: <http://www.rturner.co.uk/tudor-farm.pdf>

Offers Circa £500,000



Little Woodfield Farm, Longsight Road, Clayton le Dale, Blackburn BB2 7JA

A valuable residential smallholding comprising a spacious three bedroom stone built farmhouse and adjoining barn conveniently located with driveway access from the A59 Clitheroe – Preston Road with one acre of extensive gardens and over seventeen acres of grassland with some woodland freehold with the benefit of vacant possession on the house, barn and garden (land 1 May 2018) for sale as a whole or in two Lots.

Offers Circa £500,000. As a whole.

(House & ½ garden £350,000. Barn & ½ garden £150,000.)

17 acres £125,000 optional.

Sawley Office

Weblink: <http://www.rturner.co.uk/little-woodfield-farm.pdf>

Offers Invited



Outhwaite, Roeburndale East, Wray, Nr Lancaster

Comprising an Historic range of Grade II Listed redundant stone built barns which previously held detailed Planning Consent (lapsed August 2009) for conversion into 3 residential dwellings with garaging.

The buildings are situated in an attractive courtyard setting in a fabulous elevated location in the heart of Roeburndale East - an area of outstanding natural beauty commanding spectacular panoramic views overlooking the beautiful Lune Valley to the Lake District and Pennine Mountain Ranges beyond yet conveniently only 2 miles from the Vale of Lune Village of Wray and circa 8 miles from Lancaster and the M6 – Junction 34.

Bentham Office – Ref: PO38

Weblink: <http://www.rturner.co.uk/outhwaite.pdf>

Guide Price – £450,000



Development Site, Williamsland Farm, Slyne, Lancaster, LA2 6AE

An attractive range of traditional stone barns in a rural location within the popular Parish of Slyne with full planning permission for 4 residential dwellings, together with the creation of a new access, associated stores and a biomass plant room.

The property comprises a large range of attractive stone barns comprising two attached barns and two smaller detached barns set in a courtyard formation off Hasty Brow Road with views to open countryside. The site provides an exceptional development prospect in a highly sought after area and accompanied viewing is highly recommended. Planning consent was granted on 27th July 2016 for conversion to two 3 bedroom and two 4 bedroom properties, together with the creation of a new access, bin stores and a biomass plant room. The site is spacious with ample parking and garden areas however further land can be made available by negotiation.

VIEWING HIGHLY RECOMMENDED

Crooklands Office

Weblink: <http://www.rturner.co.uk/development-site-williamsland-farm.pdf>



Offers in the Region of £425,000**The Chapel, Over Kellet, Carnforth, LA6 1DS**

An opportunity to purchase a sympathetically converted former chapel now providing spacious family accommodation with three double bedrooms, open plan kitchen diner, large living area, family room and office space. The property benefits from extensive grounds which provide further accommodation including; detached self contained annexe with ensuite bedroom, kitchen and living room, a single garage, a hair salon and two further outbuildings together with chicken coup, dog run and a large private yard area. Viewing is highly recommended.

Crooklands Office – Ref: HT

Weblink: <http://www.rturner.co.uk/the-chapel.pdf>

£400,000 Region**Residential Development Site With Outline Planning Permission For 4 Detached Dwellings Greenhead Lane, Low Bentham, Nr Lancaster, LA2 7ES**

Comprising an excellent greenfield site on the fringe of the popular small rural village of Lower Bentham having Outline Planning Consent with supporting illustrative plans to build four individually designed detached dwellings (3 x 4 bed with integral garages and 1 x 3 bed with parking). All mains services and "B4rn" hyper fast broadband available, subject to application by the purchaser.

Feasibility plans are also prepared (available upon request) demonstrating how the site could be alternatively develop into six detached dwellings subject to further necessary planning consent being obtained by the purchaser.

Bentham Office – Ref: PB260

Weblink: <http://www.rturner.co.uk/building-plot-greenhead-lane.pdf>

Offers Invited**Hambleton Fisheries, Off Shard Lane / Green Meadow Lane / Salt Marsh Lane, Hambleton, FY6 9EL**

Comprising an 18 years established Coarse Fishery extending to approx 10 acres being well stocked with Bream, Carp, Tench, Barbel, Chub, Roach and Rudd including some specimen fish up to 20 pounds. The fishery is let on day tickets and proves very popular with locals and anglers afar. Adjoining the Northerly boundary of the fishery with northerly views over the Fylde Estuary there is a further 5 acres or thereabouts of level meadowland ideally lending itself for potential expansion of the fishery or other alternative commercial use or residential development subject to the purchaser obtaining necessary planning consent. The property has good roadside access and abuts the A588 Shard Lane allowing quick access to the M55 and the M6 motorway network.

Bentham Office – Ref: PH193

Weblink: <http://www.rturner.co.uk/hambleton-fisheries.pdf>

FURTHER REDUCED to £375,000 Region**Raby Cottage, Hardendale, Shap, Cumbria**

A three bedroom detached cottage with outbuildings including traditional stone barn and steel portal frame store, together with Kennels and Cattery and a paddock to the rear.

Being located just over 1 mile from Junction 39 of the M6 the property offers an ideal opportunity for purchasers to reside in the countryside with the benefit of good links to Penrith, Carlisle and Kendal.

Crooklands Office

Weblink: <http://www.rturner.co.uk/raby-cottage.pdf>

Price On Application**Potential Development Site At Dendron Farm, Dendron, Ulverston, Cumbria**

A 5 bedroom rendered former farmhouse, in need of complete renovation, together with attached traditional stone barn with full planning permission for 2 additional properties. Further land available.

Crooklands Office

Web Links: Particulars: <http://www.rturner.co.uk/dendron-farm.pdf>

Plans: <http://www.rturner.co.uk/dendron-farm-plans.pdf>

Bat Survey: <http://www.rturner.co.uk/dendron-farm-bat-survey.pdf>

Offers In Excess Of £275,000

Brook House, Nateby, Kirkby Stephen



An opportunity to acquire a substantial village property with scope for extension into attached stone barn to the rear to provide flexible accommodation for a dependant relative or perhaps bed and breakfast subject to obtaining the necessary consents

Bentham Office Ref: PL255 (JCP)

Weblink: <http://www.rturner.co.uk/brook-house-nateby.pdf>

£260,000 Region

High Barn, Lowfields, Burton-In-Lonsdale, Carnforth, Lancashire

Comprising a traditional stone built out barn (*extending to circa 170m² ground floor and circa 130m² first floor external measurements*) situated in an elevated hill top location with almost 3 acres of good pastureland and encompassing truly panoramic 365° long distance beautiful rural views; having Detailed Planning Permission for conversion into a B1 workspace (*office, studio, high tech, light industry etc.*) (*extending internally to approx 64m² ground floor with a 24m² first floor gallery*) and **3 bedroomed ancillary living accommodation** over 2 floors (*78m² ground floor including an office area and 78m² first floor approx internal measurements*).

Please Note The Planning Permission States:- "The occupation of the residential accommodation shall be limited to persons solely or mainly employed or last employed in the business occupying the workspace, or a widow or widower of such a person, or any resident dependants".

Bentham Office – Ref: PH155

Weblink: <http://www.rturner.co.uk/high-barn.pdf>

Weblink: http://www.rturner.co.uk/high-barn_planning-permission.pdf

Weblink: http://www.rturner.co.uk/high-barn_cou-pp.pdf

Weblink: http://www.rturner.co.uk/high-barn_plans-elevations.pdf



FURTHER REDUCED to £255,000 Region

East Gate Lodge, Keer Holme Lane, Capernwray, (Nr Arkholme/Carnforth) Dilapidated Detached Rural Bungalow with Paddock

Comprising a predominantly stone built/slate roofed detached 3 bed bungalow extending to approx 1,200 sq feet being in very poor internal condition and accordingly probably more ideally lending itself for possible demolition and replacement with a new dwelling (**subject to necessary planning consent etc. being obtained by the purchaser**).

The property occupies a generous 0.40 acre plot together with enjoying an adjacent circa ½ acre paddock in a lovely open rural location alongside a predominantly peaceful back road conveniently just 4 miles from Carnforth and M6 junction 35.

Bentham Office – Ref: PE32

Weblink: <http://www.rturner.co.uk/east-gate-lodge-capernwray.pdf>



£250,000 Region

Outbarn, High Barn, Sowermire Farm, Middleton, Nr Barbon, Kirkby Lonsdale

Comprising a substantial mainly stone built 4 bay detached out barn (External ground floor measurement 115sqm approx) located in a truly stunning location with fabulous rural views at the foot of Middleton/Barbon fells yet conveniently being within only 1 mile of Barbon village and 4 miles North East of the historic market town of Kirkby Lonsdale.

Upto circa 2 acres adjoining land available by separate negotiation.

Bentham Office – Ref: PO57

Weblink: <http://www.rturner.co.uk/barn-sowermire-farm.pdf>



Water Meetings Barn - £250,000
Pendle View Barn - £150,000



Price On Application
SOLD STC

Water Meetings and Pendle View Barns, Back Gisburn Road, Blacko, Nelson.
Lot 1 - 4 Bay Detached Barn with attached buildings and lean-tos constructed of stone walls under slate rooves with the benefit of prior approval notification (agricultural building to dwelling): change of use of building to single dwelling (class Q(a) only) under application ref: 16/0723/AGD Pendle Borough Council 23/12/2016. **11 acres of surrounding grassland are included.**

Lot 2 - Hay Barn constructed of concrete block walls under a monopitch corrugated cement fibre roof (30' x 20') with the benefit of prior approval notification (agricultural building to dwelling): change of use of building to dwelling with external alterations (class QA and B) under application ref: 16/0800AGD Pendle Borough Council 01/02/2017. **3.80 acres adjoining meadowland are included.**

Sawley Office

Weblink: <http://www.rturner.co.uk/water-meetings-pendle-view-barns.pdf>

Castle O' Trim, Ellel, Lancaster



REDUCED to £185,000 Region

A range of traditional and modern buildings and land extending to 47.49 acres (19.22 hectares). Set in a private location, yet within easy access of the City of Lancaster and the M6 motorway at Junction 33.

The property will be of interest to a variety of purchasers ranging from agricultural, equestrian, lifestyle farming and developers and is set within a simply stunning location, with 360 degree panoramic views of the Lancashire Fells, the Lake District and the Furness Peninsula.

Lot 2 still available. All other lots sold.

Crooklands Office

Weblink: <http://www.rturner.co.uk/castle-o-trim.pdf>

Lowfields Farm Barn, Lowfields Farm, Cantsfield Road, Burton In Lonsdale

Comprising a large detached traditional stone built barn (*extending to circa 544m² overall ground floor external measurement including approx 172m² workspace and circa 158.4m² first floor living accommodation*) with detailed planning consent for conversion into a B1 workspace (*office, studio high tech, light industry etc*) with 5 bedroomed ancillary living accommodation situated in a lovely rural location just outside the Vale of Lune village of Burton in Lonsdale and conveniently within only 14 miles commuting distance of Lancaster and the M6.

Circa 0.5 acre of adjoining land is also available for purchase by negotiation or alternatively a larger area up to Circa 1 acre is available for rental if required

Please note - A material start has already been made to the development by the vendors to preserve the planning consent by creation of the new driveway entrance to the West of the barn.

Bentham Office – Ref: PL458

Weblink: <http://www.rturner.co.uk/lowfields-barn.pdf>



Price On Application

Brockhall Village Investment Land, Old Langho, Blackburn, BB6 8AY

A rare opportunity to acquire land in the highly sought after Brockhall Village development at Old Langho. The land is located at the entrance to the gated community along the left hand side of the driveway.

1 acre site for sale as a whole or two smaller parcels 'A' and 'B' or six smaller lots nearest Old Langho Road.

Mains water and other services run in close proximity to the land.

The land is sold with no known restrictive covenants and is subject to the grant of planning permission for any development purpose.

Sawley Office

Weblink: <http://www.rturner.co.uk/brockhall-village-land.pdf>



House & Cottage - £175,000
Barn - £225,000
UNDER OFFER

Great Lear Ings, Faugh Lane, Heptonstall, Hebden Bridge, West Yorkshire HX7 7PD

A valuable development opportunity comprising a disused house and adjoining cottage recorded as built in 1609 and listed as of historic note together with a detached stone built barn with the benefit of planning permission to convert to a five bedroom residence. Offered individually or together the house and cottage development allows for 3,150sq.ft. of living accommodation and the barn development will allow for 2,350sq.ft. of living accommodation. Both properties are freehold with vacant possession.

Sawley Office

Weblink: <http://www.rturner.co.uk/great-lear-ings.pdf>



Water Meetings Barn - £250,000
Pendle View Barn - £150,000



Offers In Excess Of £130,000
UNDER OFFER



£125,000 Region
UNDER OFFER



Offers Invited Over £98,000



Water Meetings and Pendle View Barns, Back Gisburn Road, Blacko, Nelson. Lot 1 - 4 Bay Detached Barn with attached buildings and lean-tos constructed of stone walls under slate rooves with the benefit of prior approval notification (agricultural building to dwelling): change of use of building to single dwelling (class Q(a) only) under application ref: 16/0723/AGD Pendle Borough Council 23/12/2016. **11 acres of surrounding grassland are included.**

Lot 2 - Hay Barn constructed of concrete block walls under a monopitch corrugated cement fibre roof (30' x 20') with the benefit of prior approval notification (agricultural building to dwelling): change of use of building to dwelling with external alterations (class QA and B) under application ref: 16/0800AGD Pendle Borough Council 01/02/2017. **3.80 acres adjoining meadowland are included.**

Sawley Office

Weblink: <http://www.rturner.co.uk/water-meetings-pendle-view-barns.pdf>

Barn Development Opportunity - Castley Bank, Grayrigg, Kendal

A traditional stone barn with prior approval for conversion into a dwelling together with adjacent outbuildings. The barn is single storey of traditional stone construction, under a slate roof. The barn is offered together with the farm building opposite and the area of yard to the front.

Crooklands Office

Weblink: <http://www.rturner.co.uk/castley-bank-barn-grayrigg.pdf>

Building Plot 45a Wennington Road, Wray, Nr Lancaster, LA2 8QH

Vale Of Lune Building Plot With Planning Permission For Erection Of A Stone Faced/Slated Roof Detached 3 Bed Bungalow With Private Parking And Garden. Comprising a good level plot conveniently situated on the village fringe enjoying a lovely river valley view with a fabulous Hornby Castle backdrop.

Bentahm Office – Ref: PB268

Weblink: <http://www.rturner.co.uk/building-plot-45a-wennington-road.pdf>
<http://www.rturner.co.uk/45a-wennington-road-method-statement.pdf>

Low Hall Barn, Burrow Mill Lane, Whittington, Nr Kirkby Lonsdale, LA6 2NY

Comprising a south facing Grade II Listed 2 storey traditional stone built 5 bay barn (51' x 20'7" approx external measurement) with slated roof, an attached dilapidated single storey former shippon (44' x 19' approx external measurement) and almost two thirds length (63') of an adjacent former tennis court pleasantly situated enjoying a rural aspect on the outside edge of the small Lune Valley village of Whittington approx 3 miles from the historic market town of Kirkby Lonsdale and the A65 Kendal/Skipton trunk road.

Although no formal planning consent has ever been obtained or applied for it has been previously indicated in a pre-application site meeting in 2013 with a Lancaster City Council assistant planning officer and his consultation with the conservation officer that the barn in principal is suited for sympathetic conversion into residential use and the old tennis court used in a landscaped way in association with a conversion and for car parking.

Bentham Office: Ref: PL527

Weblink: <http://www.rturner.co.uk/low-hall-barn.pdf>

REDUCED to £89,500 Region

5 Station Road, High Bentham, Nr Lancaster



2 Storey Office Premises With General Permitted Development Consent For Change Of Use To Dwelling

Comprising a traditional stone built/cement rendered terraced office premises historically used for many years as a solicitors office but also potentially lending itself for retail or residential use.

Occupying a main roadside position just off the main street in the popular rural market town of High Bentham and within only 15 miles commuting distance of Lancaster and the M6.

Bentham Office – Ref: PS175

Weblink: <http://www.rturner.co.uk/5-station-road.pdf>

£75,000 Region

Commercial Yard, 55 Buxton Street, Morecambe, Lancashire, LA4 5SR



710 square metre yard currently being occupied for stabling of 4 horses and storage.

The site subject to planning permission from local council lends itself for alternative use.

All services are close to hand.

Freehold with vacant possession.

Bentham Office – Ref: PC154 / RBP02050 (JCP)

Weblink: <http://www.rturner.co.uk/commercial-yard-morecambe.pdf>

Guide Price £49,950

SOLD STC

3.53 Acres (1.43 Ha) or thereabouts Land and Stables at Hazelrigg Lane, Lancaster



A rare opportunity to acquire a block of two timber stables, tack room, hardstanding area and field all set within 3.53 acres (1.43 ha) in an exceptional location, with roadside access and water supply, close to the town of Lancaster, but with hacking through the Quernmore Valley on the doorstep.

Crooklands Office

Weblink: <http://www.rturner.co.uk/3-acres-stables-lancaster.pdf>

Price On Application

Chipping Farm Shop, Garstang Road, Chipping, Preston, PR3 2QH

This leasehold business is a superb mix of a farm shop and butchery business with huge scope for expansion delivering impressive weekly takings from multiple income streams. The shop has a large well established customer base drawing from well over 40 miles away. A well located village premises with car parking facilities. Well staffed, stocked with a wealth of local produce and supply chains already set up. There is plenty of scope for further growth through delivery rounds, an on-line presence and contracts with other local businesses such as pubs and restaurants. This proposition would ideally suit an owner-operated team who could build upon a solid and impressive trading foundation.

EARLY VIEWINGS ARE STRONGLY ADVISED.

Sawley Office

Weblink: <http://www.rturner.co.uk/chipping-farm-shop.pdf>



Barns, Buildings/Workshops, Commercial and Business Opportunities To Let

Rental Price: Offers Invited Per Annum*



**Modern Commercial Unit Extending to circa 3800 sq feet (353 sq metres)
With Yard Area Extending to circa 4,750 sq feet (394 sq metres)
(Rear 39 Main Street), Ingleton, LA6 3EH**

Comprising a comparatively modern former joiners/builders workshop unit and yard conveniently situated on the edge of the village just off the A65 Trans Pennine Kendal to Skipton trunk road.

The property is available by way of a new "Tennant full repairing and insuring lease" for a minimum term of 3 years.

Bentham Office – Ref: PLET277

Weblink: <http://www.rturner.co.uk/commercial-unit-ingleton.pdf>

Rental Price: Over £4,000 Per Annum*



Arundel House, Lower Bentham, Nr Lancaster.

Double Fronted Ground Floor Commercial Premises (Suitable for Salon/Retail/Office use)

Arundel House is a double fronted stone built property, believed to have originally been the village Co-op, later used as an Antiques Shop and now has the benefit of a formal Planning Consent (dated February 2007) for change of use into a Beauty Salon, however the owners are willing to listen to all viable and interesting propositions for other uses of the premises (subject to Planning Approval).

Lease Terms: The property is available by way of a new "Tenant full repairing and insuring lease" on negotiable lease terms 3, 6 or 9 years.

Bentham Office – Ref: PLET281

Weblink: <http://www.rturner.co.uk/arundel-house.pdf>

Sporting & Fishing Rights For Sale & To Let

Offers Invited



Hambleton Fisheries, Off Shard Lane / Green Meadow Lane / Salt Marsh Lane, Hambleton, FY6 9EL

Comprising an 18 years established Coarse Fishery extending to approx 10 acres being well stocked with Bream, Carp, Tench, Barbel, Chub, Roach and Rudd including some specimen fish up to 20 pounds. The fishery is let on day tickets and proves very popular with locals and anglers afar. Adjoining the Northerly boundary of the fishery with northerly views over the Fylde Estuary there is a further 5 acres or thereabouts of level meadowland ideally lending itself for potential expansion of the fishery or other alternative commercial use or residential development subject to the purchaser obtaining necessary planning consent. The property has good roadside access and abuts the A588 Shard Lane allowing quick access to the M55 and the M6 motorway network.

Bentham Office – Ref: PH193

Weblink: <http://www.rturner.co.uk/hambleton-fisheries.pdf>

Valuable Fishing Rights

Pendle Water
Brierfield
Nelson, Lancashire

Almost one mile of mainly single bank fishing rights on Pendle Water between Montford Road Bridge and Pendle Bridge on Greenhead Lane as shown on the plan overleaf edged red and with easy access as shown coloured yellow.

This stretch of water is recognised for salmon leaps, sea trout, fresh water trout, roach and carp. For Sale By Private Treaty . **Price: £22,500.**

Sawley Office

Weblink: <http://www.rturner.co.uk/fishing-pendle-water.pdf>

PLEASE CONTACT OUR OFFICES FOR ANY FARMS TO LET

Grazing Land To Let

PLEASE CONTACT OUR OFFICES FOR ANY GRAZING TO LET

Land For Sale

About 58.99 Acres Pastureland

at Higher Side Beet Farm,
Rishton,
Nr Blackburn.

58 acres pastureland at Higher Side Beet Farm, Rishton, Blackburn BB1 4AT

Two blocks of sound pastureland either side of the access road to Higher Side Beet Farm north of the railway bridge. The land has good access from Blackburn Road, Rishton via Side Beet Lane. The land is freehold with the benefit of vacant possession and is offered for sale in two lots as follows. Lot 1 24.69 acres. Lot 2 34.30 acres. **Guide Price £6,000 Per Acre.**

Sawley Office

Weblink: <http://www.rturner.co.uk/58-acres-higher-side-beet-farm-rishton.pdf>

36 Acres

Tarn Farm,
Eagland Hill,
Pilling,
Nr Lancaster.

36 acres or thereabouts of productive grade 2 arable and grass land.

The land benefits from a mains water supply.
(See Lot 5 of linked particulars).

Crooklands Office

Weblink: <http://www.rturner.co.uk/36-acres-tarn-farm.pdf>

24.06 Acres

Warth Hill,
Preston Patrick,
Cumbria.

24.06 acres (9.74 ha) or thereabouts of fertile pasture land.

The land is well fenced and in good heart, benefitting from good roadside access, a new set of cattle handling pens and a natural water supply.

Crooklands Office

Weblink: <http://www.rturner.co.uk/24-acres-warth-hill.pdf>

11.32 Acres

Woodgill Farm
Keasden,
Clapham,
Lancaster,
LA2 8HN

Land extending to 11.32 Acres (4.58 Ha) or thereabouts of fertile meadow and pasture land adjoining Keasden Beck. The land is suited for agriculture; equestrian, sporting or other amenities.

Bentham Office – Ref: PW153

Weblink: <http://www.rturner.co.uk/woodgill-farm.pdf>

9.65 Acres

West View,
Gatebeck,
Cumbria.

9.65 acres (3.90 ha) of fertile meadow/pasture land.

The land is well fenced and in good heart, benefitting from good roadside access and a natural water supply. Suitable for agriculture, amenity or equine purposes (subject to permissions).

Crooklands Office

Weblink: <http://www.rturner.co.uk/9-acres-west-view.pdf>

Offers Invited

Development Opportunity



Circa 7.00 Acres (2.90ha) Freehold Land with Potential for Residential

Development, (Off Stricklands Lane), Stalmine, Poulton-Le-Fylde. FY6 0LL

The land has been identified within the Wyre Council New Local development plan as being potentially suitable for residential development and comprises a ring fenced parcel extending according to ordnance survey, to 7.169 acres (2.901ha) or thereabouts, located abutting the A588 Stricklands Lane in the County Parish of Stalmine-with-Staynall.

Offers are sought for either an immediate unconditional outright sale of the land or alternatively on a usual conditional "Option Agreement" basis subject to payment of a non returnable option fee (fee and term negotiable) and payment of the vendor's reasonable legal fees related to the transaction.

Bentham Office – Ref: PL505

Weblink: <http://www.rturner.co.uk/7-acres-stalmine.pdf>

6.40 Acres Meadow

SOLD STC

Mill Lane,
Long Preston,
Skipton.

6.40 acres productive meadowland freehold with vacant possession for sale by private treaty. The field can be inspected in daylight hours on production of these sale particulars. The meadow is shown on the attached plan with a boundary edged red. The land has the benefit of entitlements under the Defra Basic Payment Scheme.

Offers circa £50,000. SOLD STC

Sawley Office

Weblink: <http://www.rturner.co.uk/6-acres-long-preston.pdf>

6.08 Acres

SOLD STC

Land at Halton on Lune,
Nr Lancaster

3.86 acres pasture together with 2.22 acres mixed woodland, with the benefit of a touring caravan in situ. The land has excellent access from Aughton Road and would be ideal for Agriculture, Equestrian or Amenity Uses. (Subject to Granting of Appropriate Permissions).

Guide Price £65,000. SOLD STC.

Crooklands Office

Weblink: <http://www.rturner.co.uk/6-acres-halton-on-lune.pdf>

3.53 Acres or thereabouts

Land and Stables

SOLD STC

Hazelrigg Lane,
Lancaster

A rare opportunity to acquire a block of two timber stables, tack room, hardstanding area and field all set within 3.53 acres (1.43 ha) in an exceptional location, with roadside access and water supply, close to the town of Lancaster, but with hacking through the Quernmore Valley on the doorstep. **Guide Price £49,950. SOLD STC.**

Crooklands Office

Weblink: <http://www.rturner.co.uk/3-acres-stables-lancaster.pdf>

3 Acres
Aldcliffe,
Nr Lancaster.

3.164 acres (1.28 ha) or thereabouts pastureland at Aldcliffe, Nr Lancaster
An exceptional opportunity to purchase a useful block of 3.164 acres (1.28 ha) pasture land just outside Aldcliffe. Great for agriculture, equestrian or amenity uses (subject to granting of appropriate permissions). **£50,000. Region**

Crooklands Office

Weblink: <http://www.rturner.co.uk/3-acres-aldcliffe.pdf>

2.74 acres Meadow & Woodland

SOLD STC

Jacksons Banks Road,
Balderstone,
BB2 7LH

2.74 acres of amenity meadow and woodland.

To suit the agricultural or lifestyle buyer. The land has gated access to the south westerly corner onto Jacksons Banks Road, is well fenced and has a natural water supply. The successful purchaser will be required to erect a stockproof fence from points A-B marked on the plan within 3 months of completion. **SOLD STC.**

Sawley Office

Weblink: <http://www.rturner.co.uk/2-acres-balderstone.pdf>

Property Of The Month

**Higher Lythe
Tatham Fells, Lowgill
Nr Lancaster
LA2 8RE**



**Weblink: <http://www.rturner.co.uk/higher-lythe.pdf>
See Page 6 & Front Page**

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