

JANUARY 2018

**PROPERTY GUIDE**  
**ATTENTION DEVELOPERS**  
Former  
**NATWEST BANK & Circa 0.65 acre Grounds**  
12 Station Road  
High Bentham  
Nr Lancaster  
LA2 7LF



**Price: Offers Invited In Excess of £250,000 for the property as a whole but offers for individual lots may be considered**

A Fabulous Residential Development opportunity comprising the Fine Period stone built former Natwest Bank building having **Detailed** Planning Permission for extension to create a new 4 bedroomed 2 storey dwelling and a ground floor flat together with a large garden plot with **Outline** Planning Permission for a pair of new semi-detached dwellings with garages.

**Please Note:** Whilst the upstairs flat (Flat 12A) is included within the freehold title the flat was **sold off** by the bank on a 125 years lease in February 2003. (Copy lease and Deed of variation available upon request.)

**Weblink:** <http://www.rturner.co.uk/natwest-bank-and-grounds.pdf>

**Bentham Office: Ref PN60 - See Page 18 & Back Page**

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

**For Sale by Public Auction  
in up to 3 Lots**



## **Stanley Farm, Quernmore, Lancaster, LA1 3JT**

A unique opportunity to purchase a two bedroom farmhouse which has been modernised to an extremely high standard with attached 3 bed flat (requiring modernisation), together with an attached range of traditional buildings with planning permission for 4 residential dwellings and up to 141.71 acres (57.34 ha) of meadow and pastureland in the North Lancashire.

**FOR SALE BY PUBLIC AUCTION IN UP TO THREE LOTS (Subject to Conditions and Unless Sold Previously)**

In conjunction with Oystons Estate Agency

**On Monday 12<sup>th</sup> February at 7.30 p.m.  
at the Borough, Dalton Square, Lancaster, LA1 1PP  
S**

**Viewing:** Strictly by appointment through the Joint Agents,  
Richard Turner & Son or Oystons Estate Agents.

**Crooklands Office – Ref: HT**

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

**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 18<sup>th</sup> 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 £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.m<sup>2</sup> 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



Price On Application

**Whernside 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 Dentdale 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/whernside-manor.pdf>



**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 bedrooomed (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



Lot 1: £650,000

Lot 2: £200,000

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

Comprising an attractive mid 19<sup>th</sup> Century traditional stone farmhouse (1850 date stone) which has been thoroughly renovated and extended to provide spacious 5 bedrooomed 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>



**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>

£625,000 Region



**The Coach House, Burrow Heights, Nr Lancaster**

A detached lovely 4 bedrooomed 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**  
**SOLD STC**



**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>

**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 roofs 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>

**Over £400,000**



**Stocks House, Middop, Near Gisburn, Clitheroe, Lancashire, BB7 4JN**

A substantial 2 bedroom detached residence set in an elevated position, well located with extensive grounds. A house with character and potential for extension (subject to planning permission) with a private driveway and large garage facilities. Open views from every window make this property well worth viewing to appreciate the full potential for investors and developers.

**For Sale By Public Auction (subject to conditions and unless sold previously)**  
**On Friday 9<sup>th</sup> February 2018 At 2.30pm In The Festival Hall, Gisburn.**

**Sawley Office**

**Weblink:** <http://www.rturner.co.uk/stocks-house.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>

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**FURTHER REDUCED to £375,000 Region  
SOLD STC**



**Price On Application**

**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>

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**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>

**REDUCED to £475,000 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](http://www.yorkshire-cottages.info)).

**Bentham Office - Ref: PG125 (JCP)**

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

**REDUCED to £375,000 Region  
UNDER OFFER**



**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>

**£330,000**



**Bowland House, Narr Lodge, Quernmore, Lancaster, LA2 9EF**

Comprising a stone built house in a complex of eight other properties in the highly sought after Narr Lodge Farm development, this property has been built to the highest specification with 3 or 4 bedrooms and spacious first floor lounge.

The property is only 3 miles distance from the historic city of Lancaster, yet set in the peace and quiet of the countryside with panoramic views of the Lune Valley and being located in the Area of Outstanding Natural Beauty in the Forest of Bowland. The property has good internet connectivity.

**Bentham Office – Ref: PB273 (JCP)**

**Weblink:** <http://www.rturner.co.uk/bowland-house.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 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>

**FURTHER REDUCED to £255,000 Region  
SOLD STC**



**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>

**£235,000 Region  
UNDER OFFER**



**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>

**FURTHER REDUCED to £235,000 Region  
UNDER OFFER**



**Offers invited Over £225,000**

**Martondale, Thornton-In-Lonsdale, Ingleton, Carnforth, Lancs, 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>**

**Beech Cottage, Wenning Avenue, High Bentham, Nr Lancaster, LA2 7LW**



An idyllic attractive stone built thoroughly renovated 2 bedroomed spacious cottage potentially ideally lending itself as a perfect holiday residence occupying a tranquil riverside location on the outer edge of town, affording an electric gated shared private access, private parking and an elevated lovely riverside patio garden together with abutting fishing rights in the river Wenning.

**Bentham Office – Ref: PB275**

**Weblink: <http://www.rturner.co.uk/beece-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>**

**£150,000 Region**

**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>

**AUCTION SALE CANCELLED  
SOLD STC**

**65 Limethwaite Road, Windermere, Cumbria, LA23 2DT**

Comprising a spacious 3 bedroomed end of terrace family home with UPVC double glazing and gas central heating throughout.  
Within walking distance of local shops and amenities.

**LOCAL OCCUPANCY CLAUSE APPLIES**

**AUCTION SALE CANCELLED**



**Bentham Office – Ref: PL530**

**Weblink:** <http://www.rturner.co.uk/65-limethwaite-road.pdf>

**REDUCED to £115,000 Region  
UNDER OFFER**

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



A 2 bedroomed, 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>

**FURTHER REDUCED to £75,000 Region  
For a Quick Sale** 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 bedroomed 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>

£800 Per Calendar Month



Ghyll Bank Farmhouse, Aughton, Lancaster, LA2 8LU

A spacious 2 reception room/3 bedroomed semi detached farmhouse incorporating a large breakfast kitchen, basement cellar, detached double garage, ample private parking and enclosed garden area.

Situated in an idyllic, predominantly peaceful rural location adjacent to just a small number of other equally select properties enjoying stunning views over the Lune Valley yet being just a short drive away from Lancaster and the M6.

**On a 6 Months Unfurnished Assured Shorthold Tenancy (longer term may be available following initial term)**

**Available Mid February 2018**

Bentham Office – Ref: PLET272

Weblink: <http://www.rturner.co.uk/ghyll-bank-farmhouse.pdf>

£695 Per Calendar Month

**APPLICATION IN**



Moulterbeck House, High Bentham, Nr Lancaster, LA2 7LT

Being probably one of the oldest properties in Bentham (1685 date stone) comprising a spacious, 3 reception, 4 bedroomed detached residence affording a wealth of historic character set in an idyllic, predominantly peaceful location on the town outer fringe, affording a high degree of privacy amid generous garden grounds incorporating a natural stream boundary.

**On a 6 Months Unfurnished Assured Shorthold Tenancy (longer term may be available following initial term)**

**Available Mid January 2018**

**APPLICATION IN**

Bentham Office – Ref: PLET179

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

£550 Per Calendar Month



32 Hornby Bank, Hornby, Lancaster, LA2 8LQ

A 2 bedroomed terraced house with sealed unit double glazing, gas central heating, private parking and rear garden with store.

Situated in the popular Lune Valley Village of Hornby within only 7 miles commuting distance of Lancaster and the M6.

Small number of insitu electrical goods and items of furniture available for purchase by the tenant if required - otherwise landlord will remove.

**On a 6 Months Unfurnished Assured Shorthold Tenancy (longer term may be available following initial term)**

**Available November 2017**

Bentham Office – Ref: PLET294

Weblink: <http://www.rturner.co.uk/32-hornby-bank.pdf>

£500 Per Calendar Month



Toby Jug Apartment, 7B Station Road, High Bentham, Lancaster, LA2 7LH

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

Situated in a central location in the rural village of High Bentham, conveniently within only 15 miles commuting distance of Lancaster and the M6.

**On a 6 Months Unfurnished Assured Shorthold Tenancy (longer term may be available following initial term)**

**Available Immediately**

Bentham Office – Ref: PLET278

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

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

Guide Price: £4,500,000



## **A DEVELOPMENT PROSPECT FOR SALE BY FORMAL TENDER**

**About 17.56 hectares (43.39 acres) - Heap Fold Farm, Bury Old Road, Heap Bridge, Bury, Greater Manchester BL9 7JA**

Heap Fold Farmland is held under 3 land registry titles and is offered for sale by formal tender under Land Registry Title Numbers GM832670, GM838668 and GM569135. Jennings Design Associates have provided a design and access statement presented to Rochdale Borough Council outlining a scheme for the creation of 426 new homes/bungalows/apartments with access from Bury New Road and Bury Old Road with a green corridor through the middle taking in the lower landscape contour levels with allotment gardens at the easterly end catering for one fifth of the 17.56 hectare site. An application for planning permission was submitted and validated 12/01/2017 under Ref 16/01541/HYBR and indications suggest that Rochdale Borough Council is likely to be supportive of a scheme incorporating the development of a new school at the south east corner of the site for 315 children with nursery provision, multi use games court and nine a side football pitch, and the development of the old school at the north west corner of the site into luxury apartments. Costings for the new school are available.

**Sawley Office - RT**

**Weblink: <http://www.rturner.co.uk/heap-fold-farm.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 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>**

**£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 27<sup>th</sup> 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>

**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>

**£325,000 Region**



**Circa 0.80 Residential Development Site With Outline Planning Permission For 4 Detached Dwellings Greenhead Lane, Low Bentham, Nr Lancaster, LA2 7ES**

Comprising an excellent greenfield site extending to 0.80 acre (0.32 ha) 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>



## 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 170m<sup>2</sup> ground floor and circa 130m 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 64m<sup>2</sup> ground floor with a 24m<sup>2</sup> first floor gallery*) and **3 bedroomed ancillary living accommodation** over 2 floors (*78m<sup>2</sup> ground floor including an office area and 78m<sup>2</sup> 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](http://www.rturner.co.uk/high-barn_planning-permission.pdf)

**Weblink:** [http://www.rturner.co.uk/high-barn\\_cou-pp.pdf](http://www.rturner.co.uk/high-barn_cou-pp.pdf)

**Weblink:** [http://www.rturner.co.uk/high-barn\\_plans-elevations.pdf](http://www.rturner.co.uk/high-barn_plans-elevations.pdf)

## **FURTHER REDUCED to £255,000 Region SOLD STC**



## **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>

## **Water Meetings Barn - £250,000**

**SOLD STC**

## **Pendle View Barn - £150,000**

**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. SOLD STC**

**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. SOLD STC**

**Sawley Office**

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

**Offers Invited In Excess of £250,000**  
*for the property as a whole but offers for individual lots may be considered*



**ATTENTION DEVELOPERS**

**Former NATWEST BANK & Circa 0.65 acre Grounds, 12 Station Road, High Bentham, Nr Lancaster, LA2 7LF**

A Fabulous Residential Development opportunity comprising the Fine Period stone built former Natwest Bank building having Detailed Planning Permission for extension to create a new 4 bedroomed 2 storey dwelling and a ground floor flat together with a large garden plot with Outline Planning Permission for a pair of new semi-detached dwellings with garages.

**Bentham Office – Ref: PN60**

**Weblink:** <http://www.rturner.co.uk/natwest-bank-and-grounds.pdf>

**REDUCED to Offers Over £200,000**

**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.

*Please Note: A material start of works was undertaken by the breaking out of 2 windows by the vendors in July 2017 in accordance with the discharge of planning conditions dated 27<sup>th</sup> July 2017 in order to preserve the original planning consent.*

**Bentham Office – Ref: PO57**

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

**Offers Invited**  
**Development Opportunity**



**Carr End Lane, Stalmine with Staynall, Poulton-le-Fylde, FY6 0LQ**

Modern Stables Building with Detailed Planning Permission for Conversion into a 4 Bedroomed Detached Bungalow Set in Circa 4 Acres Meadowland.

Comprising a modern concrete block built stables building having detailed planning consent dated 25<sup>th</sup> February 2015 for conversion into a 4 bedroomed detached bungalow.

*(Circa 4 acres of adjoining meadowland available by separate negotiation.)*

**Bentham Office – Ref: PB274**

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

**Price On Application**  
**SOLD STC**



**Castle O' Trim, Ellel, Lancaster**

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>

**REDUCED to £185,000 Region**



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

Comprising a large detached traditional stone built barn (*extending to circa 544m<sup>2</sup> overall ground floor external measurement including approx 172m<sup>2</sup> workspace and circa 158.4m<sup>2</sup> 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 (shown hatched on plan) 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>

**Water Meetings Barn - £250,000**

**SOLD STC**

**Pendle View Barn - £150,000**

**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. SOLD STC**

**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. SOLD STC**

**Sawley Office**

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

**FOR SALE BY PRIVATE TREATY**  
**Guide Price - £135,000**



**Circa. 6.00 Acres Land And Stables Off Shard Road, Hambleton FY6 9BU**

An Opportunity to Purchase a Well Set Up Equestrian Facility with Timber Stables, Feed and Tack Rooms, Menage, Polytunnel and Ovation Static Caravan

**Viewing:** By Appointment Through The Selling Agents

**Crooklands Office – Ref: HT**

**Weblink:** <http://www.rturner.co.uk/stables-shard-bridge.pdf>

**£125,000 Region**  
**UNDER OFFER**



**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.

**Bentham 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>

**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>

**FOR SALE BY PRIVATE TREATY  
OFFERS AROUND £25,000  
SOLD STC**

**Plot of Land 0.108 Acres (0.044 Ha) or Thereabouts - with Derelict Barn, Bouth, Ulverston, LA12 8JH,**

Located in Bouth - which is a few miles off the main road between Newby Bridge and Greenodd



The plot of land includes a derelict barn with potential for rebuilding as a barn. The barn size is roughly 10m by 8m.  
Total area of land is approximately 0.044 hectares (0.108 acres) the plot also has a good roadside access with a large area to park.  
All growing timber and fallen timber are included in the sale.

**VIEWING:** At any daylight time, on foot only, with a set of particulars to hand.

**Kendal Office**

**Weblink:** <http://www.rturner.co.uk/barn-at-bouth.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 "Tenant 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 £13,000 Per Annum\*



**Mill Lane Garage (Unit 3b), (Off Wenning Avenue), High Bentham, LA2 7NB 3825 sq feet Commercial Unit (355 sq meters) with Tarmac Forecourt and Side Storage Areas**

Being a concrete block built / part roughcast / part rendered commercial unit with a steel profile roof and concrete floor extending ground floor internally to circa 3,700 square feet (343m-sq.) together with a first floor office area and having a generous tarmac forecourt 105' x 68' approx (32m x 20.73m.)

Gas fired central heating, security alarm, security mesh internal window grills and 3 phase electricity installed.

Perimeter security fencing being installed imminently by the landlord.

Conveniently situated on the entrance to High Bentham Industrial Estate on the town fringe, within 15 miles of Lancaster and the M6.

**Bentham Office – Ref: PLET295**

**Weblink:** <http://www.rturner.co.uk/mill-lane-garage.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

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### 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>

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### **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>

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**PLEASE CONTACT OUR OFFICES FOR ANY FARMS TO LET**

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## Grazing Land To Let

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**PLEASE CONTACT OUR OFFICES FOR ANY GRAZING TO LET**

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# Land For Sale

**For Sale by Public Auction  
in up to 3 Lots**  
Land at Shard Farm,  
Little Singleton,  
Poulton Le Fylde,  
FY6 9BU

**98.11 ACRES (39.74 Ha) or Thereabouts Land at Shard Farm, Little Singleton,  
Poulton Le Fylde, FY6 9BU**

**Excellent Land ideal for Farmers, Investors or Equine or Amenity Purposes**

**FOR SALE BY PUBLIC AUCTION IN UP TO 3 LOTS, AT AN EARLY DATE (Subject  
to Conditions and Unless Sold Previously)**

**Viewing:** at any daylight hour with a set of these particulars to hand.

**Crooklands Office – Ref: HT**

**Weblink:** <http://www.rturner.co.uk/land-shard-farm.pdf>

**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>

**35.62 Acres**  
**SOLD PRIOR TO AUCTION.**  
Ivah,  
Lowgill,  
Nr Lancaster.

The land comprises valuable pasture and woodland extending to 35.62 acres (14.41 ha) or thereabouts benefitting from a natural water supply from the River Hindburn and roadside access. There are 11.91 ha of ESDA Entitlements to purchase in addition to the land at a fixed purchase price of £1,800 (excl. VAT).

**For Sale By Public Auction (Subject To Conditions And Unless Sold Previously)  
On Tuesday 31<sup>st</sup> October 2017 At 7.30pm In The Bentham Golf Club, High Bentham.**

**Crooklands Office – Ref: RJ**

**Weblink:** <http://www.rturner.co.uk/35-acres-lowgill.pdf>

**26.44 Acres**  
**UNDER OFFER**  
Moss House Woods  
Being formerly part of  
(The Wennington Estate)  
Wennington, Lancaster  
LA2 8NX

A rare opportunity to purchase 26.44 acres or thereabouts of mixed woodland in a tranquil location on the periphery of the hamlet of Wennington and approx 3 miles from the market town of High Bentham.

**For Sale By Informal Tender – Tenders Close At 12 Noon On Wednesday  
1<sup>st</sup> November 2017 (tender form attached to the sales particulars).**

**Bentham Office – Ref: JCP PL529**

**Weblink:** <http://www.rturner.co.uk/moss-house-woods.pdf>

**About 25.41 acres**  
Pasture House Farm  
Pasture Lane  
Barrowford  
Nelson  
Lancashire  
BB9 6QX

**About 25.41 acres, Meadow and Pastureland.**

A productive block of meadow and pastureland with good stone wall boundaries, southerly aspect and good access from Pasture Lane, Barrowford. The land is freehold with vacant possession and is shown on the plan with a boundary edged red and access via right of way coloured yellow. The land has the benefit of entitlements under the defra basic payment scheme.

**For Sale By Informal Tender – Offers in writing are requested by 12 noon on  
Tuesday 19<sup>th</sup> December 2017 to the Sawley Office.**

**Sawley Office**

**Weblink:** <http://www.rturner.co.uk/25-acres-barrowford.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>

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**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>

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**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>

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**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>

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**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>

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**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>

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**Offers over £50,000**

**1.83 acres**

Billinge End Road  
Pleasington  
Blackburn  
BB2 6RB

**1.83 acres Billinge End Road, Pleasington Road, Pleasington, Blackburn.**

A valuable field adjoining Billinge End Road freehold with the benefit of vacant possession and offered for sale by private treaty.

**VIEWING:** Any time in daylight hours with set of particulars to hand.

**Sawley Office**

**Weblink:** <http://www.rturner.co.uk/1.83-acres-billinge-end-road.pdf>

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# Property Of The Month

## ATTENTION DEVELOPERS

Former

## NATWEST BANK & Circa 0.65 acre Grounds

12 Station Road

High Bentham

Nr Lancaster

LA2 7LF



Weblink: <http://www.rturner.co.uk/natwest-bank-and-grounds.pdf>

See Page 18 & Front Page

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