

APRIL 2018

PROPERTY GUIDE

The Bothy
Luneside
Burrow
Nr Kirkby Lonsdale
Carnforth, Lancashire
LA6 2RJ



FABULOUS DEVELOPMENT OPPORTUNITY

Price: Offer Invited Over £600,000

A unique opportunity to acquire a fabulous rural property occupying an idyllic circa 3 acres riverside site, which is a veritable nature oasis abundant with birds and roe deer etc, along a private driveway in the very heart of the beautiful Lune Valley having the benefit of Detailed Planning Permission (*dated 20th December 2017*) to demolish the existing single storey dwelling and annex and erect a replacement 3 storey / 4 bed roomed prestigious detached residence.

Weblink: <http://www.rturner.co.uk/the-bothy.pdf>
Bentham Office: Ref PT88 - See Page 5 & Back Page

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CONTENTS:	PAGES
Residential Properties With Land (<i>1 Acre Plus</i>) and Farms For Sale	3 - 7
Residential Properties (<i>Under 1 Acre</i>) For Sale	8 - 13
Rental Properties (Residential)	14
Development Prospect Property, Barns, Buildings/Workshops, Stables/Equine, Commercial and Business Opportunities etc. For Sale	15 - 20
Barns, Buildings/Workshops, Commercial and Business Opportunities To Let	21
Sporting & Fishing Rights For Sale & To Let	22
Grazing Land To Let	22
Land For Sale	22 - 23

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

Price On Application



Stanley Farm, Quernmore, Lancaster, LA1 3JT

A unique opportunity to purchase a 2 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.

Crooklands Office – Ref: HT

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

Offers Around £1.3 Million
SOLD STC



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 (*extending to approx 3737 sq feet ground floor – 6611 sq feet overall*) 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 £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>

Offers Invited Over £800,000



Wood House Farm, Austwick, Nr Settle, North Yorkshire, LA2 8BZ

A splendid circa 11 acres smallholding principally comprising a traditional stone built Yorkshire Dales character farmhouse which has been extended into part of an adjoining stone barn to provide generous 4 / 5 reception room / 6 bedrooomed accommodation part of which is utilised as a lovely self contained 2 bedrooomed annex / guest accommodation, together with a further range of adjoining useful traditional outbuildings (*shippon, barn, stables / looseboxes etc*) all of which is set in circa 1.50 acres of curtilage and lovely garden grounds and over 9 acres surrounding (*ring fenced*) good meadow and pastureland (*overall acreage 10.960 acres - 4.434 hectares, or thereabouts*). Being beautifully nestled at the foot of a stunning Limestone Scar (*noted as an "SSSI" conservation area*) along Wood Lane (*A Public Bridle Way*) in a picturesque rural location with fabulous long distance views yet conveniently just ½ a mile from Austwick Village and the A65 Kendal / Skipton Trunk Road and approx. 3miles west of the renowned Yorkshire Dales Market Town of Settle.

Please Note: The property is not a Listed Building and also has the benefit of 15 solar panels significantly off-setting normal electricity costs !

"B4RN" Hyperfast Broadband connected.

Bentham Office – Ref: PW165

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

£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>

Price On Application

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. 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
UNDER OFFER**

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>



Offers Invited Over £600,000

The Bothy, Luneside, Burrow, Nr Kirkby Lonsdale, LA6 2RJ

FABULOUS DEVELOPMENT OPPORTUNITY

A unique opportunity to acquire a fabulous rural property occupying an idyllic circa 3 acres riverside site, which is a veritable nature oasis abundant with birds and roe deer etc, along a private driveway in the very heart of the beautiful Lune Valley having the benefit of Detailed Planning Permission (dated 20th December 2017) to demolish the existing single storey dwelling and annex and erect a replacement 3 storey / 4 bedroomed prestigious detached residence.

Historic Market Town of Kirkby Lonsdale 3 miles approx.

Please Note: *Planning permission has been granted because the existing property suffered flood damage in Storm Desmond in December 2015 and the new plans mitigate to provide for the replacement dwelling to be set further back and more elevated than the existing dwelling.*

Bentham Office – Ref: PT88

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



£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

SOLD STC



£585,000

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>

Hougher Fall, Old Clitheroe Road, Dutton, Longridge, Preston, PR3 2YU

Hougher Fall is an imposing detached six bedroom family residence constructed circa year 2000 of stone walls with character full height bay windows under a slate roof facing south west with distant views of the unspoilt Ribble Valley. Hougher Fall is approached from Clitheroe Old Road along a tarmac surface driveway to the house frontage with a chipping surface parking area to the side of the house and front of the garage/workshop.

The property is freehold with vacant possession and is offered for sale by private treaty as hereafter described in its immediate surround but two or three acres of additional land could be included at an additional price.

Sawley Office

Weblink: <http://www.rturner.co.uk/hougher-fall.pdf>

Offers Circa £500,000

SOLD STC



Offers Over £450,000

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>

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>



For Sale by Informal Tender

Guide Price: Lot 1: £175,000
Guide Price: Lot 2: £90,000
Guide Price: Lot 3: £125,000
Guide Price: Lot 4: £60,000

**Gincroft Farm, Gincroft Lane, Edenfield, Bury, Lancashire, BL0 0QX**
About 78 acres

An opportunity to purchase a four bedroom attached dwelling house (101 Gincroft Lane), an adjoining disused stone built two bedroom farmhouse with attached three bay stone built barn with 3 acres of land, a range of farm buildings including a detached two bay stone built barn with 16 acres of meadow and pastureland and 58 acres of hill grazing and moorland in 4 Lots all freehold with the benefit of vacant possession.

Lots available:

Lot 1: A four bedroom dwelling house, driveway and garden in all about 0.17 acre;
Lot 2: Farmhouse and attached barn,
Lot 3: Detached barn with farm buildings & 16 acres;
Lot 4: 58 acres land at Sand Beds Lane on Dearden Moor.

For Sale by Informal Tender - Offers are requested in writing prior to 12 noon on Wednesday 9 May 2018.

Sawley Office

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

Over £425,000
SOLD STC

**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.

AUCTION SALE CANCELLED. NOW FOR SALE BY PRIVATE TREATY.

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>

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>

REDUCED to Offers in the Region of £395,000



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/gruskham.pdf>

£360,000



No 1 The Park, Bank View, Low Bentham, Nr Lancaster, LA2 7DZ

Comprising a newly constructed 3 bedroomed detached residence being one of only two select mirror image properties sharing a generous half acre site in the centre of a small rural village; enjoying light and airy room layout incorporating a generous sized bespoke fitted living kitchen with integrated appliances, a feature roof lantern and wide bi-folding patio doors, a separate utility room, snug lounge, cloakroom and integral garage to the ground floor and 3 good sized double bedrooms incorporating master bedroom with fully tiled en-suite shower room and dressing room and fully tiled house bathroom to the first floor.

10 years Premier Guarantee Builders Certificate

EARLY VIEWING HIGHLY RECOMMENDED

Bentham Office – Ref: PP78

Weblink: <http://www.rturner.co.uk/1-the-park.pdf>

£360,000



No 2 The Park, Bank View, Low Bentham, Nr Lancaster, LA2 7DZ

Comprising a newly constructed 3 bedroomed detached residence being one of only two select mirror image properties sharing a generous half acre site in the centre of a small rural village; enjoying light and airy room layout incorporating a generous sized bespoke fitted living kitchen with integrated appliances, a feature roof lantern and wide bi-folding patio doors, a separate utility room, snug lounge, cloakroom and integral garage to the ground floor and 3 good sized double bedrooms incorporating master bedroom with fully tiled en-suite shower room and dressing room and fully tiled house bathroom to the first floor.

10 years Premier Guarantee Builders Certificate

EARLY VIEWING HIGHLY RECOMMENDED

Bentham Office – Ref: PP78

Weblink: <http://www.rturner.co.uk/2-the-park.pdf>

Offers Circa £350,000

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. 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>

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 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
UNDER OFFER**



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>

£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>

£245,000 Region



4 Harley Bank, Low Bentham Road, Low Bentham, Nr Lancaster, LA2 7BU

A thoroughly and tastefully renovated stone built 3 bedroomed semi-detached house affording newly installed full wood effect UPVC sealed unit double glazing, gas central heating, a lovely lounge with gas stove, modern fitted dining kitchen, a New UPVC double glazed dining conservatory, a good sized enclosed rear garden with patio areas and having private off road parking comfortably suited for 2 vehicles.

INTERNAL INPECTION HIGHLY RECOMMENDED.

Bentham Office – Ref: PH196

Weblink: <http://www.rturner.co.uk/4-harley-bank.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>

Offers Invited Over £225,000



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>

Guide Price: Lot 1: £175,000
4 Bed House set in 0.17 acre

101 Gincroft Lane, Edenfield, Bury, BL0 0QX

A four bedroom dwelling house, driveway and garden in all about 0.17 acre. This is Lot 1 of Gincroft Farm. Other Lots also available:
Lot 2: Farmhouse and attached barn,
Lot 3: Detached barn with farm buildings & 16 acres;
Lot 4: 58 acres land at Sand Beds Lane on Dearden Moor.

For Sale by Informal Tender - Offers are requested in writing prior to 12 noon on Wednesday 9 May 2018.

Sawley Office

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



£172,000 Region

4 Greenfoot Cottages, Greenfoot Lane, Lower Bentham, Nr Lancaster, LA2 7EQ

Lovely 2 Bed Cottage With Garage & Garden With Outbuildings

An improved cosy 2 bedroomed 'L'-shaped old stone built terraced cottage affording a lovely modern fitted dining kitchen, full sealed unit double glazing, solid fuel central heating via lounge open fire and enjoying a pleasant rear garden with greenhouse, a good sized outbuilding with light and power installed and a single garage with electric door.

Being pleasantly situated near the village green nicely setback from the main road on the outskirts of the popular small rural village of Lower Bentham within only 14 miles commuting distance of Lancaster and the M6.

Bentham Office – Ref: PG151

Weblink: <http://www.rturner.co.uk/4-greenfoot-cottages.pdf>



REDUCED to £165,000 Region

6 New Road, (No 1 Moorlands), Ingelton, 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 Ingelton on the doorstep to the Yorkshire Dales National Park

Bentham Office – Ref: PN63

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



£155,000 Region

3 Wenning Avenue, (OffStation Road), High Bentham, Nr Lancaster, LA2 7LR

An improved old stone built terraced cottage (formerly being 2 small cottages knocked into 1) providing spacious 3 bedroomed accommodation incorporating 2 reception rooms, fitted kitchen, bathroom and utility to the ground floor; outside there is an enclosed rear yard / patio with a stone built store having light and power installed and a divorced nearby garden area.

Being conveniently situated on the outer fringe of High Bentham town approximately 10 minutes walking distance from main street shops and amenities and within only 15 miles commuting distance of Lancaster and the M6.

Bentham Office – Ref: PW161

Weblink: <http://www.rturner.co.uk/3-wenning-avenue.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>



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>

REDUCED to £140,000 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.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>

£82,500 Region

Flat 1A, Victoria Cottage, 8 Main Street, Low Bentham, LA2 7DU



A traditional stone built double fronted ground floor 1 bedroomed apartment, an ideal first time buyer / investment property which has been tastefully renovated.
Situated just off the main street conveniently within brief walking distance of the public car park in the popular rural village of Low Bentham and within only 14 miles commuting distance of Lancaster and the M6.

Bentham Office – Ref: PF89

Weblink: <http://www.rturner.co.uk/flat-1a-victoria-cottage.pdf>

FURTHER REDUCED to £75,000 Region Toby Jug Apartment, 7B Station Road, High Bentham

For a Quick Sale

SOLD STC



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

£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.

B4RN Hyperfast Broadband connected.

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

Bentham Office – Ref: PLET272

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

£550 Per Calendar Month



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.

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

Bentham Office – Ref: PLET

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

£550 Per Calendar Month



4 Mayfield Road, Off Wenning Avenue, High Bentham, Lancaster, LA2 7LP

A spacious 3 bedroomed terraced house with sealed unit double glazing, gas central heating and private parking, situated on the town outskirts within approximately 10 minutes walking distance of the school and Main Street shops and amenities.

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

Bentham Office – Ref: PLET280

Weblink: <http://www.rturner.co.uk/4-mayfield-road.pdf>

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

Guide Price £4,500,000
UNDER OFFER



A DEVELOPMENT PROSPECT FOR SALE BY PRIVATE TREATY

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 three land registry titles and is offered for sale by private treaty 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
UNDER OFFER**



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. 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>

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>

**£325,000 Region
UNDER OFFER**



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>

Guide Price £300,000
SOLD STC



Barn Development Opportunity, Birk Hagg, Singleton Park Road, Kendal, LA9 7PX

An agricultural building with prior approval for conversion into a dwelling together with outbuilding set in 9 acres or thereabouts
The property briefly comprises a large detached agricultural building extending to circa 295m² (3,175 sq. ft) set in 9 acres (3.60 ha) or thereabouts with block built outbuilding. The land comprises grassland pasture with a natural water supply together with an enclosure of mixed broadleaf woodland. The land benefits from direct access off Singleton Park Road to the north through a gate at approximately point 'G' on the sale plan as well as access from the private drive to the building.
For Sale By Private Treaty **GUIDE PRICE: £300,000**
"Best offers invited, in writing, by 12 noon, Wednesday 28th March 2018"
Crooklands Office – Ref: RJ
Weblink: <http://www.rturner.co.uk/birk-hagg.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

Price: £250,000.
UNDER OFFER



Water Meetings Barn, Blacko, Nelson, Lancs

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. Access is from Water Meetings Lane.

Sawley Office
Weblink: <http://www.rturner.co.uk/water-meetings-barn.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 27th July 2017 in order to preserve the original planning consent and has been formally acknowledged by the planning authority.

Bentham Office – Ref: PO57

Weblink: <http://www.rturner.co.uk/barn-sowermire-farm.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 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 0.50 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>

Lot 4: £150,000; SOLD STC
Lot 5: £140,000 SOLD STC



34 acres Meadow & Pasture At Plane Trees Farm, Bradley Fold Road, Ainsworth, Bolton, BL2 5QR

Two very desirable and well located parcels of productive agricultural grassland. Of interest to investors, amenity and agricultural buyers alike. The land is located to the east and west side of Bradley Fold Road both having roadside access formerly part of Plane Trees Farm. The land is in good heart, well fenced and has the benefit of DEFRA'S Basic Payment Scheme entitlements.

For sale freehold with vacant possession by private treaty.

Lot 4 - 16.38 acres & planning permission for agricultural building - £150,000 SOLD STC

Lot 5 - 17.6 acres - £140,000 SOLD STC

Sawley Office

Weblink: <http://www.rturner.co.uk/34-acres-plane-trees-farm.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>

Guide Price: Lot 2: £90,000
Farmhouse,
Adjoining Barn & Croft (circa 3 acres)



Gincroft Farmhouse, Edenfield, Bury, BL0 0QX

Farmhouse, adjoining barn and croft. Gincroft farmhouse adjoins 101 Gincroft Lane and is constructed of stone walls under a slate roof. The farmhouse has not been occupied for ten years or more.

This is Lot 2 of Gincroft Farm. Other Lots also available:

Lot 1: A four bedroom dwelling house, driveway and garden in all about 0.17 acre;

Lot 3: Detached barn with farm buildings & 16 acres;

Lot 4: 58 acres land at Sand Beds Lane on Dearden Moor.

For Sale by Informal Tender - Offers are requested in writing prior to 12 noon on Wednesday 9 May 2018.

Sawley Office

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

Guide Price: Lot 3: £125,000
Barn, Farm Buildings & 16 acres



Farm Buildings & Land at Gincroft Farm, Edenfield, Bury, BL0 0QX

Detached stone built barn, range of cattle sheds and about 16.43 acres. This is Lot 3 of Gincroft Farm.

Other Lots also available:

Lot 1: A four bedroom dwelling house, driveway and garden in all about 0.17 acre;

Lot 2: Farmhouse and attached barn,

Lot 4: 58 acres land at Sand Beds Lane on Dearden Moor.

For Sale by Informal Tender - Offers are requested in writing prior to 12 noon on Wednesday 9 May 2018.

Sawley Office

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

REDUCED to £75,000



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>

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
SOLD STC



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

Price On Application



The former Gateway Auction Site at Gisburn, Nr Clitheroe

Of special interest to businesses with agricultural equipment and product sales. The premises adjoin a busy livestock auction with direct access from the A59 Preston to Skipton road. 1,500 sq.ft. offices, 8,500 sq.ft. covered storage and an acre of secure fenced yard.

Sawley Office – Ref: RT

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

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>

Grazing Land To Let

**14.88 Acres (6.01 Ha)
Or Thereabouts**

At
**Sandside, Nr Kirkby In Furness
Cumbria**

For The Period Up To 31st March 2019.

The land is in 1 Lot and will be for the taking of up to two crops of grass silage or the grazing of cattle or sheep only (no bulls – stock bull only by arrangement). Horses may be considered at the discretion of the owner. There is a mains water supply and the land is accessed directly from this road. The landowner will claim and retain the Basic Payment. The land comprises excellent meadow and pastureland, and is in good heart. The owner has not applied fertiliser but would permit the grazier to apply an appropriate level of compound fertiliser or FYM to the land. There is a public footpath crossing the land.

Best offers are requested for the land by 17th April 2018. Please submit offers to the Crooklands office of Richard Turner and Son, at 14 Moss End Business Village, Crooklands, LA7 7NU Tel: 015395 66800.

Weblink: <http://www.rturner.co.uk/14-acres-grazing-sandside.pdf>

**9.34 Acres (3.78 Ha)
Or Thereabouts**

At
**Milton, Nr Crooklands
Cumbria**

The land is in 1 Lot and will be for the taking of up to two crops of grass silage or the grazing of cattle or sheep only (no bulls – stock bull only by arrangement). There is a natural water supply and the land is accessed via a bridge directly off Milton Lane. The landowner will claim and retain the Basic Payment. The land comprises good meadow and pastureland, and is in good heart. The owner has not applied fertiliser but would permit the grazier to apply an appropriate level of compound fertiliser or FYM to the land.

Best offers are requested for the land by 10th April 2018. Please submit offers to the Crooklands office of Richard Turner and Son, at 14 Moss End Business Village, Crooklands, LA7 7NU Tel: 015395 66800.

Weblink: <http://www.rturner.co.uk/9-acres-grazing-milton.pdf>

Land For Sale

104.11 Acres Land



104.11 Acres (42.13 Ha) or Thereabouts. Land at Shard Farm, Little Singleton, Poulton Le Fylde, FY6 9BU

A Block Of 98.11 Acres Productive Arable And Meadowland Together With A Well Set Up Equestrian Facility Set Within Circa. 6.00 Acres With Timber Stables, Feed And Tack Rooms, Menage, Polytunnel And Ovation Static Caravan

For Sale By Private Treaty In One Lot – Guide Price £1,400,000

Crooklands Office – Ref: HT

Weblink: <http://www.rturner.co.uk/104-acres-shard-farm.pdf>

69.09 Acres (27.96 ha) Land

Treales, Nr Kirkham,
Preston



69.09 acres (27.96 ha) Land at Treales, Nr Kirkham, Preston.

An exceptional opportunity to purchase up to 69.08 acres productive arable/meadow land available in two lots. Both with excellent roadside access and a mains water supply.

Lot 1 40.06 acres - £400,000

Lot 2 29.03 acres - £300,000

For Sale By Informal Tender

Tenders Close – Tuesday 10th April at 2pm

Crooklands Office – Ref: HT

Weblink: <http://www.rturner.co.uk/69.09-acres-treales.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>

Guide Price: Lot 4: £60,000

58 Acres Land

58 Acres Hill & Moor Land at Sand Beds Lane, Edenfield, Bury, BL0 0QX

This is Lot 4 of Gincroft Farm. . Other Lots also available:

Lot 1: A four bedroom dwelling house, driveway and garden in all about 0.17 acre;

Lot 2: Farmhouse and attached barn,

Lot 3: Detached barn with farm buildings & 16 acres.

For Sale by Informal Tender - Offers are requested in writing prior to 12 noon on Wednesday 9 May 2018.

Sawley Office

Weblink: <http://www.rturner.co.uk/gincroft-farm.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 31st 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>

About 25.41 acres

Pasture House Farm
Pasture Lane
Barrowford
Nelson
Lancashire
BB9 6QX

About 25.41 acres, Meadow and Pastureland.

FOR SALE BY PRIVATE TREATY

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.

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>

£75,000 - £80,000

18.08 Acres (7.32 HA) or Thereabouts Pasture and Woodland at Crook, Nr Kendal

The property comprises an excellent block of pastureland extending to 13.85 acres or thereabouts together with 4.23 acres attractive woodland/wooded pasture. The pastureland is in good heart and the block of land benefits from roadside access. Water is via a natural supply. and would be ideal for Agriculture, Equestrian or Amenity Uses
(Subject to Granting of Appropriate Permissions).

FOR SALE BY PRIVATE TREATY

Crooklands Office – Ref: HT

Weblink: <http://www.rturner.co.uk/land-at-crook.pdf>



17.6 Acres

SOLD STC

Plane Trees Farm, Bradley Fold Road, Ainsworth, Bolton



Lot 5 - 17.6 Acres Meadow & Pasture At Plane Trees Farm, Bradley Fold Road, Ainsworth, Bolton, BL2 5QR

A very desirable and well located parcel of productive agricultural grassland. Of interest to investors, amenity and agricultural buyers alike. The land is located to the east and west side of Bradley Fold Road having roadside access formerly part of Plane Trees Farm. The land is in good heart, well fenced and has the benefit of DEFRA'S Basic Payment Scheme entitlements. For sale freehold with vacant possession by private treaty.

Guide Price: £140,000 **SOLD STC**

Sawley Office

Weblink: <http://www.rturner.co.uk/34-acres-plane-trees-farm.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>

7 Acres

Colne Road,
Barrowford,
Lancashire,
BB8 9QT.

A desirable, well located parcel of meadow and pasture with roadside access formally two fields. The field is well sheltered adjoining Barrowford Reservoir to the West and Colne Road to the South East. The land is well fenced / walled with natural water supply. Ideal for cropping, haymaking and grazing of all livestock and of interest to all buyer types. For sale by private treaty freehold with vacant possession.

Offers in the Region of £70,000

Sawley Office

Weblink: <http://www.rturner.co.uk/7-acres-barrowford.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
SOLD STC
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. SOLD STC**
Crooklands Office
Weblink: <http://www.rturner.co.uk/3-acres-aldcliffe.pdf>

Property Of The Month

The Bothy Luneside Burrow Nr Kirkby Lonsdale Carnforth, Lancashire LA6 2RJ



Weblink: <http://www.rturner.co.uk/the-bothy.pdf>
See Page 5 & Front Page

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