

PW121

By Direction of Messrs G & DM Campbell

Circa 60 Acres Farmstead

KNOWN AS

Woodgill Farm Keasden, Clapham Lancaster LA2 8HB



Price: £550,000 Region As A Whole

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

A traditional Dales farmstead principally comprising a sympathetically renovated 3 bedroomed, stone built, detached farmhouse (*probably dating back to the 17th Century*) incorporating 2 reception rooms and breakfast kitchen, two adjacent traditional stone built barns/shippens and loose boxes etc. (*with potential, subject to Planning Permission being obtained, for either extension of the existing house or conversion into 1 or more further dwellings*), a modern general purpose livestock building and good meadow and pastureland within a ring fence extending to 60.27 acres or thereabouts.

Together with registered Grazing Rights on Clapham Common for 170 sheep with followers.

For Sale By Private Treaty

Auctioneers:

Richard Turner & Son
Royal Oak Chambers
High Bentham
Nr Lancaster LA2 7HF
Tel: 015242 61444.
Fax: 015242 62463.

Solicitors:

Oglethorpe Sturton & Gillibrand
16 Castle Park
Lancaster
Lancashire LA 1YG
Tel: 01524 846 846.
Fax: 01524 382 247.

Location:

Situated in a beautiful open rural location with fabulous views overlooking Keasden Moor yet conveniently only 3 miles South of Clapham Village and the A65 Kendal/Skipton (East West) Trunk Road.

Bentham 8 miles, Settle 9 miles, Skipton 16 miles, Lancaster 23 miles,
Kendal and the Lakes 25 miles approx.

LOT 1: Farmhouse, Buildings & 12.65 Acres Land (edged red on the attached plan)

Accommodation Comprising:

Ground Floor:

(Full oil fired central heating and sealed unit double glazing installed).

Entrance Utility Room:

10'4 x 9'10
(3.15m x 3.00m)

Fitted cupboards and units incorporating work surfaces, oil fired boiler for central heating and hot water, hot water tap, fitted shelves, exposed beam, centre light.



Kitchen:

10'8 x 10'7
(3.25m x 3.23m)

Fitted cupboards and units incorporating inset stainless steel single drainer sink unit, built in electric oven, ceramic hob with overhead extractor hood, plumbed auto washer recess and work surfaces with tiled splash backs. Electric meter and consumer unit, exposed beam, painted beam.



Lounge:
14'10 x 14'8
(4.52m x 4.47m)

Stone built open fireplace, shelved arched display alcove, wall lights, centre light, radiator, TV point. Hardwood sliding patio doors overlooking rear garden.



Sitting Room:
14'10 x 10'7
(4.52m x 3.23m)

Stone built fireplace, TV display shelf, shelved arched display alcove, centre light, radiator.



Inner Hall:
5'11 x 3'8
(1.80m x 1.12m)

Open staircase with under storage cupboard.

First Floor:

Landing:

Large double glazed landing window, centre light, radiator.



Bathroom:
10'8 x 9'10
(3.25m x 3.00m)

3 piece bath suite incorporating electric over bath shower, tiled splash backs, centre light, radiator.



Master Bedroom 1:
15'1 x 14'10
(4.60m x 4.52m)

Window seat, built in airing/cylinder cupboard with immersion heater, centre light, radiator.



Double Bedroom 2:
15'4 x 10'8
(4.67m x 3.25m)

Window seat, built in wall cupboard, centre light, radiator, TV point.



Bedroom 3:
10'8 x 10'6
(3.25m x 3.20m)

Centre light, radiator. *Loft access to insulated loft area,*
centre light, radiator.



Outside:

Lovely well manicured lawned garden area incorporating brick set sun terrace all set within a traditional dry stone walled boundary. *Outside power points.*



Services:

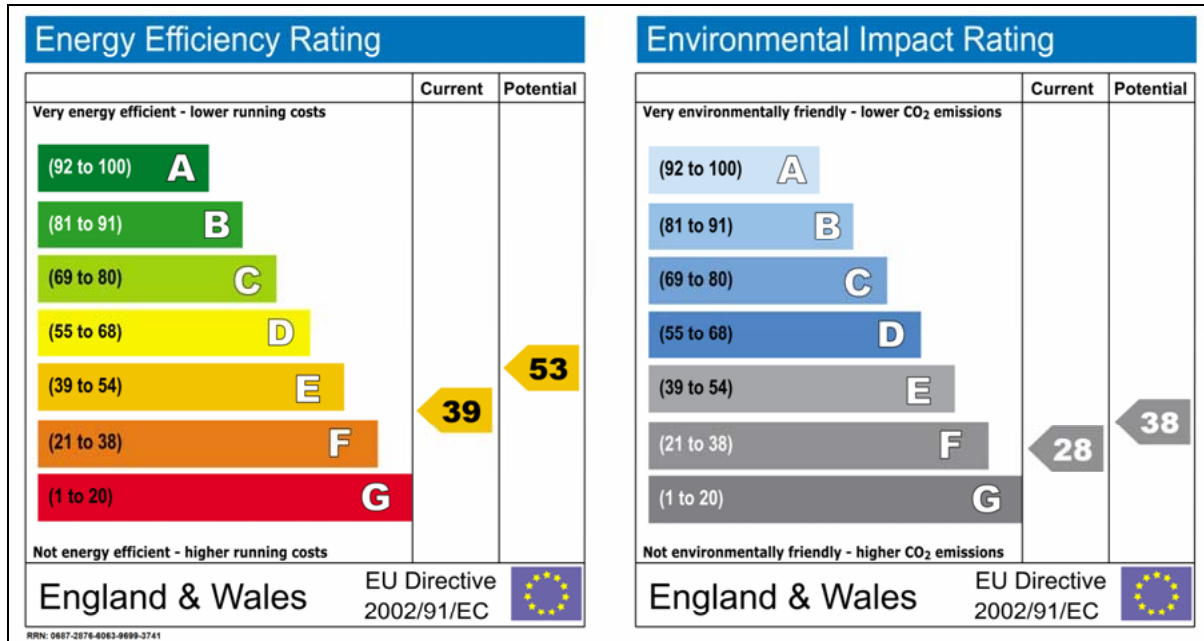
Mains water and electricity connected. Oil fired central heating.
Private septic tank drainage system installed.

Council Tax Band:

B (verbal enquiry only).

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Energy Performance Certificate



Buildings:

Principally comprising two traditional stone built **Barns (one with hay loft), old granary loft, lean-to shippon, lean-to loose box, tractor shed and Yorkshire boarded livestock building.**

Viz:-

Barn - 36' x 15' approx external measurements (10.97m x 4.57m approx).

Lean-to Loose Box - 15' x 9' approx (4.57m x 2.74m approx)/

Old Granary Loft - 16'7 x 15'3 internal measurement (5.05m x 4.65m).

Barn Loft - 17' x 15' approx internal measurement (5.18m x 4.57m approx).

Barn 2 incorporating **lean-to Shippon** - 40' x 40' overall approx external measurement (12.19m x 12.19m).

Lean-to Tractor Shed - 21' x 19' approx internal measurement (6.40m x 5.79m approx).

Yorkshire boarded Livestock Building with asbestos roof 45' x 34' approx internal measurement (13.72m x 10.36m approx).



Barn 1



Barn 2



Livestock Building



Farmstead

Lot 1 cont : 12.12 Acres (edged red on the attached plan)

The land extending to 12.65 Acres (5.12 Ha) or thereabouts being a mixture of fertile meadow, pasture and woodland adjoining Keasden Beck. The land is suited for agriculture, equestrian, sporting or other amenities.



9 Sheep Gaits on Clapham Common (Registered No's CL 209, 270 & 304) are included within the sale of this Lot giving the right to graze 36 sheep with followers or 45 woolled sheep.

The entitlements to be transferred with this Lot extend to 4.72 Hectares SDA and 8.82 Hectares SDA Moorland..

Schedule:

RLR Field No	Area (Ha)	Area (Acres)
SD 7263 0498	2.91	7.19
SD 7263 2092	0.29	0.72
Pt SD 7263 1107	0.02	0.05
Pt SD 7263 3291	<u>1.90</u>	<u>4.69</u>
	5.12	12.65 Acres or thereabouts

LOT 2: 47.62 Acres Land (edged blue on the attached plan)

47.62 Acres (19.27 Ha) valuable meadow and pastureland with access off the farm track and the benefit of a concessionary mains water trough in the boundary between Field No's 2602 and pt 3291.

There is also piped water from the same supply to a trough in Field No 4412.



33.5 Sheep Gaits on Clapham Common (Registered No's CL 209, 270 & 304) are included within the sale of this Lot giving the right to graze 134 sheep with followers or 167.5 woolled sheep.

The entitlements to be transferred with this Lot extend to 19.27 Hectares SDA and 32.95 Hectares SDA Moorland.

Schedule:

RLR Field No	Area (Ha)	Area (Acres)
SD 7164 9519	1.05	2.59
SD 7164 9733	0.68	1.68
SD 7264 0115	0.65	1.61
SD 7264 0624	1.91	4.72
Pt SD 7264 1107	2.06	5.09
SD 7264 1917	1.81	4.47
SD 7264 2602	1.47	3.63
SD 7264 3217	1.50	3.71
Pt SD 7263 3291	4.43	10.95
SD 7263 4381	1.53	3.78
SD 7264 4412	<u>2.18</u>	<u>5.39</u>
	19.27	47.62 Acres or thereabouts

Farm Access Track:

Lot 2 is sold subject to and Lot 1 is sold with the benefit of a right of way for all purposes along the farm access track (as shown by the orange line on the plan).

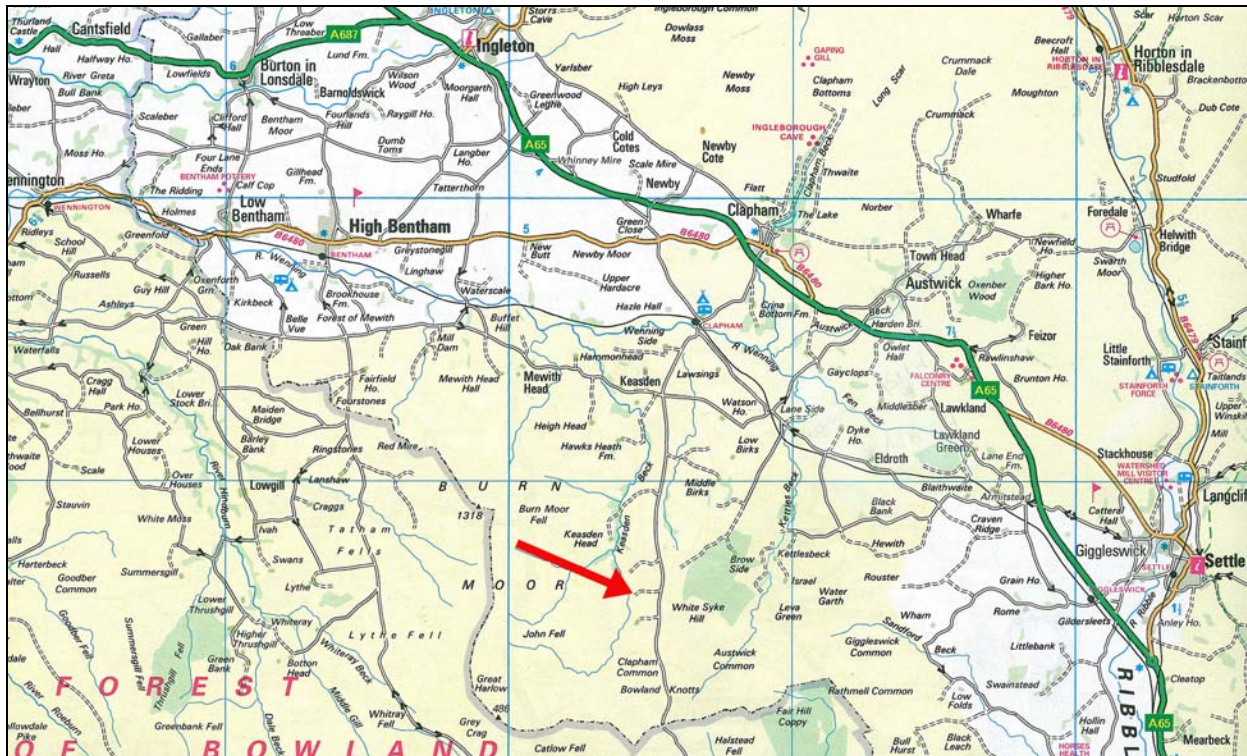
Lot 2 is also sold subject to the right of way for Yorkshire Water Authority to access the pumping station (as shown shaded yellow on the plan).

Repairing liability for the track through Lot 2 is to be shared accordingly to user.

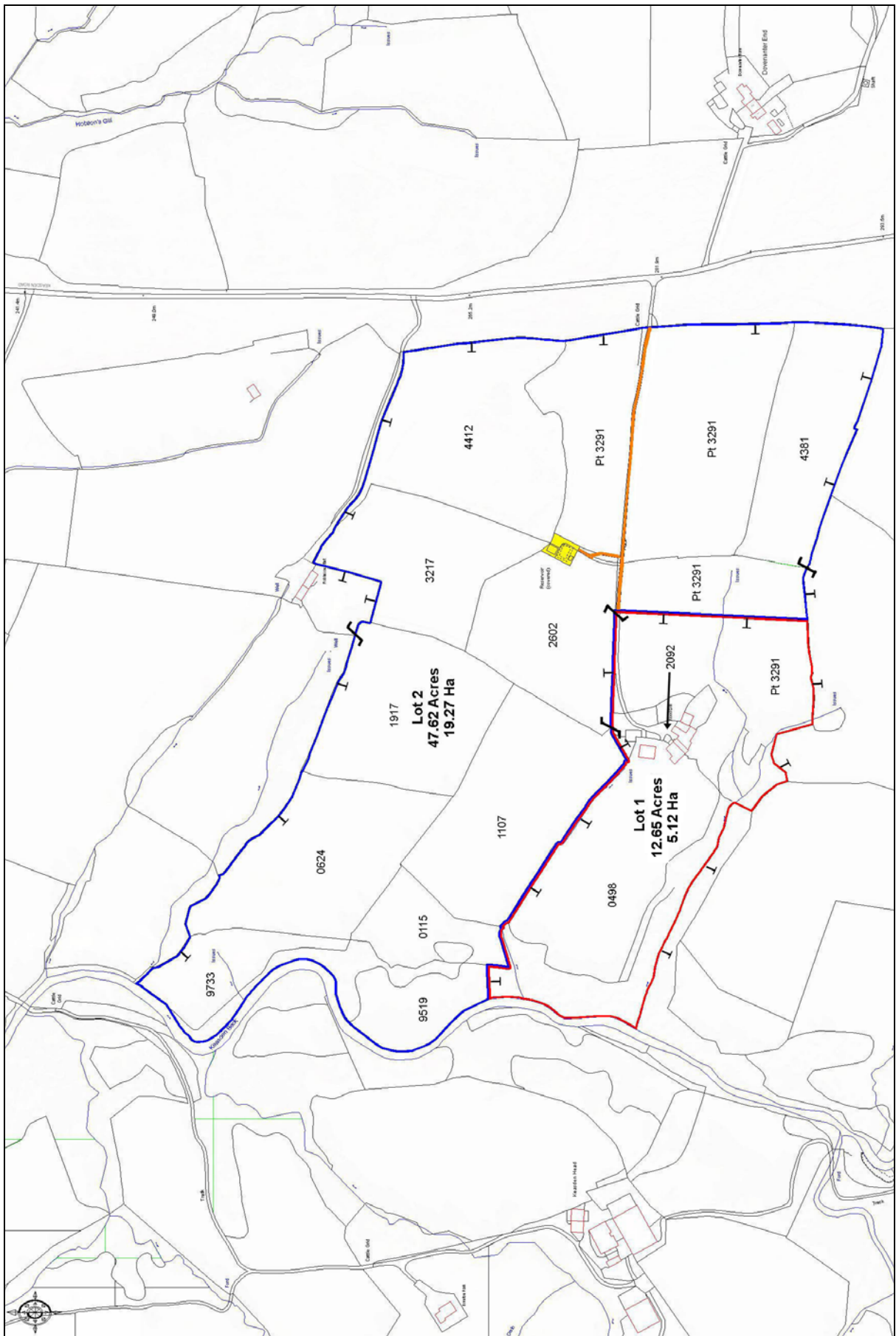
Land & Views



Location Plan



Boundary Plan



GENERAL REMARKS AND STIPULATIONS

VIEWING:

Lot 1: May be viewed by appointment with the Auctioneers.

Lot 2: May be viewed during any reasonable daylight hour upon the production of a set of these particulars.

LOCAL AND SERVICE AUTHORITIES:

Craven District Council, Granville Street, Skipton. Tel: 01756 700 600.

North Yorkshire County Council, County Hall, Northallerton. Tel: 01609 780 780.

Yorkshire Water Authority, PO BOX 52, Bradford. Tel: 0845 124 2424.

"RPA" Rural Payments Agency, Eden Bridge House, Lowther Street, Carlisle. Tel: 01228 523 400.

PARTICULARS OF SALE:

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

SALES PARTICULARS AND PLANS:

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

TENURE AND POSSESSION:

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

SPORTING:

The sporting rights are in hand and are included in the sale.

TIMBER AND WOOD:

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

FIXTURES AND FITTINGS:

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

TOWN PLANNING AND LOCAL LAND CHARGES:

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

a) all local and land charges and any requirements enforceable by any local or other Public Authority.

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

RIGHTS AND EASEMENTS:

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

OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:

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

FENCES & BOUNDARIES:

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

DISPUTES:

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

UNSOLD LOTS:

In the event of any Lots remaining unsold the Vendor shall be entitled to exercise any rights or other matters over Lots reserved in the Particulars, Stipulations or Conditions of Sale and shall hold subject to any such rights granted in favour of the Purchaser of any other Lots.

ORDER OF SALE:

Whilst it is intended to offer the land in lots as catalogued nevertheless the Vendor reserves the right to either amalgamate, divide or withdraw any Lot or Lots prior to the Auction Sale.

CONDITIONS OF SALE:

The Conditions of Sale WILL NOT be read out at the Auction Sale, but a copy thereof will be available for inspection at the offices of the Vendors solicitors during normal hours for 14 days prior to the date of the Auction Sale.

INSURANCE:

As from the date of sale/signing of the contract, the property shall be at the sole risk of the purchaser who shall effect their own insurances accordingly.

TENANT RIGHT:

All tenant rights, unexhausted manorial values etc. are included in the purchase price of the farm and there will be no right to claim compensation for any dilapidations etc.

SINGLE FARM PAYMENT:

Single Farm Payment Entitlements have been established on the land and are included in the sale of each Lot. The Entitlements attached to the land are classified as SDA Normal and the 2010 unit value was €241.37 per hectare. The Entitlements attached to the common grazing rights are classified SDA Moorland and the 2010 unit value was €43.58 per hectare. The vendor will retain all payments in respect of the Entitlements for the 2011 claim year and the purchaser will indemnify the licensor against any deductions from his Single Farm Payment arising from any action or omission by the purchaser.

ENTRY LEVEL STEWARDSHIP SCHEME:

The land is currently within a Natural England Entry Level Stewardship Scheme until May 2013 and it is a condition of sale that the purchasers of Lots 1 & 2 continue within the scheme and indemnify the owners for any re-payments required as a consequence of non-compliance.

MISREPRESENTATION ACT 1967:

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