

# Neals Ing, Silverdale Road, Stainforth, Settle, North Yorkshire BD24 9PN



## Settle - 5 Miles

A65 - 6 Miles

A sound cattle and sheep stock rearing farm with a grade two listed dwelling and detached coach house, range of steel frame livestock and general purpose sheds, stonebuilt outbarn and land in all extending to about 205.03 acres for sale freehold with vacant possession as a whole or in three adjoining lots.

**Lot 1** Detached period house, coach house, farmbuildings in about 46.33 acres

**Lot 2** Stonebuilt roadside outbarn in about 8.17 acres

**Lot 3** Land extending to about 150.53 acres known as Rough Lands

Neals Ing, Silverdale Road, Stainforth will be offered for sale by auction, subject to conditions and unless sold previously, in Settle Rugby Club, Grove Park, Lower Greenfoot, Settle BD24 9RB at 7pm on Wednesday 15<sup>th</sup> June 2022. It is anticipated that the property will be offered in separate lots in catalogue order but two or three lots will also be offered as one if there is a call to do so.

Interested parties should complete an IVQ form prior to the auction sale date if they intend to bid for any lot. Successful purchasers will be required to sign a contract and arrange for payment of 10% of the purchase price to the vendor's solicitor with a sale completion date arranged for Wednesday 27<sup>th</sup> July 2022.

**Auctioneers** Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel. 01200 441351 / email [sawley@rtturner.co.uk](mailto:sawley@rtturner.co.uk)

**Solicitors** Goad & Butcher, Midland Bank Chambers, Market Place, Settle BD24 9DR Tel. 01729 823500 / email [info@goadandbutcher.co.uk](mailto:info@goadandbutcher.co.uk)

Viewing is strictly by appointment through the selling agents - Richard Turner & Son, Old Sawley Grange, Sawley, Clitheroe BB7 4LH. Tel. 01200 441351 or email to [sawley@rtturner.co.uk](mailto:sawley@rtturner.co.uk)

**Council Tax** - band F

**Energy Performance Certificate** - exempt listed building

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

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.



**Lot 1 Detached Period House, Coach House & Farmbuildings in about 46.33 acres – edged red on the plan.**

**Neals Ing Farmhouse** is grade 2 listed as of historic note and is constructed of stone with twin front gables under slate hip rooves with stone mullion and transom single glazed windows at three levels to the front and rear elevations.

**Ground Floor**

Open front porch 6' 0" x 6' 0" with arched stonework outside and inside to a large studded front door under a flat roof with stone parapet.

**Hall**

26' 1" x 8' 9" with stone flag floor, midway wood panel arch and return stairway to the first floor.

**Sitting Room**

15' 9" x 13' 6" with boarded floor, front window with pine side panelling and a stone surround fireplace with stone inset and Lakeland stone hearth.

**Back Room**

15' 8" x 13' 8" with boarded floor and fitted carpet, enamel sink and drainer under the rear window, stone surround fireplace with brick inset and slate blocked at chimney level. This room has a shower room with glass panelled shower closet, pedestal wash basin and toilet.

**Inner Hallway**

16' 0" x 5' 9" with second stairway.

**Living Room**

15' 7" x 13' 9" with solid floor with fitted carpet, front window with pine side panelling and stone surround fireplace with multi fuel stove on a raised stone flag hearth providing central heating.

**Rear Pantry**

16' 0" x 7' 5" with concrete floor, cold slabs, rear window and wall shelving.

**Kitchen**

16' 0" x 13' 6" with red tiled floor, front and rear windows, pine boarded ceiling, wall cupboards, work top units, plumbing for clothes washer and dishwasher, stainless steel single drainer sink unit under the rear window, electric cooker points and Warmflow oil fired central heating boiler heating four radiators.

**Rear Porch**

9' 0" x 6' 3" with concrete floor, open stone arch entrance and solid wood inner door.

**Basement Cellar**

15' 4" x 12' 0" with thirteen stone steps down from the inner hall to a stone flagged floor with vaulted stone ceiling, cold slabs and below ground window.

**First Floor**

A polished oak return stairway leads from the main hall with rear window to the half landing and a spacious main landing 18' 0" x 8' 9" with fitted carpet. There is also a second enclosed stairway from the inner ground floor hall to a corridor landing with entrances to a front bedroom, the bathroom and an enclosed stairway to the second floor attic room.

**Front Bedroom 1**

15' 10" x 13' 3" with front window and fitted carpet.

**Rear Bedroom 2**

15' 9" x 13' 9" with rear window and fitted carpet.

### **Middle Bedroom 3**

8' 10" x 7' 8" with window access to the front porch roof and fitted carpet.

### **Corridor**

16' 1" x 5' 10" with fitted carpet and stairways to the ground floor and the second floor attic rooms.

### **Front Bedroom 4**

15' 10" x 13' 4" with front window and fitted carpet.

### **Rear Bathroom**

16' 2" x 7' 4" with rear window, airing cupboard with hot water cylinder with immersion heater, corner panelled bath, pedestal wash basin and toilet.

### **The Second Floor Attic Rooms**

45' 4" x 28' 0" divided into two front, two rear and one middle section.

### **The Detached Coach House**

stands to the rear of the main residence and is constructed of stone with matching twin gables under slate hip rooves and connecting slate roof canopy in mirror to the residence front elevation. The ground floor rooms have first floor lofts and comprise garage 20' 6" x 12' 0", middle store 23' 6" x 16' 0" with arched doorway and windows each side set back under the front slate roof canopy and coach shed 20' 0" x 12' 0" with large arched doorway with double doors. Floors are part concrete and part flagged. To the east end is an adjoining store 20' 8" x 12' 0" stonebuilt under a slate roof and a further two compartment store 16' 0" x 14' 3" of similar structure.

### **Services**

comprise mains electricity, spring water supply and private sewage treatment. A borehole water supply has been constructed and this will be connected to the farmhouse at the expense of the present owner. The sewage treatment plant was installed new last year. Central heating and domestic hot water is partly from an oil fired system and partly from the living room combustion stove but there is also an immersion heater in the hot water cylinder.

### **Sheep Yard**

To the east of the Coach House there is a small stone walled orchard and a concrete block walled sheep yard with concrete floor sheep dip and sorting race. In the sheep yard there are two buildings 26' 6" x 13' 0" two compartment store constructed of stone walls under a corrugated asbestos apex roof and 45' 0" x 27' 0" sheep shed constructed of concrete block walls under a steel sheet clad mono pitch roof.

### **The Main Farm Building Complex**

Stands on a conveniently elevated site with spacious covered livestock and general purpose sheds as follows.

#### **Four Bay Steel Portal General Purpose Shed**

62' x 48' concrete floor, concrete panel walls with natural stone exterior, space board upper wall cladding and cement fibre apex roof cladding.

#### **Two Bay Steel Portal Frame Adjoining Shed**

22' x 48' of similar structure with open front.

#### **Three Bay Atcost Concrete Portal Frame Cattle Shed**

44' x 75' with concrete floor, concrete block walls and cement fibre apex and leanto roof cladding.

#### **Four Bay Sheep Shed**

58' x 36' with concrete floor, concrete block walls and timber truss with cement fibre apex roof cladding.

#### **Five Bay Hay Store**

75' x 30' with concrete floor, steel stanchon and roof truss structure with corrugated tin side cladding and cement fibre roof cladding extending into a 10' canopy with open front.

#### **Six Bay Steel Portal Frame Cattle Shed**

86' x 67' with concrete floor, concrete panel walls, tin upper side cladding and cement fibre apex and leanto roof cladding. This building was originally designed as a silage barn and there is a 3,000 gallon waste effluent underground store to the field side of the shed.

**Small Detached Store**

12' x 12' with concrete floor, stone walls and steel sheet monopitch roof cladding.

**Manure Store**

With concrete floor and concrete block walls.

**Lot 2 Stonebuilt roadside outbarn in about 8.17 acres – edged green on the plan****Three Bay Outbarn**

Adjoining Silverdale Road and constructed of stone walls under a slate roof comprising main barn externally measuring 38' x 24' and front five stall leanto externally measuring 19' x 12'. There are two gateway entrances from Silverdale Road.

**Lot 3 Land extending to about 150.53 acres known as Rough Lands – edged blue on the plan.**

The land has access from a field gate on Henside Road leading to Malham.

## GENERAL REMARKS AND STIPULATIONS

**Situation** Neals Ing is approached from Stainforth village up Goat Lane past the right hand turn to Henside Road, past Sannet Hall Farm on the right and next turn right onto the farm lane giving exclusive access to Neals Ing.

### Local and Service Authorities

Yorkshire Dales National Park 0300 456 0030  
Craven District Council 01756 700600  
Yorkshire Water Authority 0345 124 2424  
Yorkshire Electricity

### Viewing

Neals Ing Farm may be inspected by appointment through the Auctioneers Richard Turner and Son, Clitheroe, Telephone 01200 441351.

### 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. Any intending Purchaser should satisfy himself as to their correctness. The Vendor does not make nor give and neither Richard Turner and Son nor any person in their employment has any authority to make or give any warranty to the Land and Property

### Sale Particulars and Plans

The Plan and Quantities are based upon the latest available edition of the Ordnance Survey as revised by the Auctioneers. Such Plans 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.

### Walls Hedges and Fences

The Purchaser of each Lot will be required to maintain in stockproof condition the walls, hedges and fences marked with a "T" on the side of the wall, hedge or fence to which it belongs. Where there is no wall, hedge or fence built or existing, or where the existing wall, hedge or fence is not in reasonable repair, then the Purchaser of the Lot with a "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.

**Sporting Rights** The sporting rights are not owned with the property.

**Mineral Rights** Mines, minerals, stone and substrata are not owned with the property but the owner has full control over any access to the land except for the sporting rights enjoyed and reserved by the previous owner.

### Tenure and Possession

The House, Buildings and Land are Freehold and Vacant Possession will be given on Completion.

### Timber and Wood

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

### **Town Planning and Local Land Charges**

So far as the Vendor is aware the present use of the Property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. Each Lot is sold subject to all Local and Land Charges and any requirements enforceable by any Local or other Public Authority, and subject to 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, indemnity or right of rescission in respect thereof.

### **Rights and Easements**

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

Where the supply of a water, gas or electricity supply is divided by the lotting arrangements then the Purchaser of each Lot will be responsible for his own new supply and metering arrangements being the easiest method directed by the Service Authority and if necessary new easements for such revised supplies will be arranged over adjoining Lots without the objection of the owners of those adjoining Lots.

### **Overhead Electricity and Telephone Lines and Underground Cables.**

The Purchaser of each Lot shall take it subject to such wayleaves as effects the same and where applicable wayleave rents shall be apportioned by the Vendor to the various Lots. The Purchaser of the Lots affected by the wayleaves shall be responsible to notify the appropriate authority of their interest.

### **Fixtures and Fittings**

The Fixtures and Fittings are excluded from the sale unless they are expressly stated as being included.

### **Disputes**

Should any dispute arise before or after the date fixed for Completion between the Purchasers or 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 should be referred to the arbitration of Richard Turner of Richard Turner and Son, whose decision shall be final and binding on the parties in dispute.

### **Order of Sale**

The Vendor reserves the right to sell the Whole Farm or any Lot or part of it before the Auction, to alter the Order of Sale, to amalgamate or divide the Lots, or withdraw the Whole or any Lot or Lots, without declaring the reserve price. It is, however, anticipated that the Property will be offered in individual Lots as catalogued.

### **Unsold Lots**

In the event of any Lots remaining unsold the Vendor shall be entitled to exercise any rights or other matters over other 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 Lot.

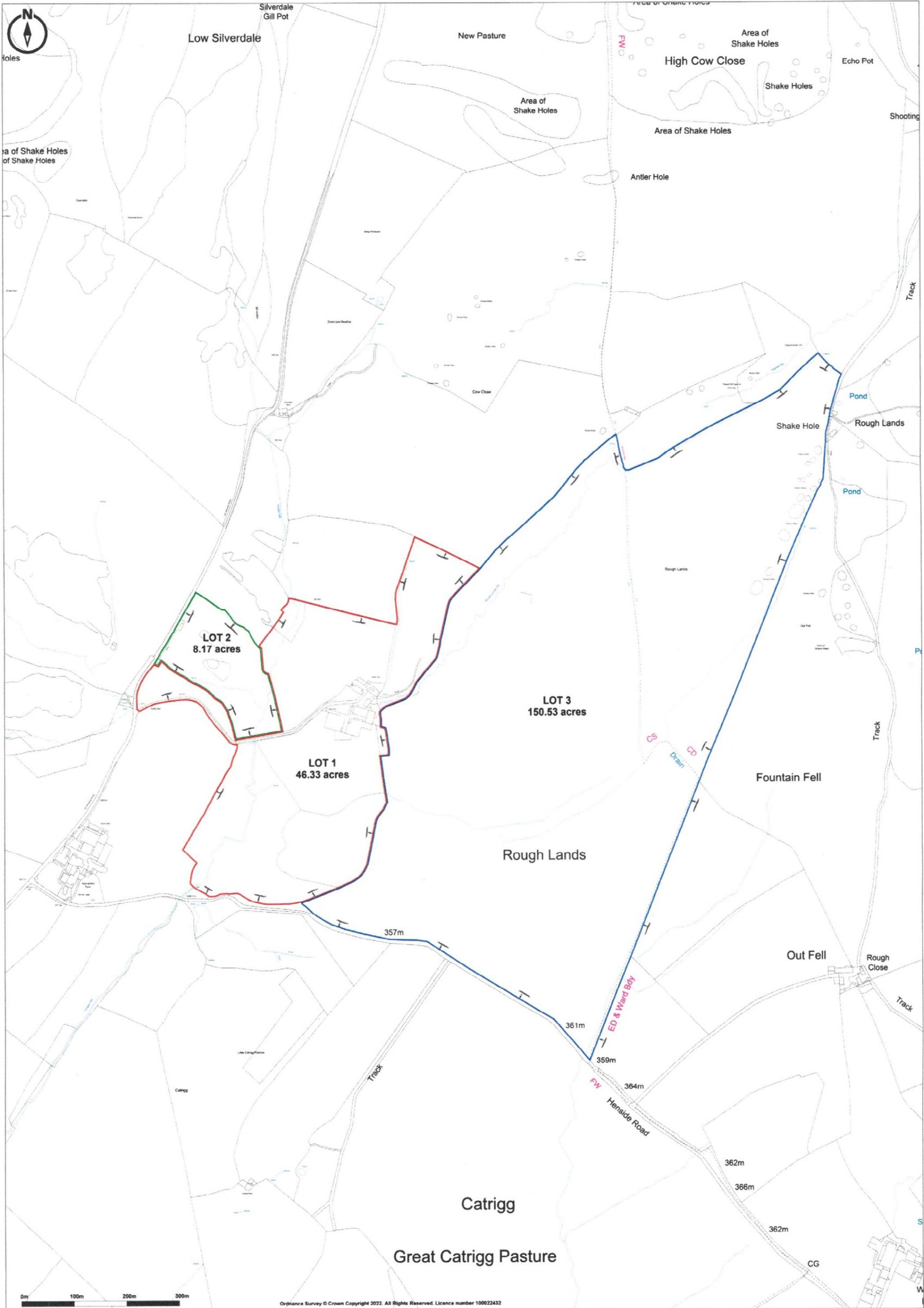
### **Conditions of Sale**

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 Vendor's Solicitors during normal working hours for fourteen days prior to the date of the Auction Sale.

### **Entitlements**

The Farmland has the benefit of entitlements under the Defra Basic Payment Scheme. A claim has been activated for the current year and the proceeds will be transferred to the new owners when received by the present owner. The entitlements will be transferred to the new owners or their nominees in good time to allow them to activate a claim for year 2023 onwards.

# Neals Ing, Silverdale Road, Stainforth, Settle, North Yorkshire, BD24 9PN



**Neals Ing Farmhouse**



**Neals Ing Farmhouse Front Porch**



**Neals Ing Coach House**



**Neals Ing Farmbuildings**



**Neals Ing Farmbuildings**



**Neals Ing Farmbuildings**

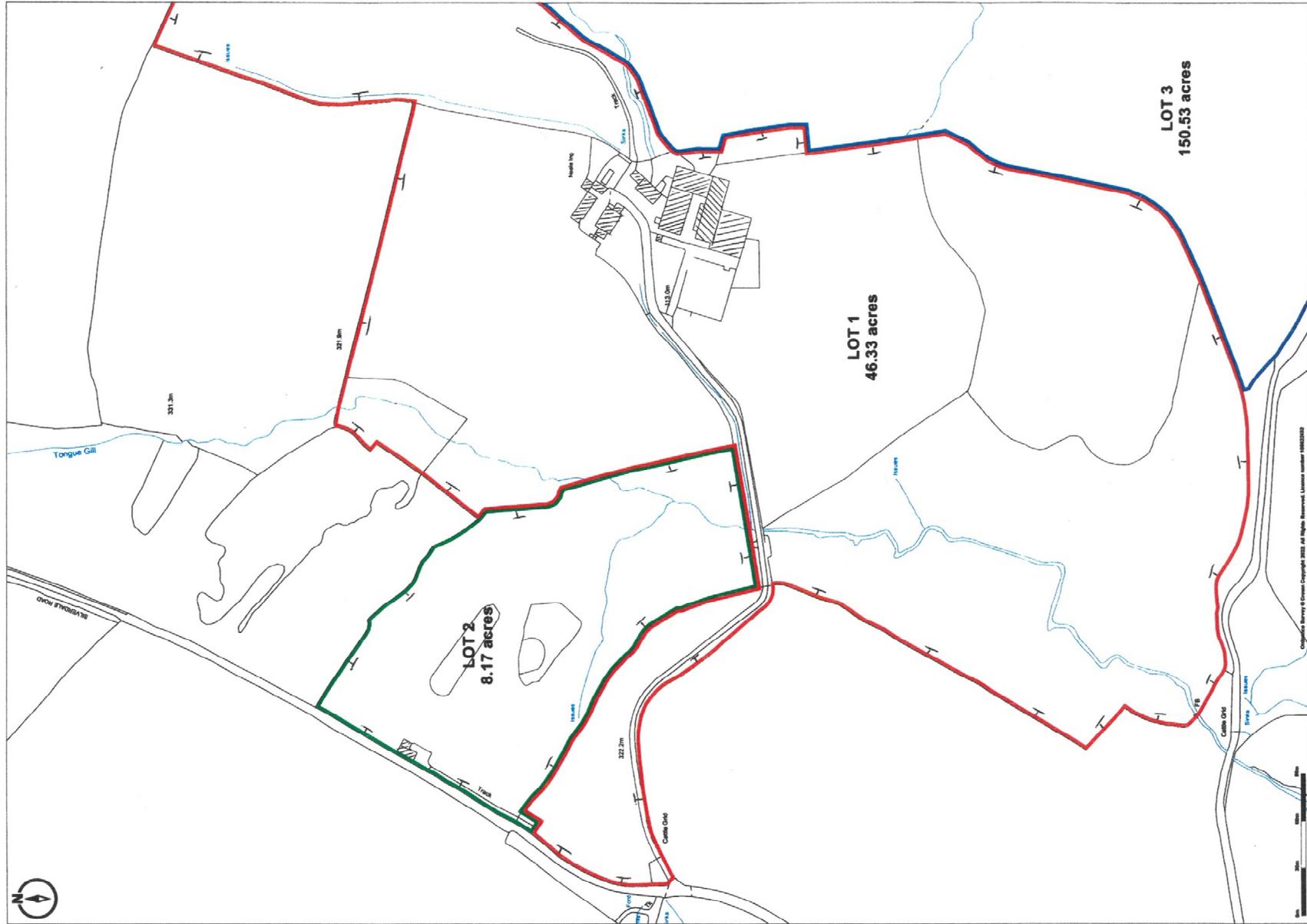


**Neals Ing Farm Outbarn**





**Neals Ing, Silverdale Road, Stainforth, Settle, North  
Yorkshire, BD24 9PN**



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**Promap**  
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