

For Sale by Private Treaty

**DRAFT**



## Clarrick Farmhouse, Buildings & Land Bentham Road, Ingleton, LA6 3HP

**Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office**

Comprising a partly improved traditional stone built 3 bedroomed farmhouse with attached barn and 24.34 acres of meadow and pastureland offered for sale in up to 5 Lots.

Situated on the outskirts of Ingleton village on the Bentham Road with convenient access to the A65 Kendal/Skipton trunk road.

<b>LOT</b>	<b>DESCRIPTION</b>	<b>PRICE</b>
Lot 1 - red	Farmhouse & Attached Barn Etc. In 3.29 Acres	Offers Over £350,000
Lot 2 - blue	4.21 Acres	Offers Invited
Lot 3 - green	0.28 Acres	Offers Invited
Lot 4 - yellow	10.24 Acres	Offers Invited
Lot 5 - orange	6.32 Acres	Offers Invited

## LOT 1 - Clarrick Farmhouse & Attached Barn In 3.29 Acres (edged red on the plan)

Comprising a partly improved traditional stone built farmhouse under a renewed slate roof and an attached mainly stone built barn with a mainly slated roof in disrepair and sundry outbuildings set in 3.29 acres or thereabouts.

**Accommodation Comprising: (UPVC sealed unit double glazing and gas central heating throughout).**

### **Ground Floor:**

#### **Rear Porch:**

5'9 x 4'11  
(1.75m x 1.50m)

Center light, radiator.

#### **Lounge:**

19'1 x 15' max inc. stairs  
(5.82m x 4.57m max)

Stone fireplace housing multi-fuel stove, feature pointed stone wall, 2 x center lights, 2 x radiators, TV point, telephone point, smoke alarm.

#### **Dining Kitchen:**

14'8 x 10'1  
(4.47m x 3.07m)

Modern fitted cupboards and units in light Oak incorporating "New World" farmhouse oven range with 8 burner calor gas hob, extractor hood, integrated dish washer and work surfaces with tiled splash backs. Under stairs storage cupboard, halogen down lighting, radiator, TV point, smoke alarm.

#### **Utility Room:**

6'1 x 3'11  
(1.85m x 1.19m)

Wall mounted "Glow Worm Ultracom 38cxi" calor gas combi boiler. Plumbed for auto washer, electric consumer unit, center light.

#### **WC:**

4' x 3'8  
(1.22m x 1.12m)

With wash hand basin, center light, radiator, auto vent.

### **First Floor:**

#### **Landing:**

11'4 x 2'9  
(3.45m x 0.84m)

Loft hatch, 2 x center lights, radiator, smoke alarm.

#### **L-Shaped Bedroom 1:**

15' x 10'8 max  
(4.57m x 3.25m max)

2 x center lights, radiator, TV point, telephone point.

**En-Suite Shower Room:** 7'5 x 4'11 (2.26m x 1.50m) Comprising shower cubicle, WC and pedestal wash hand basin. Chrome heated towel ladder, fully tiled walls, Velux roof window, exposed beam, halogen down lighting, auto vent.

#### **L-Shaped Bedroom 2:**

10'10 x 10'4  
(3.30m x 3.15m)

Center light, radiator TV point.

#### **Bedroom 3:**

10'3 x 8'1  
(3.12m x 2.46m)

Furniture recess, loft hatch, center light, radiator, TV point.

#### **Bathroom:**

7'7 x 5'11  
(2.31m x 1.80m)

"P" shower bath with glass shower screen, WC and pedestal wash hand basin. Chrome heated towel ladder, fully tiled walls, exposed beam, halogen down lighting.

**Outside:**

Garden and yard curtilage principally containing an adjoining mainly stone built barn, shippon and loose boxes 51' x 24' (15.54m x 7.32m) ave. approx. external measurement under a mainly slated roof in disrepair; Timber garage and sundry outbuilding also mainly in disrepair. Adjoining croft and good meadowland extending to 3.29 acres or thereabouts with good access via the farmyard.

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.

**Basic Payment Scheme:**

Single farm payment entitlements have been established on the land and are included in the sale of each Lot.

The entitlements will be transferred to the purchaser upon completion.

**Services:**

Mains water, electricity and drainage connected.

**Tenure:**

Freehold with vacant possession upon completion.

**Council Tax Band:**

'D' (*Verbal enquiry only*)

**Solicitors:**

To be confirmed.

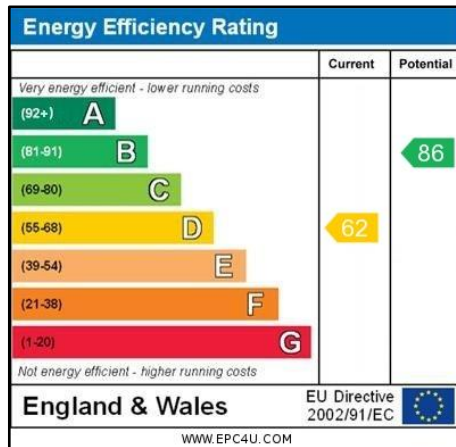
**Agents:**

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

**Through whom all offers and negotiations should be conducted.**

Schedule:	OS No	Description	Acres
	8354	House, Buildings & Croft	1.44
	7654	Pastureland & Croft	<u>1.85</u>
			<b>3.29 Acres or thereabouts</b>

**Energy Performance Certificate - View full certificate [here](#)**





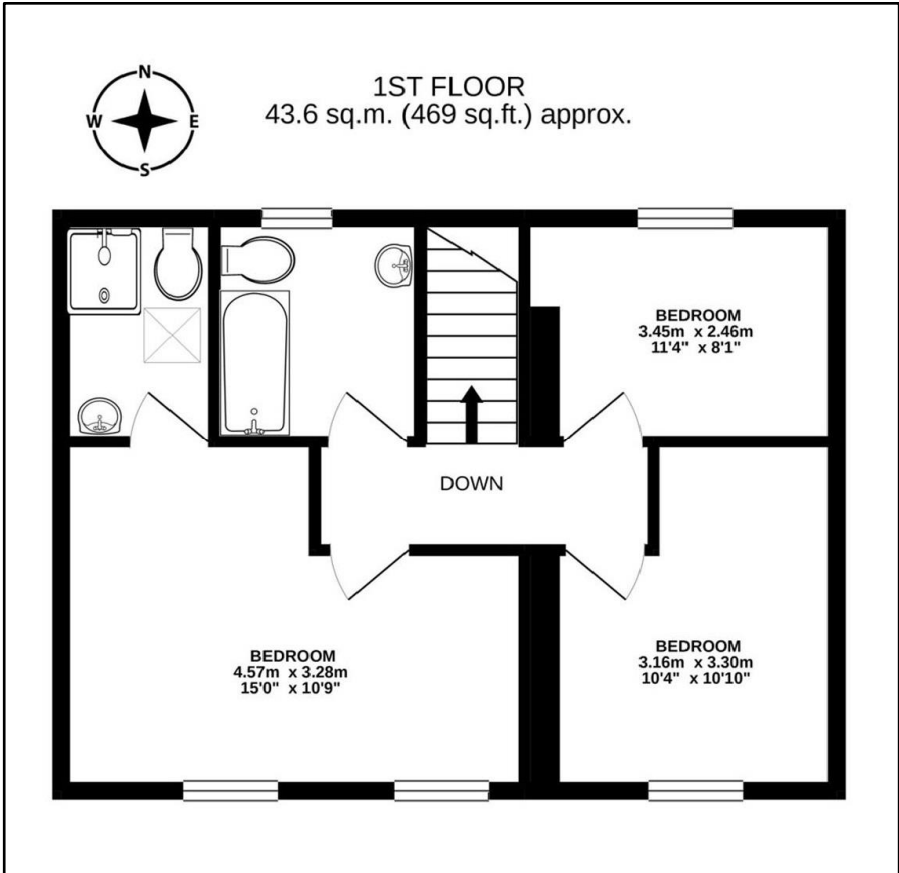
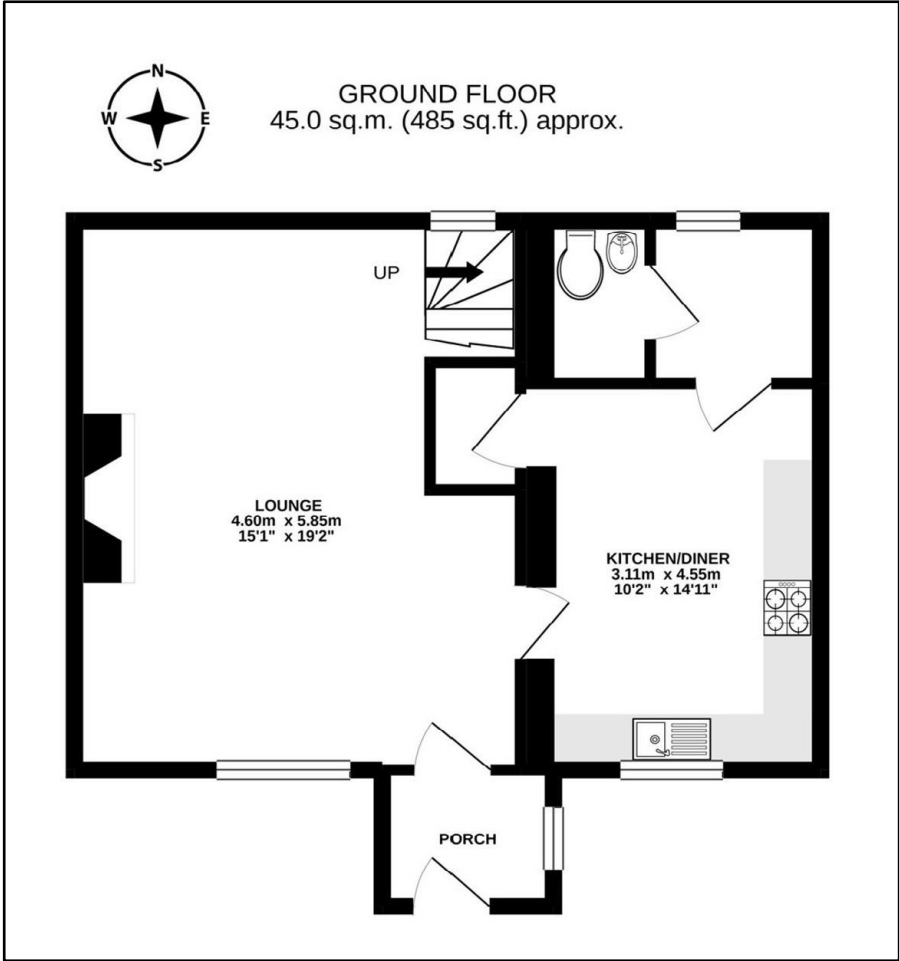








**Floor Plans**



## **LOT 2 – (edged blue on the plan) 4.21 Acres Pastureland & Old Barn**

Comprising good pastureland extending to 4.21 Acres or thereabouts currently fenced into 2 parcels and containing a dilapidated stone barn and a mains water trough.

<b>Schedule:</b>	<b>OS No</b>	<b>Description</b>	<b>Acres</b>
	8339	Pastureland & Old Barn	<b>4.21 Acres or thereabouts</b>

## **LOT 3 – (edged green on the plan) 0.28 Acres Pastureland**

Comprising a small croft extending to 0.28 acre or thereabouts situated across the road adjacent to the front of the farmhouse and having good roadside access to Bentham Road.

<b>Schedule:</b>	<b>OS No</b>	<b>Description</b>	<b>Acres</b>
	7960	Pastureland	<b>0.28 Acres or thereabouts</b>

## **LOT 4 – (edged yellow on the plan) 10.24 Acres Meadow & Pastureland**

Comprising 10.24 acres or thereabouts of meadow and pastureland having the benefit of roadside access from Tatterthorn Lane and a natural water supply.

<b>Schedule:</b>	<b>OS No</b>	<b>Description</b>	<b>Acres</b>
	8121	Meadowland	2.93
	9027 pt	Meadowland	2.24 est.
	8311	Pastureland	1.88
	8100	Pastureland	1.08
	9019	Pastureland	1.03
	9417	Pastureland	<u>1.08</u>
			<b>10.24 Acre est. or thereabouts</b>

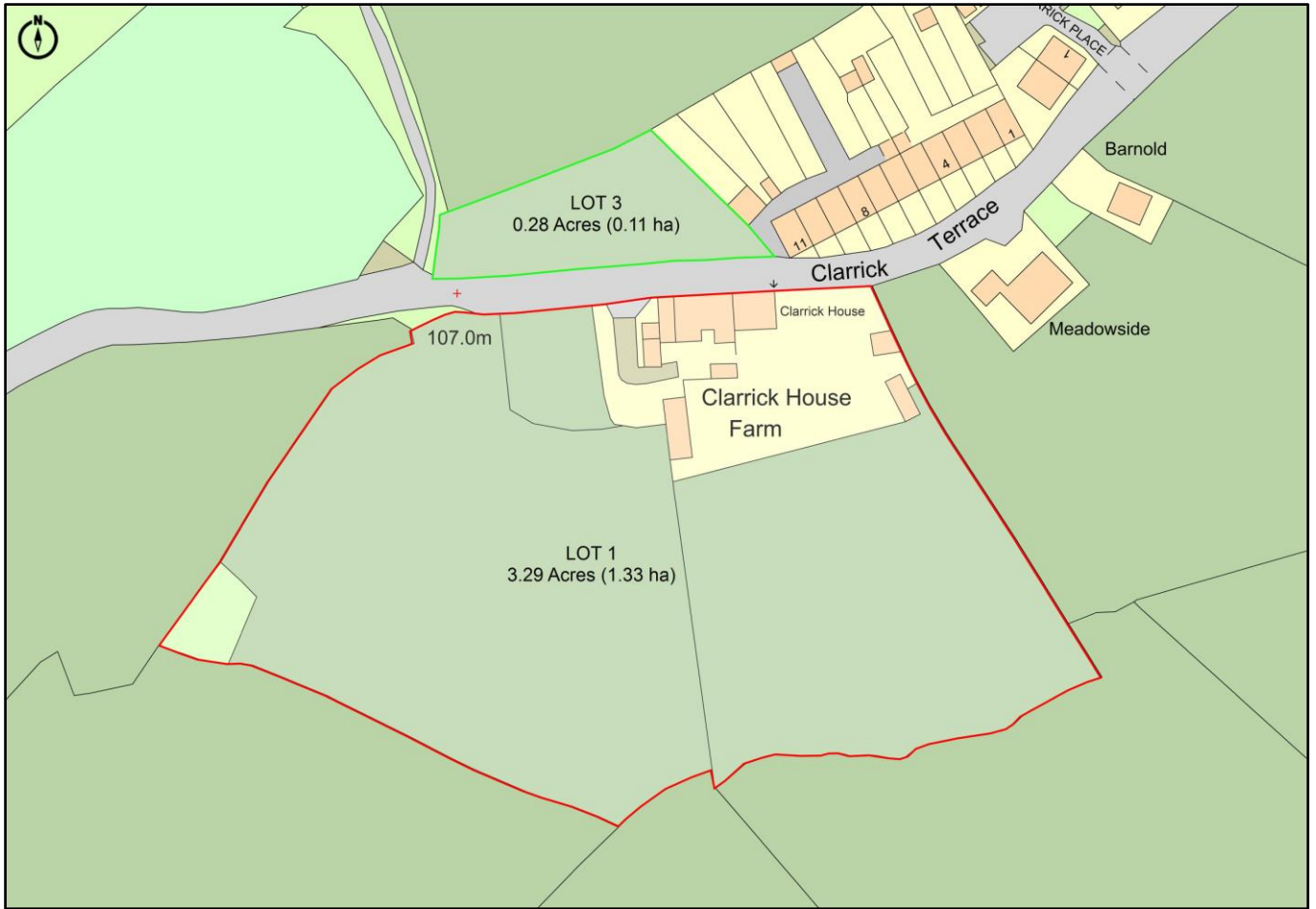
## **LOT 5 – (edged orange on the plan) 6.32 Acres Meadowland**

Comprising 6.32 acres or thereabouts of meadowland having the benefit of road frontage from Tatterthorn Lane and a natural water supply.

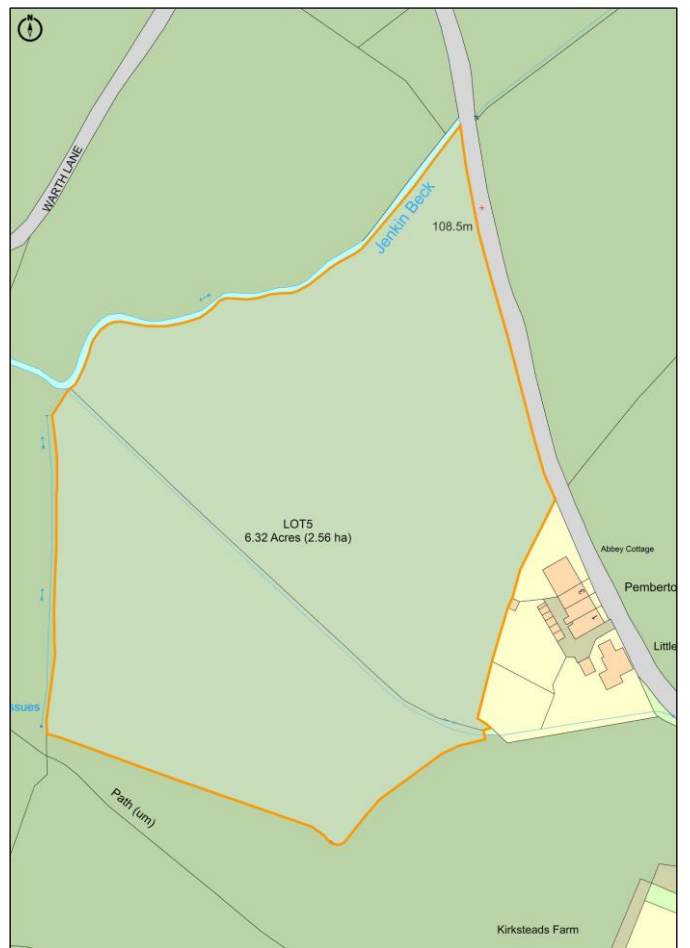
<b>Schedule:</b>	<b>OS No</b>	<b>Description</b>	<b>Acres</b>
	7300	Meadowland	<b>6.32 Acres or thereabouts</b>



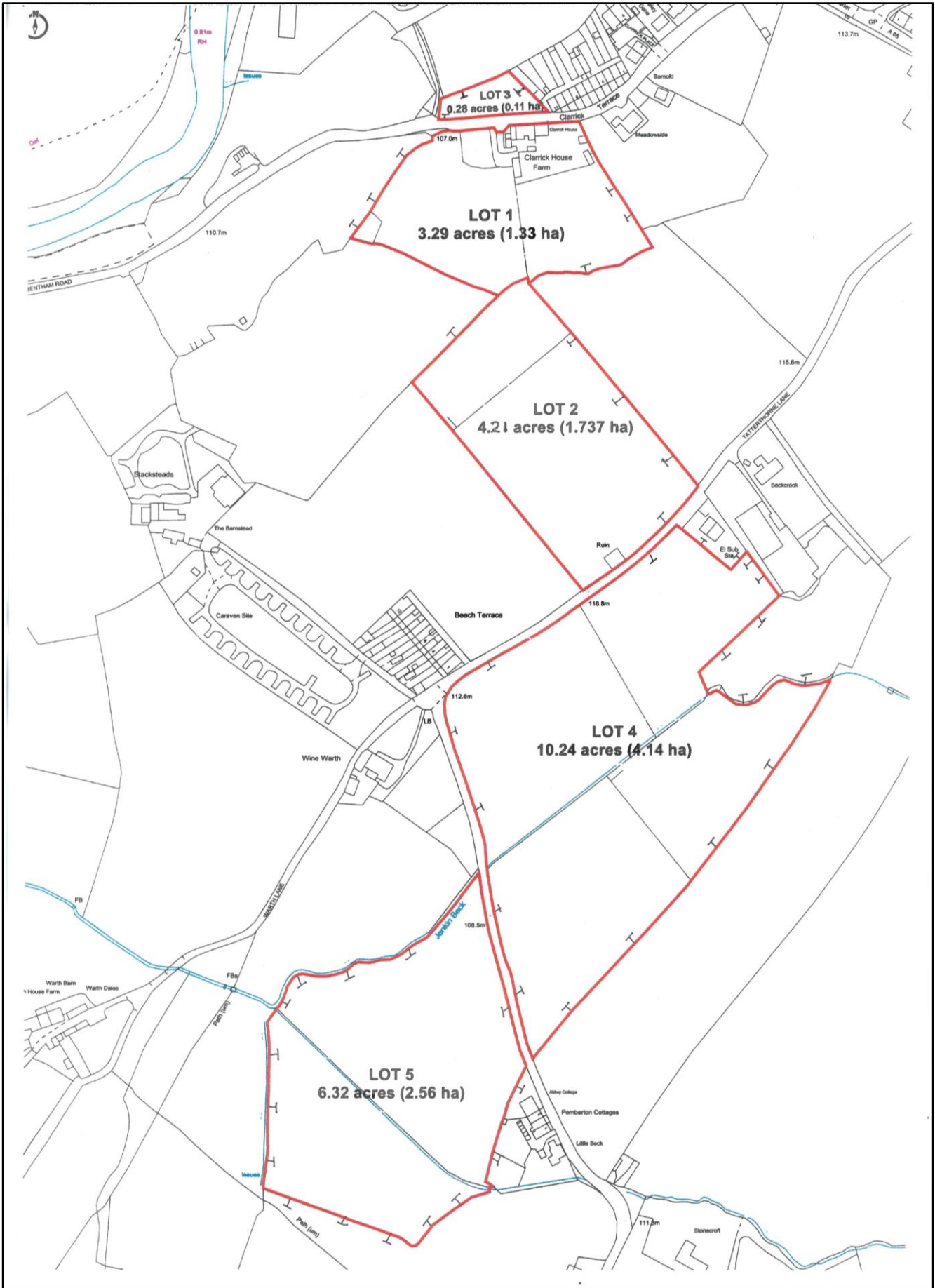
# Boundary Plan







**Boundary Plan - Not to Scale**





## **GENERAL REMARKS AND STIPULATIONS**

### **VIEWING:**

The land 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.

United Utilities: Electricity and Water. Tel: 0845 746 2255.

British Telecommunications plc, BT Centre, London. Tel: 0800 800 150.

“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 Agents 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/Rural Land Registry maps as revised by the Agents. 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, Bentham, 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.

### **INSURANCE:**

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

### **ANTI-MONEY LAUNDERING**

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.



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