

Kendal : 17 Miles

Kirkby Lonsdale : 10.5 Miles

Sedbergh : 6.2 Miles

**YORKSHIRE DALES NATIONAL PARK**

**REDUCED**



## **East Banks Farm House, Dent, LA10 5QT**

A rare opportunity to own a property in this stunning area of the Yorkshire Dales – This property has been reduced and is very much priced to sell

**FOR SALE - £310,000**

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***MONEY LAUNDERING REGULATIONS UNDER 'THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017' (SI 2017/692), BROUGHT INTO EFFECT IN JUNE 2017:***

*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. Prospective purchasers should bring a photographic ID (passport/driving licence) and a proof of address such as a council tax or utility being not more than 3 months old.*

**LOCATION:** The farm house is located on the edge of Dent, near Sedbergh within the Yorkshire Dales National Park and occupies a prominent rural location. To get there, from the cobbled centre of Dent take the right hand turn at the George and Dragon and after approx. 0.3 miles you will see the concrete track of East Banks Farm lane turn to your right. Please do not follow your Sat Nav up the lane to West Banks if your are driving to the post code. Please pass the gate to West Banks on your right and keep driving further out of Dent. You will see a Richard Turner & Son Sale board at the bottom of East Banks farm track.

**VIEWING:**

Viewing is strictly by appointment only.



Rear Garden (above)

## **The Farmhouse**

East Banks Farm House offers an excellent opportunity for those looking to live in the picturesque countryside of the Yorkshire Dales. The house also has an attached annex which has all the required amenities to make it suited as an excellent guest house or potential holiday accommodation that would provide a useful income. The Annex could also be easily reabsorbed into the Farm House itself and would substantially increase the size of the house.

The farm house is a large stone built grade 2 listed farm house with an annex. The property is a traditionally styled stone farmhouse under a stone flagged roof and sits adjacent to a cobbled front yard.

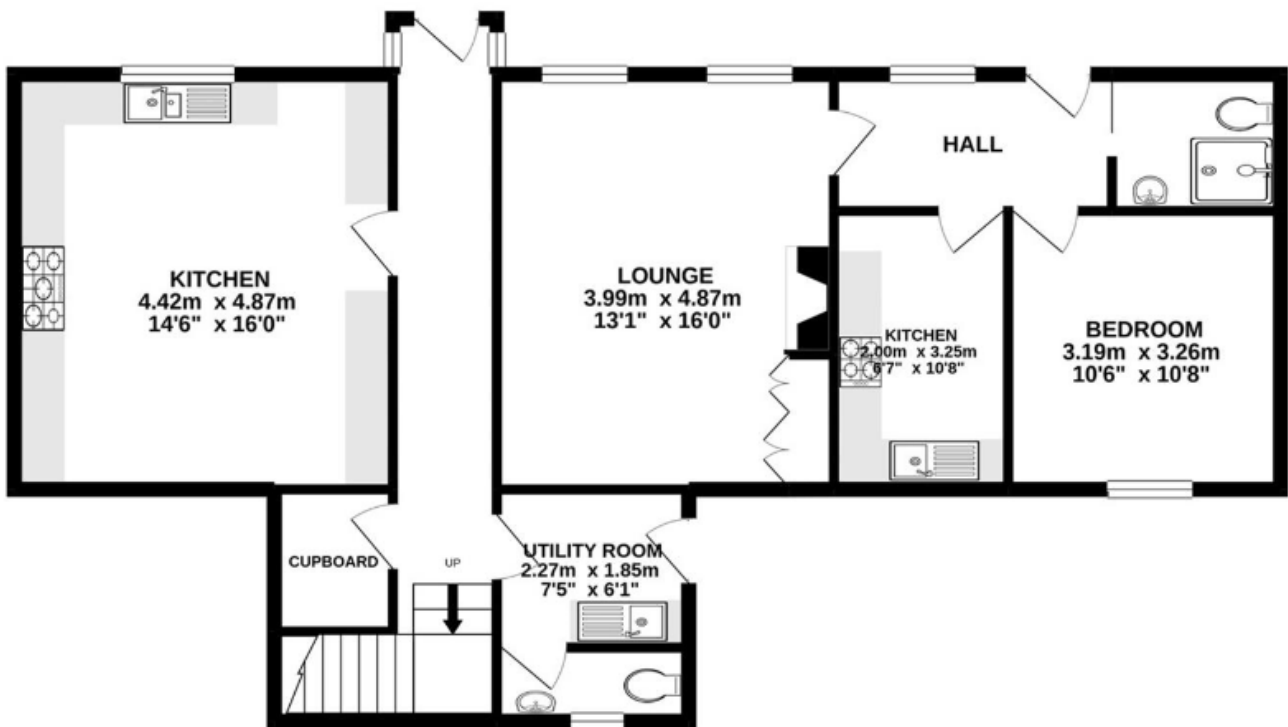
**Listed Building:** East Banks Farm House is grade 2 listed under the following reference: 1383853 see link: <https://historicengland.org.uk/listing/the-list/list-entry/1383853>.

The farmhouse has been modernised and offers an excellent base for further development if desired (subject to appropriate permissions).

### **Plan of Lot 1 (Edged Red & Shaded Grey)**



## Ground Floor & Annex



**Kitchen:** (4.42m x 4.87m) The modern kitchen benefits from under floor heating and contains an electric oven and gas hob (run on bottled gas). The large modern fridge freezer, washing machine and integrated dishwasher are included in the sale of the property as well as the large wall mounted flat screen TV. The kitchen also benefits from a nearby pantry/cupboard.





**Utility:** (2.27m x 1.85m) Single drainer stainless steel sink unit, fitted units and access to the WC.

**WC:** The downstairs toilet is located next to the utility room. The entrance can be seen in the photo above on the right hand side.

## 1<sup>st</sup> FLOOR:



**Lounge:** A bright and spacious lounge/sitting room benefitting from a wood burner as well as an excellent outlook down into the valley (5.26m x 4.28m).



**Bedroom 1:** A Large bright double room with an excellent outlook (4.74m x 2.91m).



**Bedroom 2:** A single room with a skylight (2.27m x 2.7m).



**Bathroom:** A spacious modern bathroom with WC, built in sink unit and shower (below).



**Landing:** Benefitting from a skylight and access to boarded out loft space.



**Outside:** Outside the rear of the property is a low maintenance garden and orchard containing various fruit trees, raised beds, vegetable plot with garden shed, the oil tank and an outdoor seating area. The garden shed and greenhouse are included in the sale. The front door leads out into the yard and down onto the lane.





**Services:** The farmhouse and annex benefit from mains electric, private water supply, oil fired central heating and broadband connection (B4RN high speed broadband is located in the valley). The house and nearby farm buildings currently share an electricity supply.

**Council Tax – House & Annex:** Council tax band E.

Score	Energy rating	Current	Potential
92+	A		117   A
81-91	B		
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**The Annex:** The attached Annex is all on the ground floor and was previously part of the farmhouse but has recently been used as separate accommodation. The Annex comprises:

**Living Room:** A comfortable living room with an electric fire and built in cupboard.



**Kitchen:** Modern Kitchen with fitted units and tiled floors (2m x 3.25m).



**Bathroom/Wet room:** Tiled floor and walls, a shower and WC.



**Double Bedroom:** Bright double room with radiator and window (3.19m x 3.26m).



## GENERAL REMARKS AND STIPULATIONS

### LOCAL SERVICE AUTHORITIES:

**South Lakeland District Council:** South Lakeland House, Lowther St, Kendal LA9 4UF

**Yorkshire Dales National Park Authority:** Yoredale, Bainbridge, Leyburn, North Yorkshire DL8 3EL: Tel: 0300 456 0030

**Electricity North West:** Parkside Road, Kendal. Tel (01539) 721 301

**United Utilities Water PLC:** Haweswater House, Lingley Mere Business Park, Great Sankey, Warrington. Tel 0845 746 2255

### 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 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 AND MINERALS

The sporting rights and minerals rights are included in the sale in so far as they are owned. Please see earlier notes regarding Sporting which is not owned.

### FIXTURES AND FITTINGS:

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

### 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. 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 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.

### 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.

### 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.

### 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(s) and he/they shall effect his/their own insurance's accordingly.

### TENANT RIGHT

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

### 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.