

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

By direction of Messrs JW & SE Drinkwater

CONDER MILL FARM

Offered for sale as a whole or in upto 8 Lots



Price as a whole:

Offers Invited Over £1,500,000

Circa 8 acres smallholding with modernised substantial detached stone built 5 bed character farmhouse and stone barns and building granted detailed planning permission in 2002 for conversion into 3 detached dwellings in a highly attractive rural setting in the Forrest of Bowland Area of Outstanding Natural Beauty.

(All pre commencement conditions discharged and works commenced 2007)

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

CONDER MILL FARM, Wyresdale Road, Quernmore, Lancaster, LA2 9EE

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

Lot 1: Conder Mill Farmhouse - Price: Offers Invited Over £800,000

Comprising a substantial, attractive stone built tastefully modernized detached 5 bedroomed farmhouse occupying an extremely attractive roadside setting with a fabulous frontage overlooking the old mill pond, River Conder mill race and bridge and enjoys an adjoining large garage capable of garaging upto 8 vehicles which is alternatively suited for potential conversion into further habitable accommodation if desired (*subject to appropriate further planning consent being sought by the purchaser*).

Accommodation Briefly Comprising as follows: (Oak framed mock sash sealed unit double glazing to front elevation, sliding sash UPVC sealed unit double glazing to rear elevation, full central heating via Eco pellet boiler and security alarm system installed).

Ground Floor:

Reception Hall: 18'0 x 9'10 (5.49m x 3m) Open feature Oak staircase with under cupboard, built in display cupboard, exposed beams, mosaic floor tiling, wall light, picture light, radiator.

Lounge: 18'0 x 16'0 (5.49m x 4.88m) Featuring open fireplace, built in display cupboard, centre light, wall lights, picture lights, 2 x radiators, TV point, telephone point.

Breakfast Kitchen: 16'5 x 9'6 (5m x 2.90m) Fitted Lakeland Pine cupboards and units incorporating Belfast sink, integrated fridge and dish washer and work surfaces with tiled splash backs, oil fired Rayburn oven range, tiled floor, mini halogen ceiling lighting, telephone point, feature pointed stone opening to :-

Dining Room: 13'10 x 12'0 (4.22m x 3.66m) Exposed beam, illuminated display alcove, window seat, tiled flooring, centre light, halogen down lighting, outside door.

Snug: 13'9 x 13'3 (4.19m x 4.04m) Featured stone fireplace with multi-fuel stove, window seat, wall lights, TV point.

Access to **Integral Garage** 39'6 x 35'5 max approx. (12.04m x 10.80m) Timber auto up and over door, rear personnel door, Eco wood pellet boiler providing central heating and hot water, radiator, light and power installed.

Split Level Utility Room: 7.87 x 2.46 overall (25'10 x 8'1) Featuring stone archway, range of fitted cupboards and units incorporating inset single drainer porcelain sink unit, washer and dryer recesses and work surfaces with tiled splash backs, tiled floor, Velux roof lights, centre light fitting, wall lights, outside door.

Cloakroom: 2.67 x 2.24 (8'9 x 7'4) WC and pedestal wash hand basin with tiled splash backs, multi-fuel stove, tiled floor, Velux roof light, wall light.

First Floor:

Balcony Landing: 3.43 x 3.02 (11'3 x 9'11) Exposed beams, display alcove, Velux roof light, centre light, radiator.

Bedroom 1: 3.63 x 2.92 (11'11 x 9'7) Exposed beams, centre light, radiator.

Bedroom 2 / Study: 3.02 x 2.90 (9'11 x 9'6) Window seat, centre light fitting, radiator.

Inner Landing: 3.91 x 0.86 (12'10 x 2'10) Velux roof light, wall light, radiator.

Master Bedroom 3: 4.95 x 4.22 (16'3 x 13'10) Duel aspect windows, feature old stone fireplace, cornice, centre light and ceiling rose, radiator.

Walk in dressing robe 7'3 x 4'4 (2.21m x 1.32m) Fitted shelves, centre light, radiator.

En-suite wc 4'11 x 4'4 (1.50m x 1.32m) Pedestal wash hand basin, tiled dado, centre light, wall light, radiator, electric shaver point.

Bathroom: 3.45 x 2.87 (11'4 x 9'5) Comprising a modern suite incorporating king size step in shower, WC and wash basin vanity unit, heated towel ladder. Airing/cylinder cupboard with immersion heater, fully tiled and splash boarded walls, floor and ceiling, mini halogen down lighting.

Inner Landing: 2.72 x 0.94 (8'11 x 3'1) Centre light, radiator.

Bedroom 4: 3.76 x 3.33 (12'4 x 10'11) Centre light, radiator.

Bedroom 5: 14'3 x 13'4 (4.34m x 4.06m) Feature old cast iron fireplace, centre light, picture light, radiator.

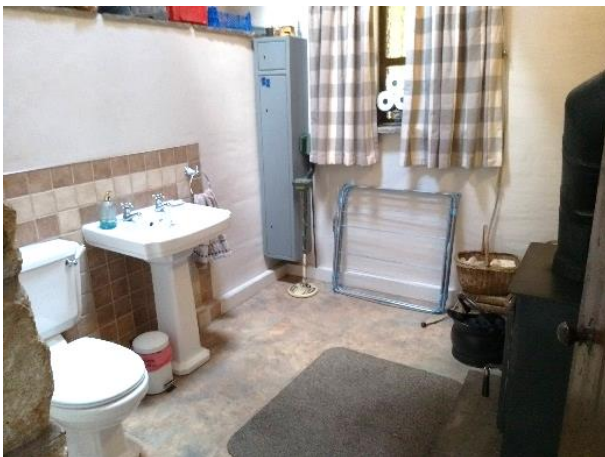
Outside:

External access to **Basement Cellars** 33' x 26' overall (10.06m x 7.92m) With light and power installed and containing the old mill water turbine (*not working*).

Front: Lawned garden area enclosed within a low stone wall and ornate iron fencing, open fronted fuel store, **Feature historic Quern stones.**

Rear: Car port 22'0 x 13'0 (6.71m x 3.96m) south facing paved sun terrace incorporating hot tub area (*hot tub available by separate negotiation*).





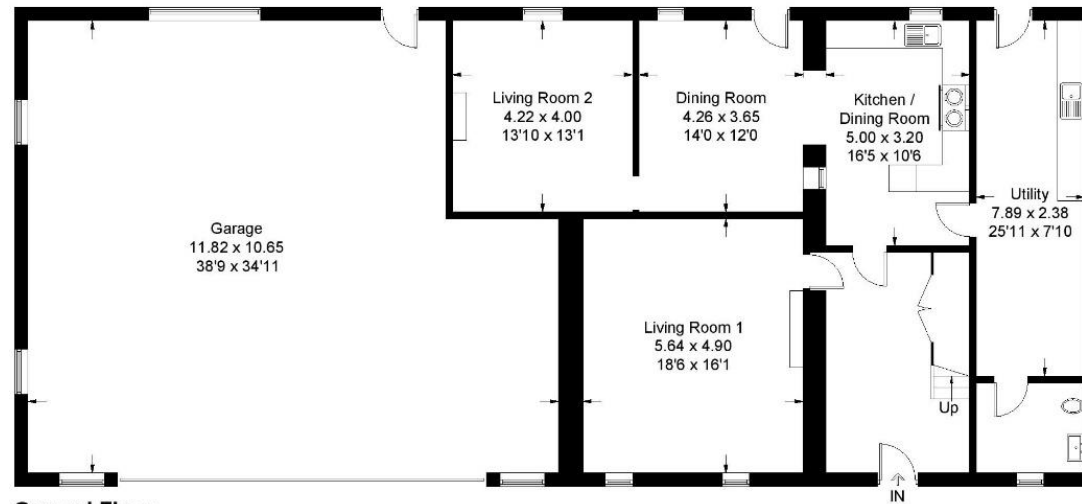




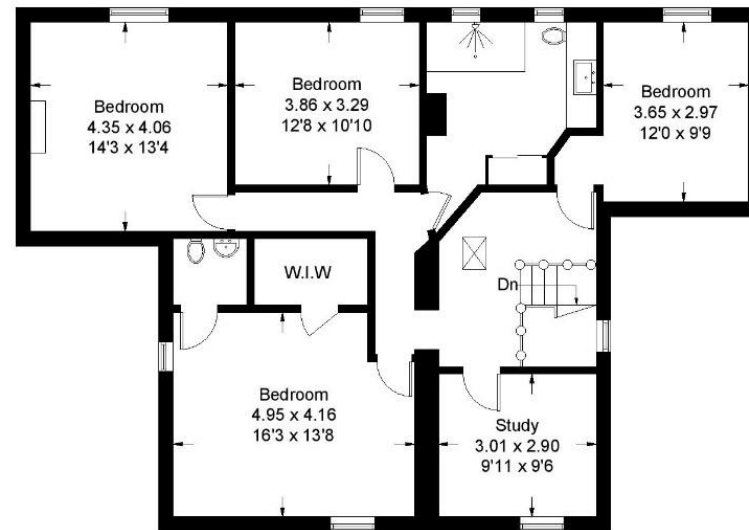
Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	20	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor Plans



Ground Floor



First Floor

Lot 2: Farm Building with Croft - Price: £75,000 Region

Comprising a detached contemporary general purpose farm building 14.5m x 9.8m approx. Set in a small croft bounded on the easterly side by the River Conder.



Lot 3: “Mill Barn” (House 1) with Planning Permission - Price: £250,000 Region

Comprising a substantial soundly constructed detached stone built barn and shippin under mainly stone flag/part slated roof granted detailed planning consent in 2002 for conversion into a fabulous 5 bedroomed residence with a lower level integral double garage and enjoying fabulous rural views.

Gross internal area 3230 ft² (300.08m²) excluding garage.



Lot 4: "Owls Rest" Barn (House 2) with Planning Permission - Price: £250,000 Region

Comprising a detached stone barn under a renewed slated roof granted detailed planning consent in 2002 for conversion into an attractive spacious 3 bedroomed residence with adjoining double garage enjoying lovely southerly rural views and easterly aspect overlooking the River Conder. **Gross internal area 1835.2ft² (170.5m²) excluding garage.**

(All planning conditions were discharged and works commenced in 2007 but remain unfinished).



Lot 5: "Red Moss" Shippon (House 3) with Planning Permission - Price: £200,000 Region

Comprising a reconstitute stone built detached former shippon under a corrugated roof granted detailed planning consent 2002 for conversion into a 2 storey, 4 bedroomed residence with adjoining garage enjoying easterly views overlooking the River Conder.

Gross internal area 4117.2ft² (382.5m²) excluding garage.



Lot 6: - 2.86 Acres (1.57 ha) Paddock
Price: Offers Invited



Lot 7: - 1.32 Acres (0.53 ha) Paddock
Price: Offers Invited



Lot 8: - 3.30 Acres (1.33 ha) Paddock
Price: Offers Invited Over £45,000



SPECIAL CONDITIONS/RIGHTS AND EASEMENTS: All Lots will be sold and conveyed with the benefit of and subject to the burden of all existing rights of way, all necessary rights for vehicular access and 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 property, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

Services: The existing Conder Mill Farmhouse (Lot 1) has mains water and electricity connected (**smart electric meter**). Private septic tank drainage and solid fuel central heating via Eco wood pellet boiler installed.

Planning permission was granted for the installation of an Air Flow package sewage treatment plant to serve the three conversion properties with discharge consent to the river Conder.

Services to all Lots will be subject to application as necessary by the respective purchasers at the purchasers own expense.

Tenure: All Lots are freehold with vacant possession upon completion.

Land Basic Payment Scheme: Basic Payment entitlements have been established on the land and are included in the sale of the respective land.

Solicitors: Laker Legal Solicitors, 2 Sir Thomas Storey House, West Road, Lancaster, LA1 5PE. Tel: 01524 753 040.

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.

Site Layout

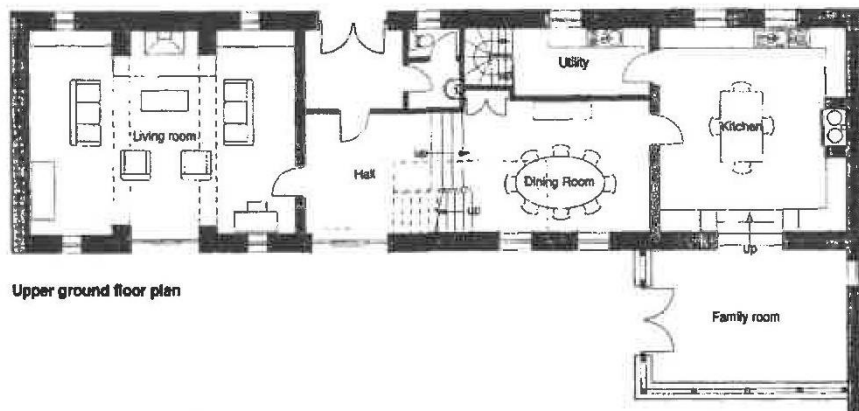


LOT 3.

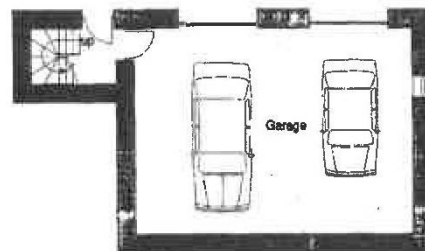
Mill Barn/House 1 Plans & Elevations



First floor plan



Upper ground floor plan



Lower ground floor plan

Gross internal area: 3230 sq. ft. exc. Garage

Living Room: 18'-0" x 25'-0"

Dining: 12'-0" x 17'-6"

Kitchen: 18'-0" x 17'-6"

Family Room: 12'-0" x 18'-0"

Utility Room: 6'-3" x 13'-0"

Bedroom 1: 12'-6" x 13'-0"

Bedroom 2: 16'-0" x 9'-0"

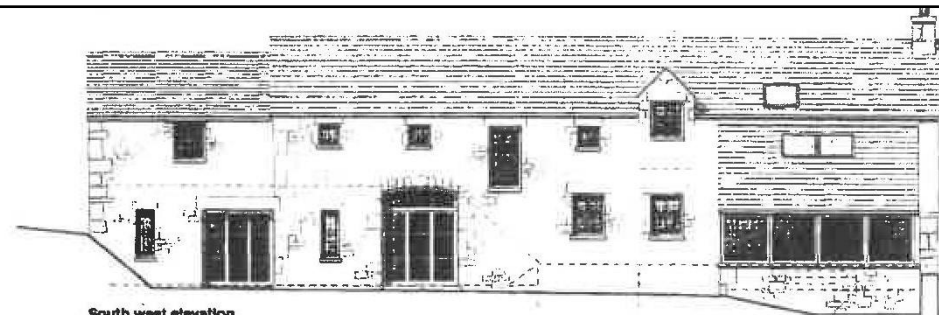
Bedroom 3: 16'-0" x 9'-0"

Bedroom 4: 7'-6" x 11'-3"

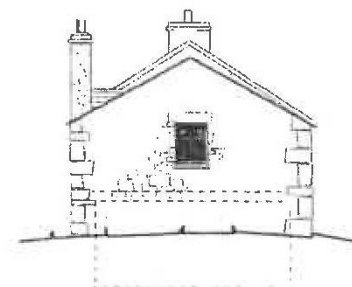
Bedroom 5: 7'-6" x 12'-0"

Bathroom, Ensuite bathroom, Ensuite shower room, Linen room,

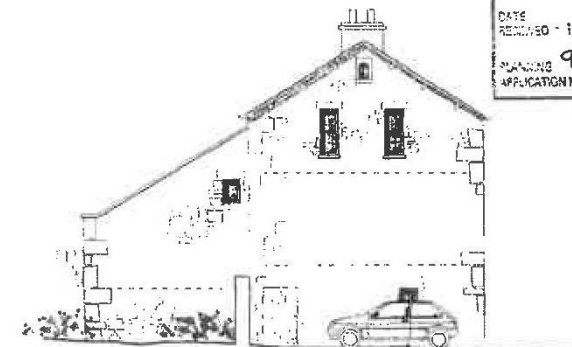
Cloakroom & WC and double garage



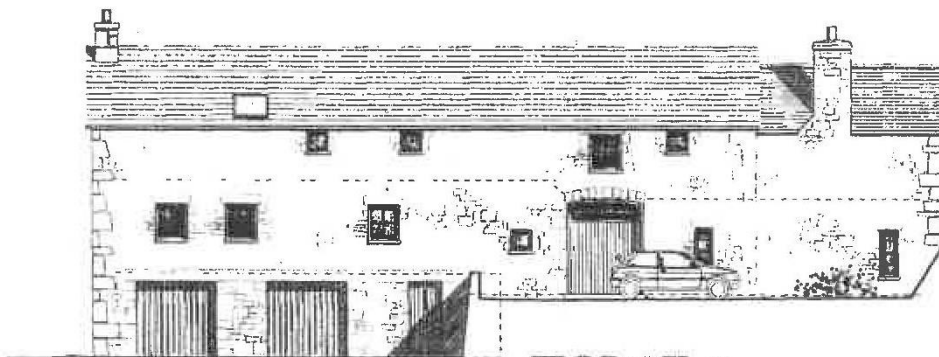
South west elevation



North west elevation



South east elevation



North east elevation

LANCASTER CITY COUNCIL
DATE RECEIVED - 1 APR 1997
PLANNING APPLICATION No. 97/00334/cv

HOUSE 1

MASON GILLIBRAND
ARCHITECTS
16 WILLOW HILL, CATON, LANCASTER, LA7 9AA
TELEPHONE (01524) 771377 FACSIMILE (01524) 771330

Conder Mill Farm,
Quernmore
Redevelopment proposals

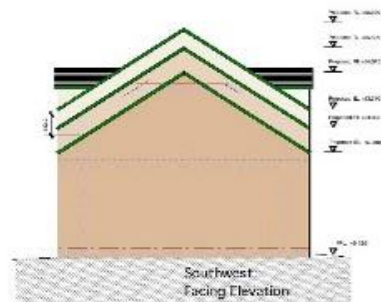
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2084 P 03

Feb 97

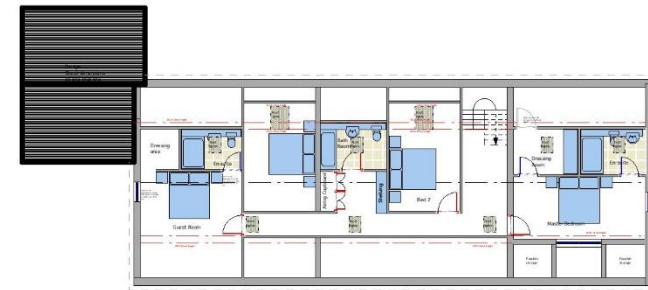
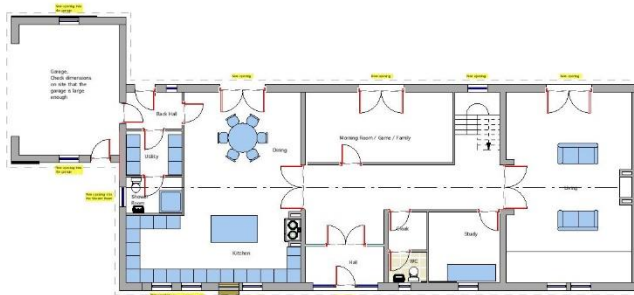
LOT 4.

Owl's Rest/House 2 Plans & Elevations



LOT 5.

Red Moss Shippon/House 3 Plans & Elevations



First Floor

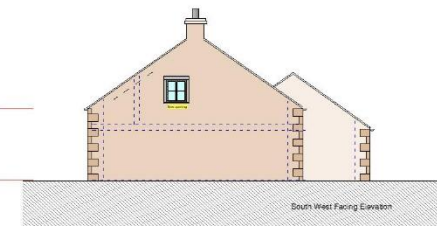


Existing Ridge Height Level 54.18

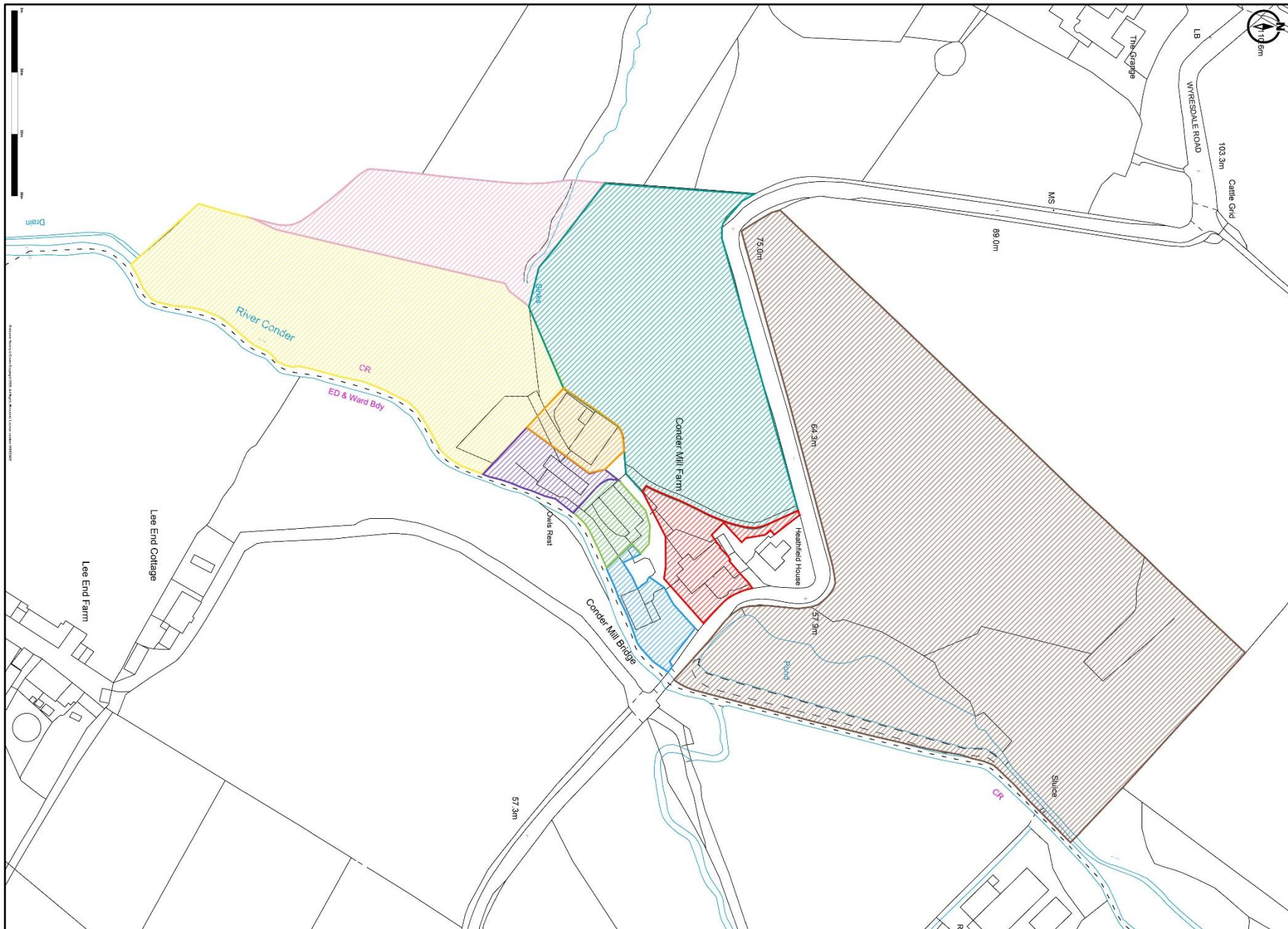
Proposed Eaves Level 53.75

Existing Eaves Level 53.18

Finish Floor Level 50.61



Boundary Plan (excluding the brown and purple hatched area)





Schedule

LOTS	DESCRIPTION	GUIDE PRICES
1	Farmhouse	OO £800,000
2	Farm Building With Croft	R £75,000
3	“Mill Barn” (House 1)	R £250,000
4	“Owl’s Rest” (House 2)	R £250,000
5	“Red Moss” Shippon (House 3)	R £200,000
6	2.86 Acres Paddock	OFFERS INVITED
7	1.32 Acres Paddock	OFFERS INVITED
8	3.30 Acres Paddock	OO £45,000

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.

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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