

**KENDAL PARK FARM  
KENDAL, CUMBRIA, LA9 7RA**



**EXCELLENT OPPORTUNITY TO PURCHASE A DETACHED FOUR BEDROOM FARM HOUSE IN NEED OF MODERNISATION SITUATED CLOSE TO THE LAKE DISTRICT NATIONAL PARK ON THE OUTSKIRTS OF KENDAL TOGETHER WITH A TRADITIONAL STONE BARN WITH PLANNING PERMISSION FOR CONVERSION INTO DWELLINGS. ADDITIONAL LAND AVAILABLE.**

**FOR SALE BY PRIVATE TREATY  
GUIDE PRICE: OIRO £599,995**

**SOLE SELLING AGENTS - RICHARD TURNER & SON,  
14 MOSS END BUSINESS VILLAGE, CROOKLANDS, LA7 7NU.  
TEL – 015395 66800 [www.rturner.co.uk](http://www.rturner.co.uk) FAX – 015395 66801**

Through whom all offers and negotiations should be conducted

Old Sawley Grange, Gisburn Road  
Sawley, CLITHEROE BB7 4LH  
T: 01200 441351  
F: 01200 441666  
E: [sawley@rturner.co.uk](mailto:sawley@rturner.co.uk)

Royal Oak Chambers, Main Street  
BENTHAM LA2 7HF  
T: 015242 61444  
F: 015242 62463  
E: [bentham@rturner.co.uk](mailto:bentham@rturner.co.uk)

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU  
T: 015395 66800  
F: 015395 66801  
E: [kendal@rturner.co.uk](mailto:kendal@rturner.co.uk)

**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.

**LOCATION:**

The property is located on the outskirts of Kendal off Kendal Parks Road, Kendal in close to the Lake District National Park. From the west side of Oxenholme train station, head west on Oxenholme Road towards Kendal for approximately 1/2 mile. Turn right at the first set of traffic lights onto Kendal Parks Road. Continue to the end of Kendal Parks Road and the private access is on the left, off the road through Ash Tree Park new housing development.

**VIEWING:** Highly recommended by arrangement with the selling agent only.

**SERVICES:** Mains electricity and water private drainage.

**DESCRIPTION:** The property comprises a detached four bedroom partly rendered stone built farmhouse, under a slate roof benefitting from double glazing throughout and oil fired central heating. The property is situated in a rural setting with the benefit of being close Kendal town centre and Oxenholme railway station.

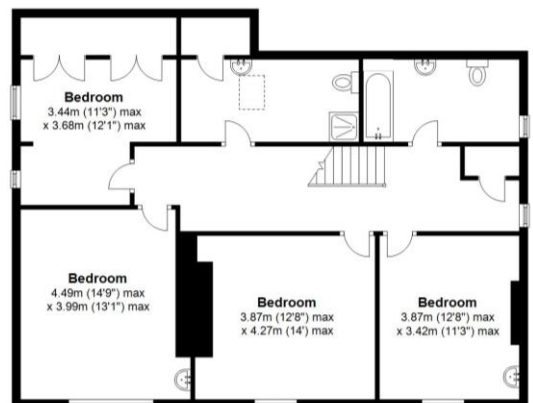
The accommodation briefly comprises:

**GROUND FLOOR:**

- Rear Entrance Porch** With ground floor lavatory and wash room. Door to Kitchen
- Kitchen/Diner** Wall and base units with stainless steel sink unit. Two windows to rear, window to side. Door to lounge and utility.  
14'3" x 12'1"  
(4.34m x 3.68m)
- Utility** Window to side, concrete floor, central heating boiler. Door to kitchen  
26'2" x 9'8"  
(7.98m x 2.95m)
- Lounge** Open stone fireplace with back boiler. Two windows to front. Two radiators. Door to dining room:  
19'2"max x 10'10"max  
(5.85m max x 3.30m max)
- Dining Room** Window to front, door to front porch: Under stair cupboard  
15'7" max x 12'7" max  
(4.75m max x 3.84m max)
- Sitting Room** Window to front, window to side, door to inner hall with stairs and front porch  
19'7" max x 12' max  
(5.98m max x 3.66m max)



**First Floor**



**FIRST FLOOR:**

**Bedroom 1**  
14'9" max x 13'1" max  
(4.49m max x 3.99 m max)

Double. Wash basin. Window to front.  
Double radiator.

**Bedroom 2**  
14' max x 12'8" max  
(4.27 m max x 3.87 m max)

Double. Window to front. Single radiator.

**Bedroom (Master)**  
12'8" max x 11'3" max  
(3.87m max x 3.42m max)

Double. Vanity unit. Double radiator.  
Window to front.

**Bedroom 4**  
12'1" max x 11'3" max  
(3.68m max x 3.44m max)

Double. Double radiator. Two windows  
to side. Two double doors to under  
eaves storage:

**Bathroom**  
12'2" x 5'11"  
(3.71m x 1.80m)

Bath, WC, Sink and single radiator  
Window to side

**Shower Room** 13'6" x 5'9" (4.12m x 1.76m) Shower, WC, sink, airing cupboard and single radiator. Skylight.

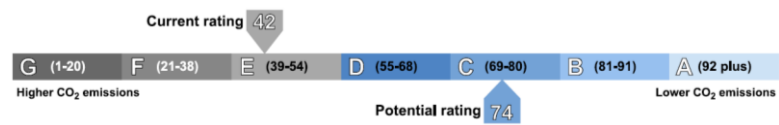
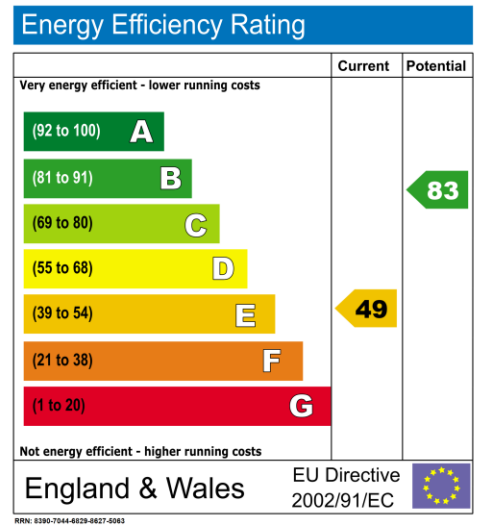
**COUNCIL TAX:** Band 'F' equating to £2,588.07 per annum (2018/19 - verbal enquiry only)

**TENURE:** Freehold with vacant possession on completion

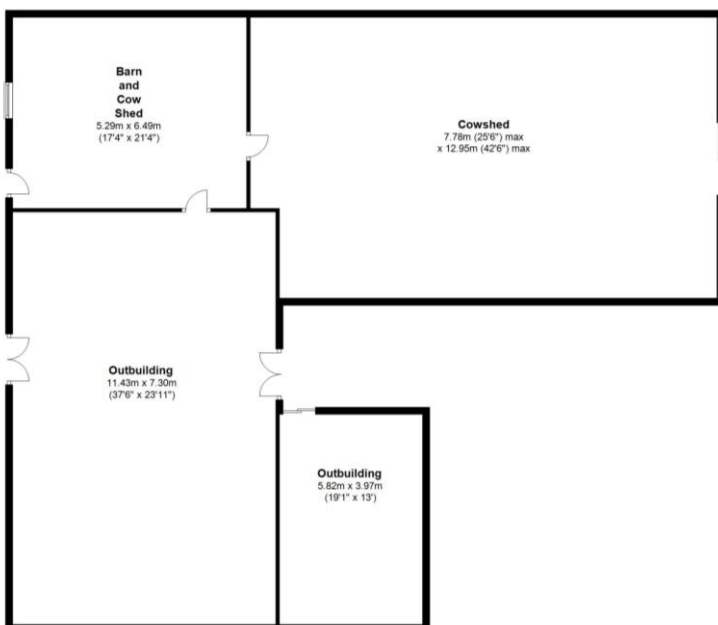
**OUTSIDE:**

The property is located in a private rural setting with a lawned garden to the front and yard area with a range of traditional stone barns buildings and 0.5 acre (0.20 ha) of deciduous woodland. The buildings comprise traditional stone barn under a slate roof (approx.18m x 9m) with former cattle shed under a corrugated sheet roof to the rear (approx.12.5m x 8m) and small block lean-to to the rear. The main barn is part lofted with former stable (workshop) below. All buildings are in good order and benefit from an independent power supply. The buildings have planning permission for the change of use to a dwelling (see planning permission below).

To the rear of the property there is approx. 16.62 acres (6.73 ha) of pasture and meadow land, hatched blue on the plan, which is available by separate negotiation.



Outbuilding



## PLANNING PERMISSION:

Planning permission was obtained on 12 June 2015 for the change of use of the traditional stone barn and cattle building to a residential dwelling (ref. CU/2015/0007). A copy of the decision notice and associated plans are included below. A **Completion of Work certificate** was issued on 12 June 2018 confirming the deposit of a Building Notice on 8<sup>th</sup> June 2018 and completion of drainage works (copy available on request from the selling agents).

### SOUTH LAKELAND DISTRICT COUNCIL

KENDAL

Reference: CU/2015/0007

PRIOR APPROVAL OF PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDING TO A DWELLINGHOUSE (USE CLASS C3), AND FOR ASSOCIATED OPERATIONAL DEVELOPMENT

THE TOWN AND COUNTRY PLANNING ACT 1990  
THE TOWN AND COUNTRY PLANNING (General Permitted Development) ORDER 1995 (As amended)

To: Mr Anthony Atkinson  
Acorus Rural Property Services Limited  
Pendeford House  
Pendeford Business Park  
Wobaston Road  
Wolverhampton  
WV9 5AP

Name and Address of applicant: Kendal Park Farm Trust, Kendal Parks Road, Kendal. LA9 7RA  
(if different from above)

In pursuance of the powers under the above Act and Orders, the South Lakeland District Council as district planning authority **HEREBY CONFIRM** that their **PRIOR APPROVAL IS GIVEN** for the proposed development at the address shown below, described in your application and on the plans and drawings attached thereto, received on 20 April 2015 and subject to due compliance with the conditions specified hereunder.

**Site of proposal:** Barn at Kendal Parks Farm, Kendal Parks Road, Kendal. LA9 7RA

**Development forming the subject of the application:** Change of use of agricultural building to a dwelling

- Condition (1) The development hereby permitted shall be commenced before the expiration of THREE YEARS from the date hereof.
- Reason To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- Condition (2) Notwithstanding the submitted details, prior to commencement of the development hereby approved, further details with regards to the external alterations shall be submitted to and agreed in writing with the Local Planning Authority.
- Such details shall include the precise details of the type, materials and arrangement of any new doors and windows including any recesses, roofing materials, roof lights, flues, rainwater goods and any other vent and soil pipes.
- Once approved they shall be installed as approved and retained thereafter.
- Reason To ensure the development is of a high quality design in accordance with Policy CS8.10 of the adopted South Lakeland Core Strategy and saved Policy S2 of the South Lakeland Local Plan.
- Condition (3) No development shall take place until a scheme of sewage disposal works have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the [surface water and sewage disposal] works have been completed in accordance with the approved scheme. The approved works shall be retained thereafter.
- Reason To ensure adequate provision is made for the management of surface water and sewerage disposal in accordance with saved Policy S26 of the South Lakeland Local Plan.
- Condition (4) The roof and any replacement slates shall be covered with slates which match the existing barn and retained thereafter.
- Reason To ensure the development is of a high quality design in accordance with Policy CS8.10 of the adopted South Lakeland Core Strategy and saved Policy S2 of the South Lakeland Local Plan.
- Condition (5) No works shall take place until a bat survey has taken place by a suitably qualified person and submitted to and agreed in writing with the Local Planning Authority. The development shall not proceed except in accordance with any mitigation strategy described in any report.
- Reason For the avoidance of doubt and to prevent harm to protected species in accordance with Policy CS8.4 of the adopted South Lakeland Core Strategy.
- The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- NOTE (1) Permitted Development Rights have been removed for Class A to Class H of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) for this development.**

© Copyright to Acorus Ltd.

**NOTES**

1. IF IN DOUBT ASK
2. WRITTEN DIMENSIONS TO BE USED ONLY.
3. THIS DRAWING IS CONFIDENTIAL AND REMAINS THE EXCLUSIVE PROPERTY OF ACORUS. DO NOT COPY UNLESS AUTHORISED.

REVISIONS

No.	Date	Description	Ver.



Chartered Surveyors and Planning Consultants  
Pensford House, Pensford Business Park,  
Woburn Road, Woburnhampton, Wigg Vale  
Tel: (01902) 625023

JOB TITLE

CHANGE OF USE OF BUILDING  
TO RESIDENTIAL AT  
KENDAL PARKS FARM, KENDAL.

CLIENT

MR T. WESTBURY

DRAWN

JL

DATE

APR 15

SCALE

AA

SCALE

1:200

DRAWING TITLE

BLOCK PLAN

FILE NO.

WESTBURY-02

PROJECT NO. WESTBURY-02

DATE OF ISSUE: 15/04/2015

ISSUED BY: JL

APPROVED BY: JL

Kendal Park



walls of a former building to be removed

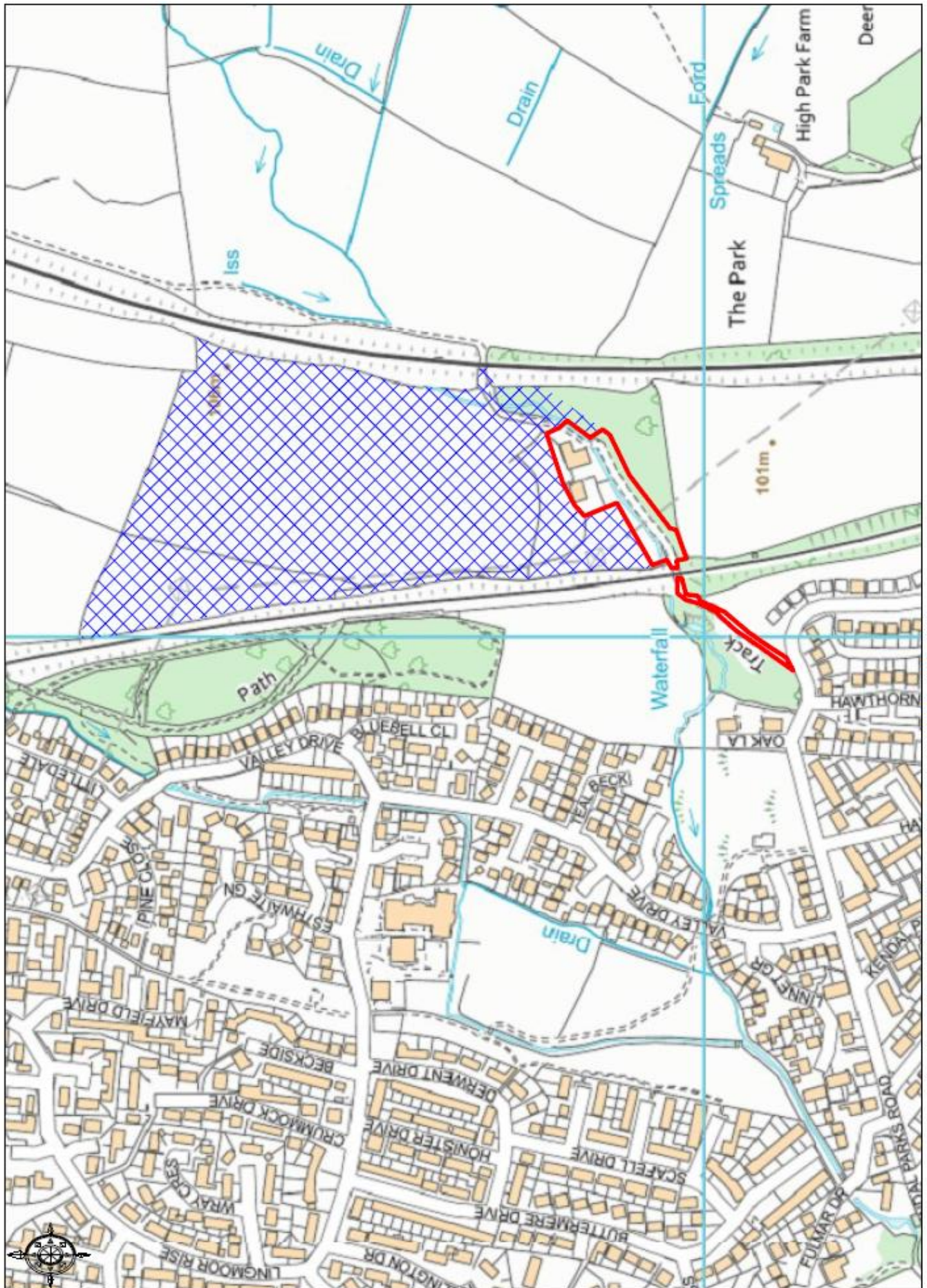
building to be removed

cuprisage



ORIGINAL PAPER SIZE A3

PLAN (for identification purposes only – not to scale):



## **GENERAL REMARKS AND STIPULATIONS**

### **LOCAL SERVICE AUTHORITIES:**

**Cumbria County Council**, The Courts, Carlisle, CA3 8NA Tel: (01228) 23456

**South Lakeland District Council**, South Lakeland House, Lowther Street, Kendal, Cumbria, LA9 4DQ Tel: (01539) 733 333

**Electricity North West** – Parkside Road, Kendal. Tel (01539) 721301

**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.

**FIXTURES AND FITTINGS:** All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included. *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.*

**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.

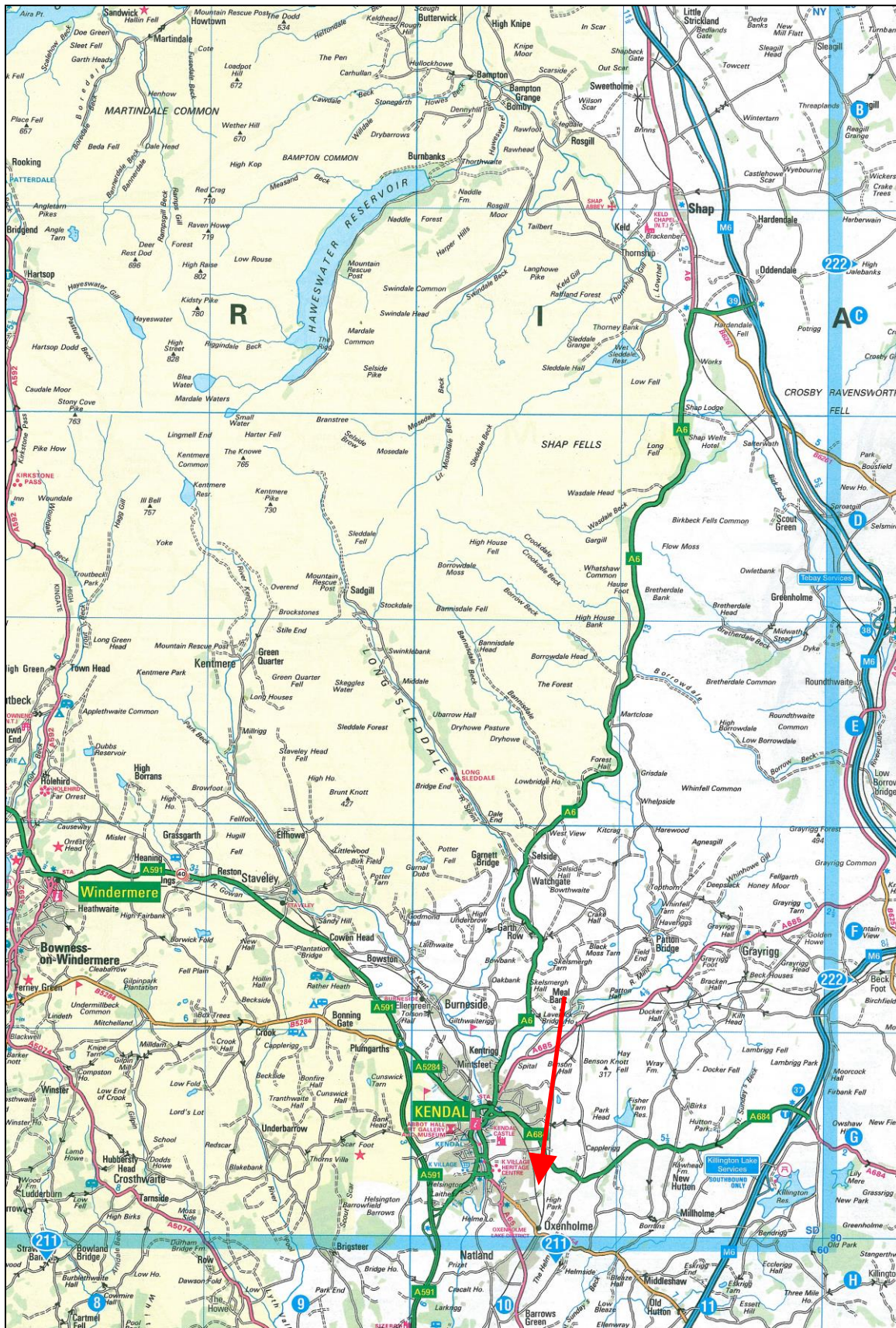
**OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:** The Purchaser of the land shall take it subject to such Wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

**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.

**INSURANCE:** As from the date of sale/exchange 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.

**BASIC PAYMENT SCHEME:** There are no Basic Payment Scheme Entitlements included in the sale.

# LOCATION PLAN:



## 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.