

# RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

For Sale by Private Treaty

## Wenningford House and Circa 8.73 acres (3.53Ha) Low Mills Trout Farm

Mill Lane, Low Bentham, Nr Lancaster, LA2 7DA

**Price: £550,000**



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

**Council Tax Band: B**

**Tenure: Freehold**

**Energy Performance Certificate Band: F**

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Comprising a lovely predominantly stone built/slate roofed detached residence (*being the original Old Mill House with 1785 and 1852 datestones*), situated in a fabulous riverside location set amid circa 1.25 acres of generous garden grounds incorporating a large stone faced detached garage, which subject to further necessary planning approval etc, may hold further development potential; Internally the spacious 3 bedroomed accommodation principally incorporates 3 reception rooms, 2 study offices, breakfast kitchen, 2 bathrooms and with the main lounge having an abundance of windows and French doors providing a lovely river and garden aspect.

Situated on the opposite side of the river to Wenningford House is Low Mills Trout Farm which is connected by both a private footbridge from Wenningford House and a public footbridge via the Low Mills housing development, plus vehicular access off Low Bentham Main Street via the Railway Tunnel.

The farm extends to approximately 8.73 acres (3.53 ha) or thereabouts with circa 650m river frontage and principally consists of 10 Trout Breeding Ponds fed by the old Mill Race off the River Wenning together with areas of good level meadow/pastureland and having a **modern concrete block built single story building** 79'6 x 20' approx. (*external measurement*) under a steel profile roof with mains electricity and water supply connected used for processing/refrigeration and workshop/storage and a timber clad storage building 24' x 15' approx.

The farm also has a Hydro Turbine generated from the water outfall back into the river and we are led to understand this was last fully operational until the current owner vacated the property in early 2025 and generated over £45,000 in the 2024 calendar year under a combination of Feed in Tariff and Power purchase Agreement.

We understand the Feed in tariff expires in 2032.

Unfortunately no trade accounts are available.

### **\*Safety Note to Buyers\***

**Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST.**

**Wenningford House Accommodation Principally Comprising:** (*Oil fired central heating and new UPVC double glazing installed*).

### **Ground Floor:**

#### **Rear Vestibule:**

7'4 x 4'10 (2.24 x 1.47m) Cloaks rail, parquet flooring.

#### **Study/Office 1:**

11'11 x 8'10 (3.63 x 2.69m) Fitted bookshelves, centre light, radiator.

#### **Lounge:**

26'8 x 18'11 (8.13 x 5.77m) 5 Windows giving lovely garden and river aspect, open fireplace with baxi grate, wall lights, 2 x radiators, TV point, french doors to : -

#### **Dining Room:**

11'11 x 9'11 (3.63 x 3.02m) French doors leading to garden terrace, centre light, radiator.

#### **Sitting Room:**

14' x 11'11 (4.27 x 3.63m) TV Point, centre light, radiator.

#### **Inner Hall:**

16'5 x 6' (5'0 x 1.83m) Open staircase, 2 x centre lights.

**Boiler Room:**

6'1 x 4'2 (1.85 x 1.27m) Electric meter and fuse box, "Worcester" oil fired central heating boiler.

**Shower Room:**

5'11 x 5'9 (1.80 x 1.75m) Shower Cubicle, wc, wash basin, vent axia extractor, tiled dado and flooring.

**Study/Office 2:**

8'11 x 7'11 (2.72 x 2.41m) Understairs cupboard, centre light, radiator.

**Kitchen:**

14'8 x 12'4 (4.47 x 3.76m) Fitted cupboard and units incorporating stainless steel sink unit, electric oven, ceramic hob with extractor hood and work surfaces. Oil fired Redfyre oven range (*currently disconnected*). French doors to the garden.

**First Floor:****"L" Shape Landing:**

10'8 x 10'7 (3.25 x 3.23m max) Centre light, radiator.

**Bathroom:**

12'6 x 8'2 (3.81 x 2.49m max) Shower cubicle, bath, wc and pedestal, wash basin. fitted inner shelves, down lighting, tiled dado, radiator.

**Laundry Room:**

9'11 x 6'0 (3.02 x 1.83m) Centre light, radiator, hot water cylinder.

**Bedroom 1:**

14'2 x 12'6 (4.32 x 3.81m max) 2 windows, built in wardrobe, centre lights, 2 x radiators.

**Bedroom 2:**

14'x 9'4 (4.27 x 2.84m) Centre light, radiator.

**Bedroom 3:**

10'8 x 9'3 (3.25 x 2.82m) Centre light, radiator.

**Block built/Stone faced/slatted roof detached garage:**

27'11 x 18'3 (8.51 x 5.56m) internal measurement

2 roller shutter doors (*1 automatic*), strip lights, electric consumer unit, part boarded loft area having windows to southerly and northerly gables.

**Outside**

2 entrances – one to the North side via Low Mills residential development and one to the South side via Low Mills Commercial Units.

Generous garden and grounds extending to circa 1.25 acres or thereabouts attractively bounded along the entire Easterly boundary by The River Wenning.

**Modern Detached Garage** 31' x 21' approx. (*external measurement*) being stone faced/cavity block built with front and rear automatic doors and a first floor having windows to both gables and having light and power installed.

The Trout Farm extends to 8.73 acres or thereabouts and is bounded along its entire southerly and westerly boundary by the River Wenning.



### Trout Farm Fixtures, Fittings and Stock:

There is no trout stock currently at the farm; the sale includes any remaining fixtures and fittings.

### Abstraction:

The farm benefits from abstraction licenses both for the fish farm and old mill. Further details available upon request.

### Services:

Mains water, electricity and drainage connected to Wenningford House; mains water and electricity connected to the Trout Farm via Wenningford House.

### Council Tax:

**Wenningford House:** Band B

**Low Mills Trout Farm:** “Deleted” (with effect from 1<sup>st</sup> August 1994 Ref: *Bentham Trout Farm, Low Mills, Low Bentham, LA2 7DA – Craven Local Authority Reference No: 020215430011*).

### Tenure:

Freehold with vacant possession upon completion.

### Solicitors:

Napthen’s Solicitors, Bridge Mills, Strammongate, Kendal, LA9 4BD. Tel: 01539 767 000.

### Joint Agents:

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

Fenn Wright Water & Leisure, 1 Tollgate East, Stanway, Colchester, CO3 8RQ. Tel: 01206 21546. Ref: Tom J Good.




























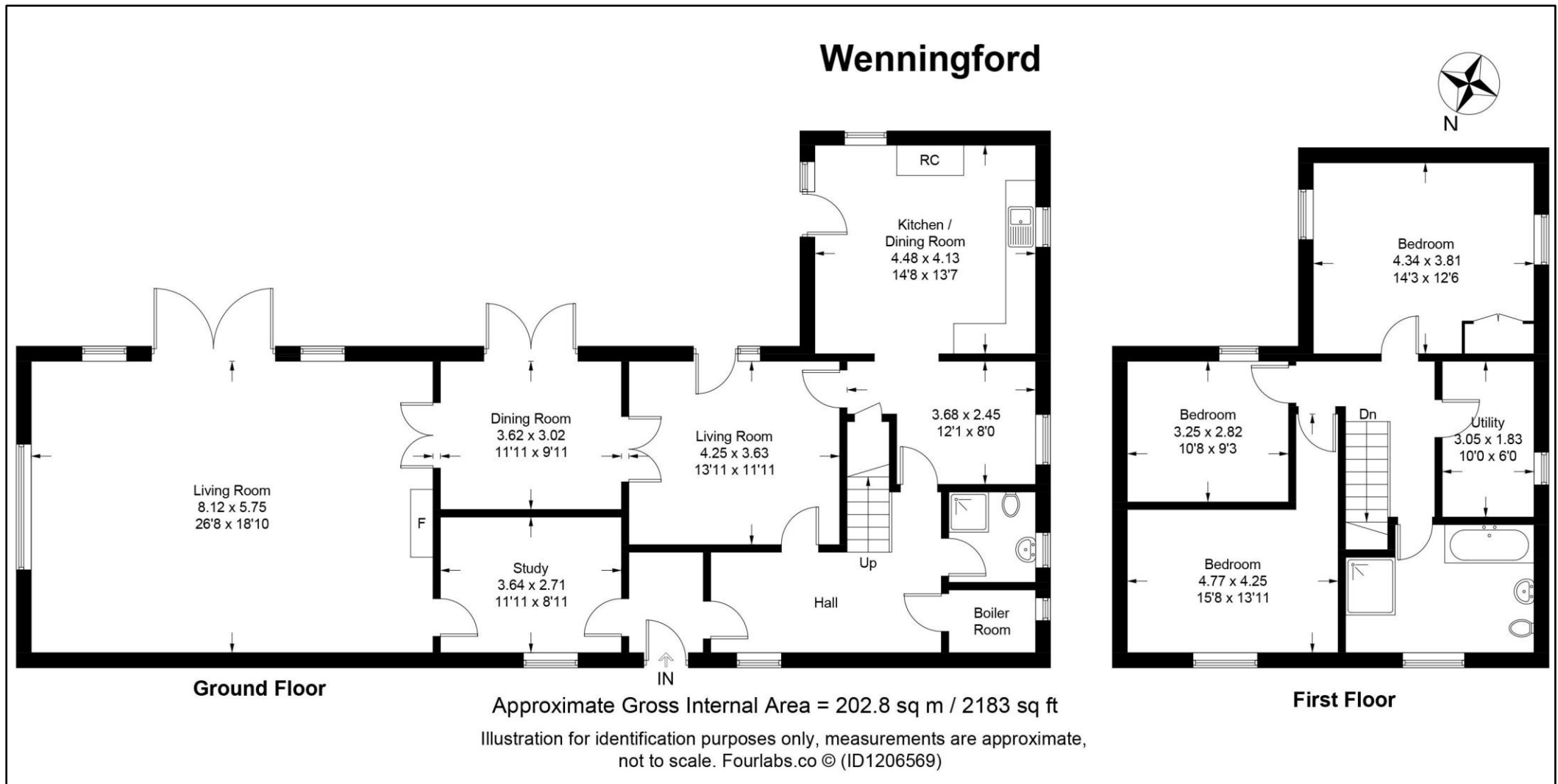




### ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

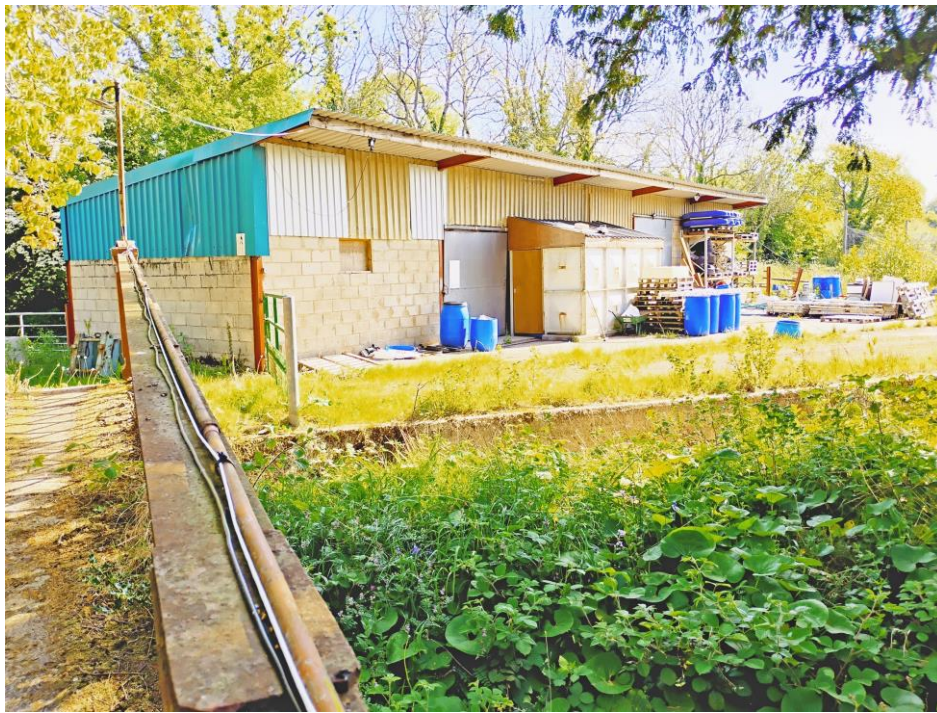
## FLOOR PLANS



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.**



















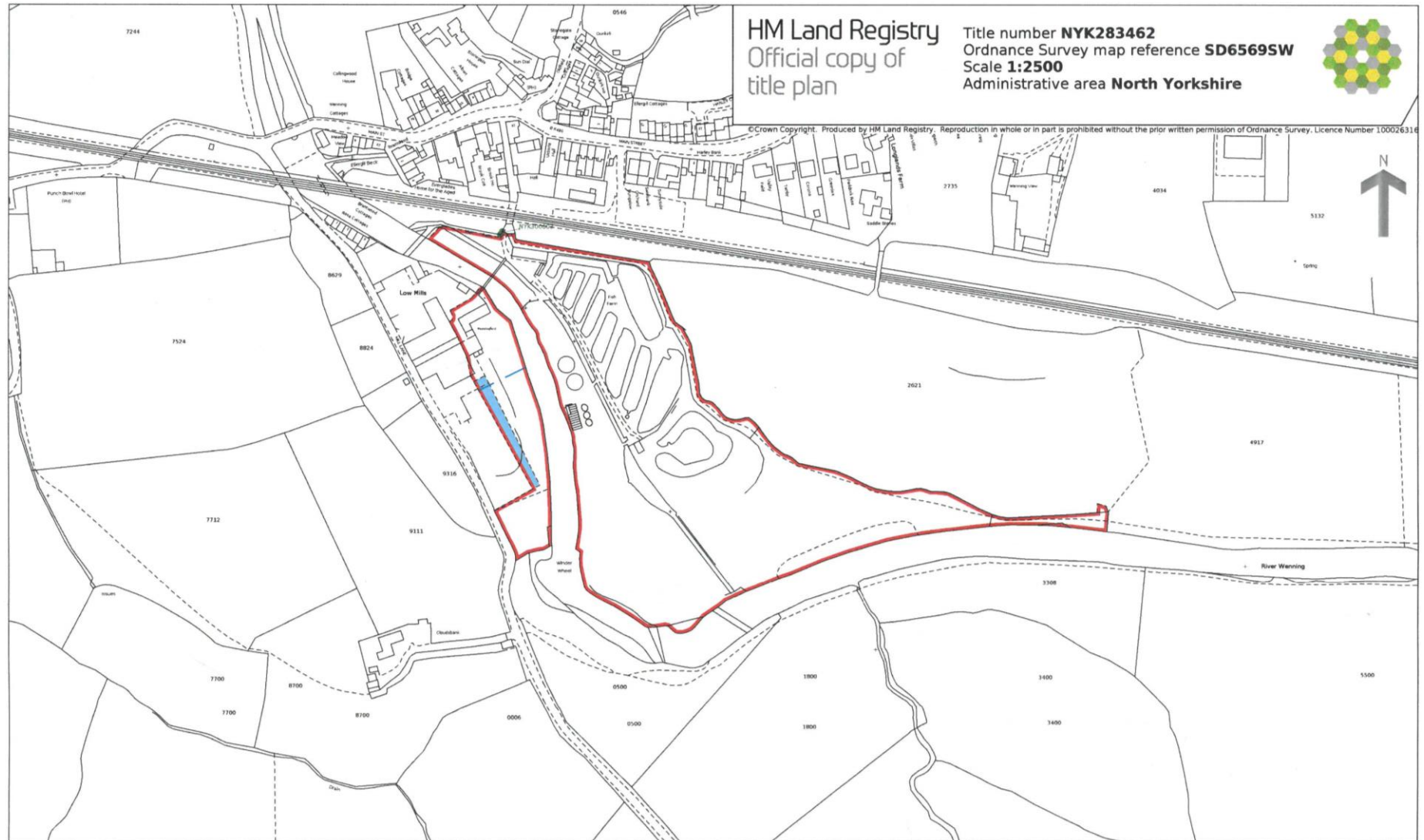








**COPY TITLE / BOUNDARY PLAN**







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