

Kendal: 15.2 Miles

Dent: 9.2 Miles

Sedbergh: 3.5 Miles



## Low Beckside Farm, Cautley, Sedbergh, LA10 5NB

58.85 Acres (23.98 Hectares) Available as a Whole or in 8 Lots

Lot 1 – A detached Grade II listed, period farmhouse built around 1683 requiring modernisation set within 8.42 acres of land and occupying a prominent rural location within Yorkshire Dales National Park with outstanding views of the Howgills and good links to M6 motorway.

Lots 2 to 8 – 50.43 acres productive pastureland and fishing rights in lots ranging from 0.73 acres to 33.30 acres.

### FOR SALE BY INFORMAL TENDER

*(Subject to Conditions & Unless Sold Previously)*

**TENDERS CLOSE ON TUESDAY 7<sup>TH</sup> DECEMBER 2021 AT 2PM**

**Selling agents:** Richard Turner & Son, 14 Moss End Business Village, Crooklands, LA7 7NU  
Tel: 015395 66800 Fax: 015395 66801

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

Royal Oak Chambers, Main Street  
BENTHAM LA2 7HF  
T: 015242 61444  
F: 015242 62463  
E: bentham@rturner.co.uk  
VAT Reg. No. 636 2413 54

14 Moss End, Crooklands,  
MILNTHORPE LA7 7NU  
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E: 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:**

Low Beckside Farm is nestled in the Howgill Fells which are part of the Yorkshire Dales National Park, surrounded by majestic views. The property occupies a prominent rural location whilst being easily accessed from the main road A683. 3.5 miles to the South West is the attractive market town of Sedbergh, which offers an extensive range of local amenities. The area is also well served by a number of busy livestock markets including Kirkby Stephen, Bentham and Hawes

**DIRECTIONS:**

Approaching from Junction 37 of M6 Motorway, take the A684 exit sign posted Kendal/Sedbergh. In 0.3 miles, turn right onto the A684. Continue for 4.8 miles, once in Sedbergh, turn right on to Finkle Street, in 0.1 miles take the first exit at the roundabout onto Back Lane, continue to follow the A684 in 0.3 miles continue onto Long Lane/A683. Stay onto on this road for 3.5 miles, Low Beckside Farm is on the Left hand side; go through a set of double wooden gates and down a gravel farm track.

**LOT 1 (RED ON THE PLAN):**



*Front of Farmhouse with attached Peat House and Barn*



*Farmyard with cobbled yard*



*Stone built barn*



*Front Orchard*

**Low Becks Farm** is traditional Dale's farm with a mixture of meadow, pasture and woodland including fell rights. The property has an array of traditional farm buildings. Historically used for the rearing of cattle and sheep, presently the buildings are used for storage purposes. The buildings present an opportunity for renovation subject to necessary planning permission. Enquires should be directed to the Local Planning Authority which is the Yorkshire Dales National Park.

### **The Farmhouse:**

Is a Grade II listed stone built detached traditional farmhouse under a stone slate roof, which requires some modernisation. The property was built around 1683, with the rear of the property being enlarged in the 19<sup>th</sup> century. The farmhouse benefits from mains electric, private water and B4RN broadband. Sewerage is currently to a septic tank. The spacious accommodation comprises-

### **Porch Entrance**

With two stone side benches with a Tudor-arched inner doorway with a double-layered plank door.

**Ground Floor:** with front and rear entrance and inner hall which connects to all ground floor rooms. The inner hallway has a built in wooden court cupboard dated 1683 and oak paneling.

### **Lounge**

3.54 m x 4.87m (11'7 x 16'0)

Open fireplace, window shutters, to right of chimney breast is the cheese cupboard, spice cupboard and bacon hooks in the ceiling which are Grade II listed, exposed beams, carpeted floor and centre light.

### **Living Room**

3.35m x 4.87m (11'0 x 16'0)

Open fireplace, storage cupboard, exposed beams, carpeted floor and centre light.

### **Kitchen/Diner**

2.74 m x 4.56m (9'0 x 15'0)

Fitted wall and base units with cream multi-fuel Rayburn, exposed beams, carpet tiled floor, centre light and doorway leading to rear porch, which looks over the River Rawthey.

### **Pantry**

2.41m x 2.87m (7'11 x 9'5)

Traditional stone flagged floor, stone shelving and centre light.

Stairs leading down to cellar

### **Cellar**

6.10m x 2.57m (16'9 x 8'5)

Stone flagged floor, stone sconces and stone shelving.

### **First Floor:**

#### **Landing**

#### **Bedroom One**

3.3m x 2.78m (7'8 x 9'1)

Single room, carpeted floor and centre light.

#### **Bedroom Two**

2.8m x 4.48m (9'2 x 14'8)

Exposed beams, slanted ceiling, sidelights, carpeted floor and views overlooking the river Rawthey.

**Master Bedroom**

3.29m x 4.96m (10'10 x 16'3)

Traditional painted stone fireplace with cast iron insert, wooden floorboards, built in cupboard and centre light.

**Bedroom Four**

4.61m x 3.05m (15'1 x 10'0)

Carpeted floor and centre light.

**Family Bathroom**

Traditional white bathroom suite, airing cupboard, window, carpeted floor and side light.



*Kitchen*



*Lounge*



*Living Room*



*Bedroom 4*



*Master Bedroom*



*Rear of Farmhouse*

**Externally:**

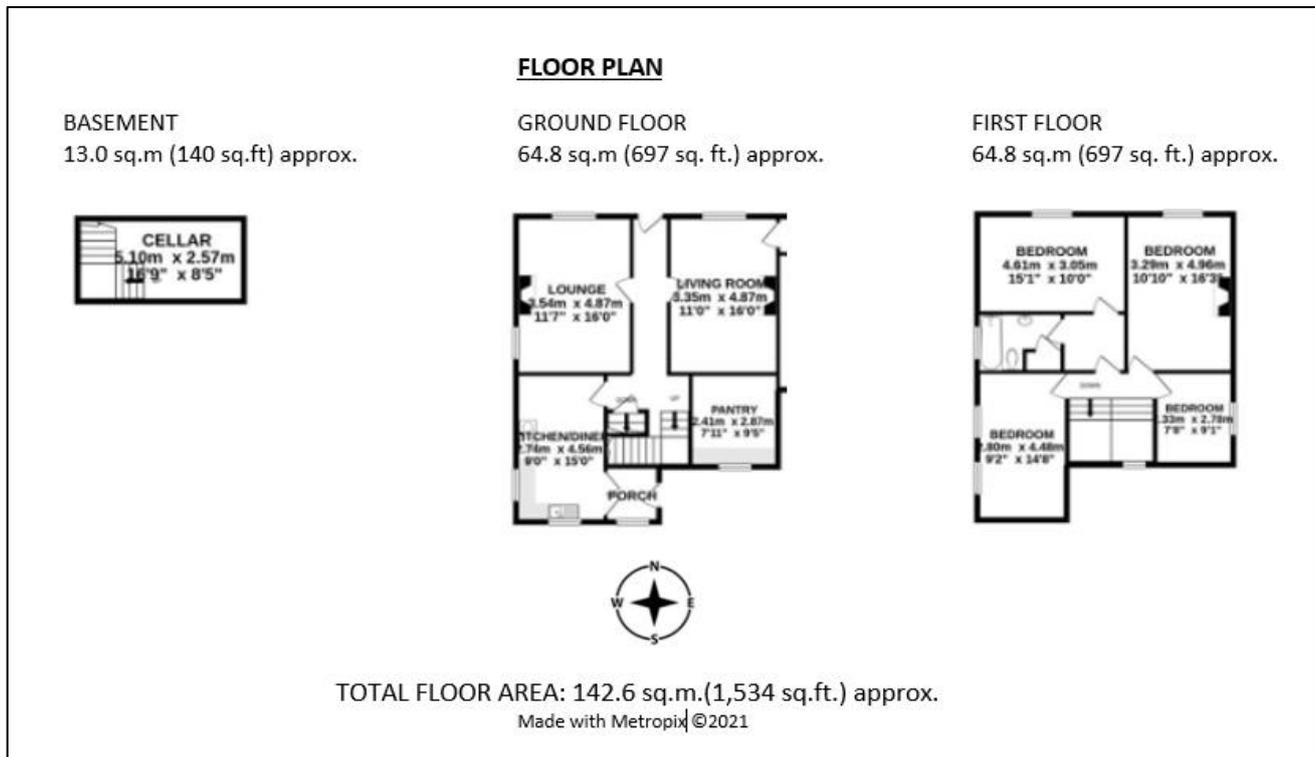
To the front and side of the property, there are extensive gardens and an orchard with mature shrubs and trees. To the rear of the property, there is an outside toilet and storehouse and paddock.

**Services:**

The services within the farmhouse comprise mains electric, private water, B4RN broadband and sewage is to a septic tank.

**Council Tax:**

The farmhouse is rated as Council Tax Band D and the local authority is South Lakeland District Council.



**Farm Buildings:**

There is an array of traditional farm buildings, which comprises-

Type	Description	Size
<b>Peat House</b>	Grade II listed Sonebuilt barn with stone slate roof, concrete floor with double wooden doors.	17ft x 16.9ft (5.20m x 5.10m)
<b>Sonebuilt Barn</b>	Attached Grade II listed stone built barn with hayloft above, adjoining peat house with stone slate roof.	15.8 ft. x 17.ft (4.78m x 5.20m)
<b>Log Store</b>	Stone built building with corrugated metal roof and concrete floor.	15.4ft x 19.4ft (4.69m x 5.91m)
<b>Three loose boxes</b>	Stone building with corrugated sheeting roof, two loose boxes with concrete floors and one with earth floor.	59.3ft x 23ft (18.1m x 7.2m)
<b>Stone barn</b>	Stone slate roof and flagged floor housing Shippons with hayloft above, double doors, with lean to adjoining.	17ft x 45.30ft (5.20m x 15m)
<b>Two Stone Stores</b>	Lean to Stone built store with slate roof and concrete floor.	Each 15.10ft x 4.85ft (7.60m x 2.30m)

**Former Dairy** with asbestos roof, access to loft area is over store 13.7ft x 5.7ft (4.15m x 1.70m)

**Shippon** Breezeblock built shippon for 10 cattle with concrete floor and asbestos-sheeted roof. 7.3ft x 35.3ft (5.25m x 10.75m)

**Farm Land:**

Low Beckside is set within 8.42 acres (3.41 hectares) of predominately pastureland with some woodland. The land is located within a ring fence and has a natural water supply. The land fronts onto Ecker Secker Beck and the River Rawthey, the fishing rights are in hand.



*Lot 1*



*Lot 1*

**LOT 2 (YELLOW ON THE PLAN):**

Known as Borans extends to 3.05 acres (1.23 hectares) of bare pastureland. The land is accessed, directly from the A683 road. The land fronts onto Ecker Secker Beck, the fishing rights are in hand.

**LOT 3 (DARK BLUE ON THE PLAN):**

Known as High Field, the land extends to 6.19 acres (2.51 hectares) of pastureland with stone built field barn. The land is accessed directly from the public highway and the Barn can be accessed from Bluecaster Lane. To the north west of the field is a stone built field barn with a stone slate roof, which had an external footprint of 43.26 m<sup>2</sup>. The field barn may have planning potential but no enquires have been made to the Local Planning Authority and there is no overage charge or covenant on the property.



*Lot 3*



*Lot 3*

**LOT 4 (GREEN ON THE PLAN):**

Known as Bottom Pasture the land extends to 1.68 acres (0.68 hectare) of pasture and woodland. The land is accessed directly from Bluecaster Lane. The land fronts onto Ecker Secker Beck, the fishing rights are in hand.

**LOT 5 (PURPLE ON THE PLAN):**

Known as Middle Pasture the land extends to 1.83 acres (0.74 hectares) of pasture and woodland. The land is accessed directly from Bluecaster Lane. The land fronts onto Ecker Secker Beck, the fishing rights are in hand. There are no fell rights attached to the land.

**LOT 6 (ORANGE ON THE PLAN):**

Known as Top Pasture and Sheep Pens the land extends to 3.65 acres (1.48 hectares) of pasture, woodland, and sheep handling pens. To the northern boundary, there are some sheep pens. The land is accessed directly from Bluecaster Lane. The land fronts onto Ecker Secker Beck, the fishing rights are in hand.



*Lot 6*

**LOT 7 (LIGHT BLUE ON THE PLAN):**

Known as Birks Pasture the land extends to 33.70 acres (13.64 hectares) of pasture and some woodland. The land is accessed directly from the A683 road. The land is located in a ring fence with a natural water supply.



*Lot 7*



*Lot 7*



*Lot 7*

### **LOT 8 (DARK GREEN ON THE PLAN):**

Small strip of land adjoining the Riverside, near the Cross Keys Inn, the land extends to 0.73 acres (0.29 hectares) of steep sloping woodland. The fishing rights are on the river Rawthey. There is an informal fishing right agreement in place with the Sedbergh Angling Association.



*Lot 8*



*Lot 8*

### **VIEWING:**

Viewing days have been arranged as listed below:

Viewing days: Thursday 11<sup>th</sup> November between 2pm to 4pm  
Saturday 13<sup>th</sup> November between 10am to 12pm  
Tuesday 16<sup>th</sup> November between 2pm to 4pm  
Thursday 18<sup>th</sup> November between 2pm to 4pm  
Saturday 20<sup>th</sup> November between 2pm to 4pm

All viewing must be strictly by appointment with the selling agents and in order to regulate numbers viewing the house times will be allocated. Viewers will be required to adhere to COVID regulations and face coverings will be required when viewing the house.

### **TENDERS:**

All tenders should be submitted on the enclosed form to Richard Turner & Son, 14 Moss End, Crooklands, LA7 7NU in a sealed envelope clearly marked 'Low Becks Farm' no later than **2pm on Tuesday 7<sup>th</sup> December 2021.**

### **BASIC PAYMENT SCHEME:**

Basic Payment has been claimed on the land and the entitlements, as far as they are owned, will be made available to the purchaser of each lot. The vendor will retain the 2021 payment. All the land is classed as Severely Disadvantaged (SDA). Please see the field schedule below regarding BPS eligible area:-

Field Parcel ID	Size (Ha)	Maximum Eligible Area (Ha)	Lots 1-7
SD 6995	2044	1.104	1
SD 6995	2655	0.1925	1
SD 6995	2841	0.1277	1
SD 6995	2959	0.0534	1
SD 6995	3048	1.7539	1
SD 6995	4449	1.2133	2
SD 6995	6176	2.5019	3
SD 6995	8280	3.0102	Lot 4 = 0.67 Ha Lot 5 = 0.80 Ha and Lot 6 = 1.14 Ha
SD 6995	3107	0.133	7
SD 6995	3708	1.2096	7
SD 6995	5226	1.2044	7
SD 6995	7418	11.0923	7
Total Maximum Eligible Area		<b>22.6208</b>	

### **ENVIRONMENTAL STEWARDSHIP SCHEME:**

The majority of the land is subject to an Entry Level plus Higher Level Stewardship, held under agreement number AG00493930 that commenced on the 01/05/2014 and to our knowledge expires 30/04/2024. The annual payment for the scheme is approximately £3,501. A breakdown of the scheme options are available upon request.

The purchasers are required to continue with the Stewardship agreements and will indemnify the Vendors for any losses or penalties in the event that they breach any of the requirements of the scheme.

### **HISTORIC ENGLAND LISTING:**

Low Becks Farmhouse and attached Peat House and Barn are Grade II listed. List entry number is 1384102. For further information, please refer to the listing on Historic England's website.

### **COMMON RIGHTS:**

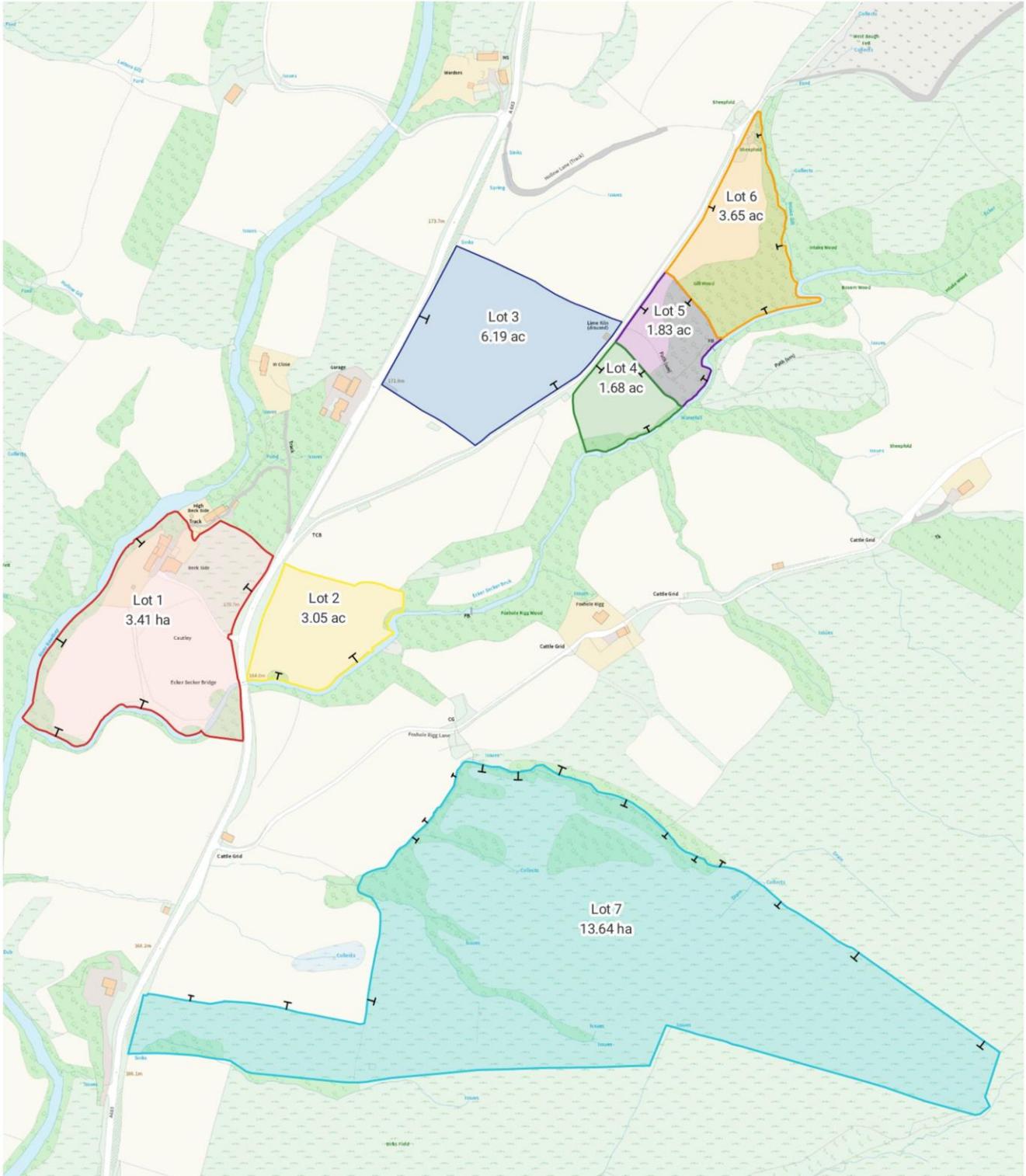
If the land is sold in lots, the common rights will be apportioned pro rata by The Common Registration Authority, which is Cumbria County Council. The common Rights that are currently attached to Low Becks Farm (including retained land) are as follows:-

275 sheep, 5 horses and 10 cows across Brant Fell (CL26) and Bluecaster Fell (Baugh Fell) (CL29).

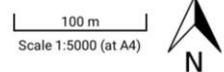
The schedule of land below includes our estimates of the number of common rights to be attached to each lot. These are our estimates and are for indicative purposes only. The actual apportionment will be calculated by the Commons Registration Authority and may differ from our calculation. Whilst the calculation has been carried out, in good faith, neither the Vendors nor the selling agents can be held liable for any errors or omissions in the calculation and prospective purchasers should make their own enquiries/calculations. Please see our calculation of the apportionment of the rights on a per lot basis below:-

<b>Lots</b>	<b>Area (Acre)</b>	<b>Sheep Rights</b>	<b>Cattle Grazing Rights</b>	<b>Horse Grazing Rights</b>
<b>Lot 1</b>	<b>8.758</b>	35.82	1.31	0.61
<b>Lot 2</b>	<b>3.413</b>	13.96	0.51	0.24
<b>Lot 3</b>	<b>6.33</b>	25.89	0.95	0.44
<b>Lot 4</b>	<b>1.688</b>	6.90	0.25	0.12
<b>Lot 6</b>	<b>3.694</b>	15.11	0.55	0.26
<b>Lot 7</b>	<b>33.768</b>	138.11	5.07	2.36
<b>Lot 8</b>	<b>0.73</b>	2.99	0.11	0.05

# SALE PLAN OF LOTS 1 TO 7:



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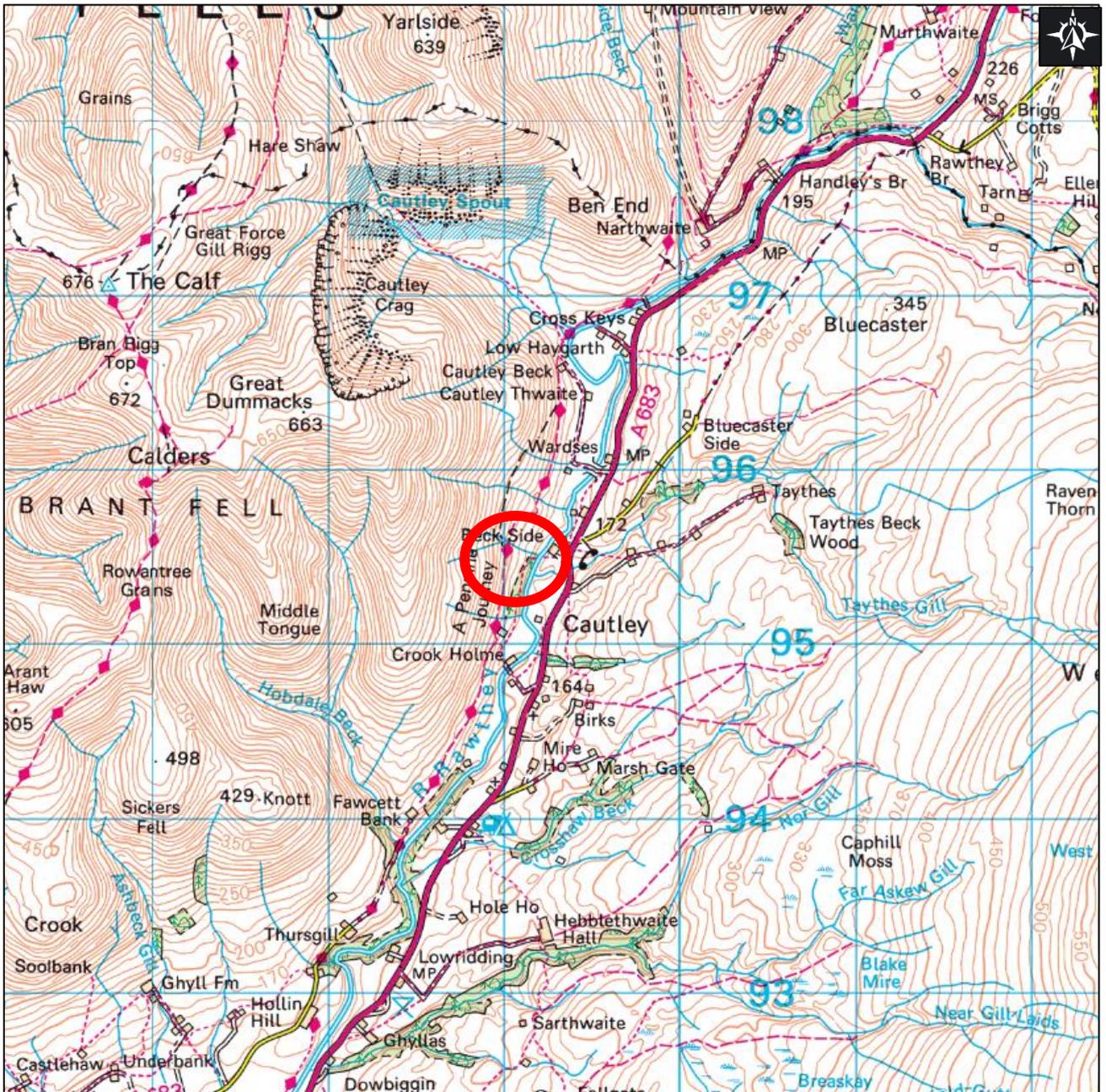
# SALE PLAN OF LOT 8:



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**LOCATION PLAN:**



## GENERAL REMARKS AND STIPULATIONS

### LOCAL SERVICE AUTHORITIES:

**Cumbria County Council:** The Courts, Carlisle, CA3 8NA Tel: 01228 23 456

**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

**TENURE AND POSSESSION:** The property is available freehold with vacant possession.

**SALES PARTICULARS AND PLANS:** The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the selling 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.

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

### **EPC:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		26   F
1-20	G	1   G	

**FORM OF TENDER  
SUBJECT TO CONTRACT  
LOW BECKSIDE FARM, CAUTLEY, SEDBERGH, LA10 5NB**

Name(s) .....

.....

Address (s) .....

.....

.....

Telephone: ..... Mobile:.....

I/We tender the following offers for the purchase of the property as described in the attached particulars and subject to the conditions therein. If successful, I/We will sign a contract and pay the tendered price in full as soon as requested by the selling agents. The prices tendered are as follows.

Successful tenderers will have to undertake certain online checks required by new anti-money laundering legislations.

Tender for Lot 1, known as Low Beckside with farmhouse, buildings and set within 8.42 acres (Red on the plan)

£.....(.....) *In words.*

Tender for Lot 2, known as Borans, land extending to 3.05 acres (Yellow on the plan)

£.....(.....) *In words.*

Tender for Lot 3, known as High Fields, with field barn and land extending to 6.19 acres (Dark Blue on the plan)

£.....(.....) *In words.*

Tender for Lot 4, known as Bottom Pasture, land extending to 1.68 acres (Green on the plan)

£.....(.....) *In words.*

Tender for Lot 5, known as Middle Pasture, land extending to 1.83 acres (Purple on the plan)

£.....(.....) *In words.*

Tender for Lot 6, known as Top and Sheep Pens, land extending to 3.65 acres (Orange on the plan)

£.....(.....) *In words.*

Tender for Lot 7, known as Birks Pasture, land extending to 33.70 acres (Orange on the plan)

£.....(.....) *In words.*

Tender for Lot 8, known as Strip of land adjoining the River Rawthey near the Cross Keys Inn, with fishing rights, the land extends to 0.73 acres (Dark Green on the plan)

£.....(.....) *In words.*

Any Combination, please specify which lots .....

£.....(.....) *In words.*

Is your offer subject to any additional conditions?

.....  
.....  
.....

**Solicitor’s details:**

Name: .....

Address:  
.....  
.....

Phone number:  
.....

**Method of funding:**

Cash/Deposit Amount

Mortgage    Yes/No    Amount

Sale of Property (Please give details and indicate if already on the market)

**Target exchange date:** .....

**Target completion date:** .....

Signed..... Date.....

**Conditions of Tender**

- 1) All tenders should be for a specified amount in pounds sterling
- 2) Please confirm the amount in words in the brackets
- 3) Escalating tenders will not be accepted
- 4) The owner reserves the right to refuse the highest or any tender
- 5) All tenders should be returned to Richard Turner & Sons, 14 Moss End, Crooklands, Milnthorpe LA7 7NU in an envelope marked ***‘LOW BECKSIDE FARM’*** no later than ***2pm on Tuesday 7<sup>th</sup> December 2021.***

**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.