

Kirkby Lonsdale – 5 miles

Lancaster – 20 miles

M6 – 10 miles



## Masongill Hall, Ingleton, Carnforth, LA6 3NN

274.53 Acres (111.02 ha) Available As a Whole or in 7 Lots

Price on Application

A valuable and productive former dairy farm, in an exceptional location with a large detached four bedroom farmhouse, three bedroom cottage, range of traditional and modern buildings and 274.53 acres of excellent meadow and pastureland which has been farmed organically for the last five years.

The property is offered for sale by private treaty with vacant possession on completion.

**Viewing:** Strictly by appointment only

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VAT Reg. No. 636 2413 54

## LOT 1

Lot 1 comprises an excellent former dairy farm with substantial family house together with a range of both traditional and modern buildings with potential for a wide variety of uses (subject to permissions) and 125.61 acres of very productive land.



**The Farmhouse:** A large stone built property under a slate roof. The farmhouse benefits from partial solid fuel central heating and double glazing throughout. The spacious accommodation comprises:

### **Cellar**

7'6 x 12'8 (2.28m x 3.87m)

**Ground Floor:** with front and rear entrance and inner hall

### **Porch**

Door to kitchen, door to rear garden

### **Kitchen**

14'7 x 16'8 (4.44m x 7.07m)

Solid Fuel Rayburn, fitted wall and base units, integral cooker and fridge, door to rear porch



### **Inner Hall**

Door to cellar, stairs to first floor

### **Living Room**

19'7 x 11'10 (5.97m x 3.60m)

Wall cupboard, feature fireplace, door to front garden



**Dining/Family Room**  
12'10 x 11'10 (3.90m x 3.60m)



Wall cupboard, feature fireplace, log burner



**Study**  
8'5 x 5'2 (2.56m x 1.58m)

Door to pantry

**Pantry**

**First Floor:**

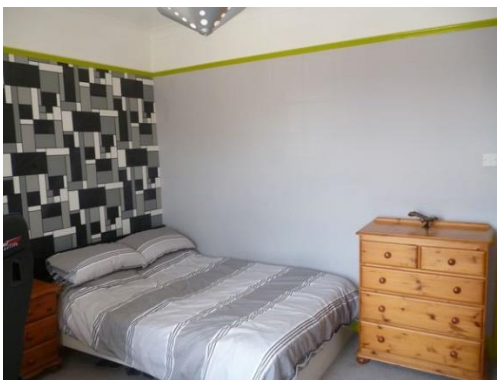
**Landing**

Large airing cupboard, stairs to attic

**Bedroom 1**  
8'4 x 16'7 (2.55m x 5.05m)

**Bedroom 2**  
12'10 x 11'8 (3.90m x 3.55m)

**Bedroom 3**  
13'0 x 11'8 (3.97m x 3.56m)



*Bedroom 2*



*Bedroom 4*

**Bedroom 4**  
14'9 x 11'4 (4.50m x 3.45m)

Vanity unit, radiator.

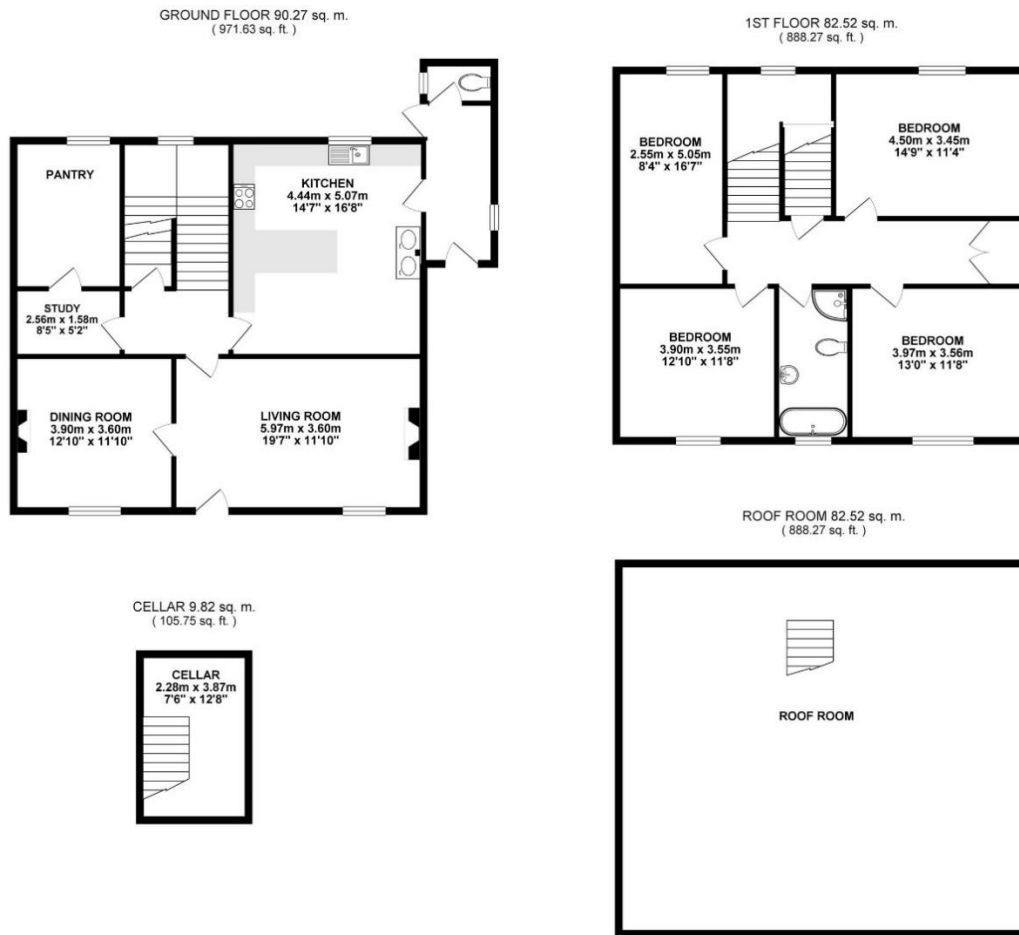
**Bathroom**

Bath, separate shower, wc and sink.

**Attic Room**

Accessed via stairs from landing, fully floored

**Floor Plan**



TOTAL FLOOR AREA : 265.14 sq. m. ( 2853.92 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Services:** Services comprise mains electric and water. There is also a natural water supply. Sewerage is to a septic tank.

**Council Tax:** The house is rated as Band F (verbal enquiry only) - £2,289 in 2019/20

**Outside:** Small stone lean to garage to West of house, gardens to front, rear and side.



## The Farm Buildings:

**Barn 1** – 24m x 8.6m  
Traditional stone barn under a slate roof

Store and shippens with two lofts above  
3 phase electric

**Tin Barn** – 7.5m x 21.6m  
Stone and tin sheet barn with steel 'A' frame  
roof

Store

**Former Dairy** – 4.6m x 8.95m  
Rendered block building under a sheet roof

**Barn 2** – 28.35m x 6.9m  
Traditional stone barn under a sheet roof

Former parlour and collecting yard

**Barn 3** – 12.3m x 5.5m  
Traditional stone barn under a sheet roof

**Lean to (to Barn 3)** – 3.95m x 5.5m



**Infill Building**  
Block building with tin sheet roof

Steel portal frame with sheet roof and  
concrete floor, providing loose housing

**Loose Housing** – 36.5m x 10m

Steel portal frame with block and sheet sides  
and a sheet roof, providing loose housing

**Covered Silage Clamp** – 18.3m x 36.5m

Steel portal frame building with concrete  
sleeper, sheet and space boarding sides  
and a sheet roof

**Feeder Building** - 8m x 36.5m

Steel 'A' frame and sheet roof, railway  
sleeper sides, concrete floor

**Cubicle Shed** – 13m x 36.5m

Steel 'A' frame and sheet roof, railway  
sleeper and sheet sides, concrete floor, 119  
cubicle spaces

**Big Bale Pad & Machinery Store**



**External Feed Area**

Concrete floor and feed trough

**Slurry Store**

5 ring slurry store (needs some repairs on top 2 rings)

**Silage Clamp** – 18.4m x 8.35m

Steel portal frame building with concrete and sheet sides and a sheet roof

**Lean to (to Silage Building)**  
13.9m x 7.55m

Steel portal frame building with sheet sides and roof. Concrete floor

**Workshop** – 7.7m x 13.7m

Steel portal frame building with block and sheet sides, sheet roof, concrete floor with built in inspection pit, loft and gantry crane, 3 phase electric and secure door

**Breeze Block Garage**

Tin sheet roof

**Barn 4** – 8.8m x 23.6m

Traditional stone shippon with steel 'A' frame and sheet roof with 32 cubicles

**Bull Pen** – 11.3m x 4.65m

Pens for 2 bulls

**Slurry Store** – 15.9m x 5.7m

Constructed of concrete sleepers

**Provin House**



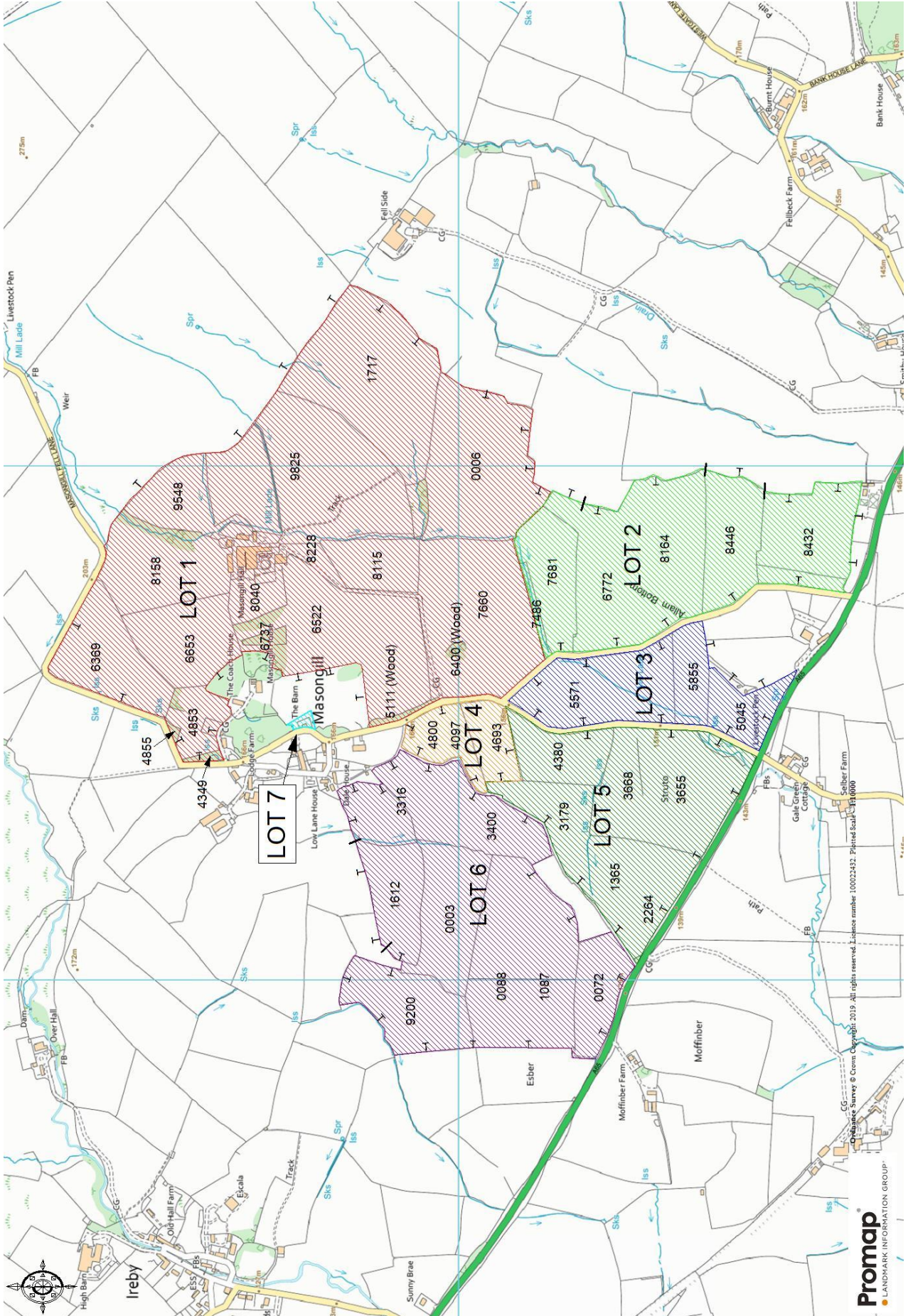
**The Farmland:** Is well fenced and watered and shown on the attached plan edged red. The land included in Lot 1 extends to 125.61 acres (50.77 ha) or thereabouts of excellent meadow, pasture and woodland. There are natural and mains water supplies and the land is conveniently situated in a ring fence around the farm steading.

**The Schedule**

<b>Field Number</b>	<b>Description</b>	<b>Area (ha)</b>	<b>Area (acres)</b>
8040	Farmyard & Paddock	1.76	4.34
	Track	0.56	1.39
5111	Wood	0.17	0.43
Pt 6522	Pasture/Meadow	5.50 est	13.59 est
6737	Wood	0.84	2.06
8115	Pasture	1.69	4.16
8228	Pasture	0.45	1.12
9825	Pasture	6.09	15.05
1717	Pasture	6.62	16.36
9207	Stream/Wood	0.37	0.92
9548	Pasture	3.96	9.77
8758	Wood	0.32	0.97
8158	Pasture	3.35	8.27
6653	Pasture	2.75	6.79
6369	Pasture	3.25	8.03
4853	Pasture	1.16	2.86
4947	Pasture	0.09	0.22
4349	Wood	0.15	0.36
4855	Wood	0.07	0.18
7660	Pasture/Meadow	5.90	14.57
0006	Meadow	5.72	14.14
		<b>50.77</b>	<b>125.61</b>









## LOT 2

Lot 2 comprises 40.82 acres (16.51 Ha) of mainly meadow in a ring fence, shown coloured light green on the attached plan. The land is well fenced and benefits from a natural water supply. There is good access from the Masongill road. The land is in excellent heart and would be capable of growing feed crops or grass silage.

### The Schedule

Field Number	Description	Area (ha)	Area (acres)
6400	Wood	0.11	0.27
7486	Stream	0.19	0.48
7681	Meadow	2.39	5.91
6772	Meadow	0.81	2.00
8164	Meadow	6.79	16.79
8446	Meadow	2.68	6.61
8432	Meadow	3.54	8.76
		<b>16.51</b>	<b>40.82</b>



## LOT 3

Lot 3 is coloured dark blue on the plan and comprises 16.82 acres (6.81 Ha) meadow. The land is well fenced and benefits from a natural water supply. There is good access from the Masongill road. The land is in excellent heart and would be capable of growing feed crops or grass silage.

### The Schedule

Field Number	Description	Area (ha)	Area (acres)
5571	Meadow	3.99	9.87
5855	Meadow	1.31	3.23
8432	Meadow	1.51	3.72
		<b>6.81</b>	<b>16.82</b>



Lot 3



Lot 4

### **LOT 4**

Lot 4 comprises 6.68 acres (2.70 Ha) of pasture, shown coloured orange on the plan. The land has good roadside access and benefits from a natural water supply.

#### **The Schedule**

<b>Field Number</b>	<b>Description</b>	<b>Area (ha)</b>	<b>Area (acres)</b>
4800	Pasture	1.21	2.99
4097	Pasture	0.20	0.50
4693	Pasture	1.29	3.19
		<b>2.70</b>	<b>6.68</b>

### **LOT 5**

Lot 5 comprises 31.44 acres (12.72 Ha) of excellent pasture, shown coloured dark green on the plan. The land has good roadside access and benefits from a natural water supply.

#### **The Schedule**

<b>Field Number</b>	<b>Description</b>	<b>Area (ha)</b>	<b>Area (acres)</b>
3179	Pasture	1.99	4.92
4380	Pasture	1.98	4.89
1365	Pasture	1.54	3.81
2264	Pasture	1.63	4.03
3668	Pasture	1.73	4.27
3655	Pasture	3.85	9.52
		<b>12.72</b>	<b>31.44</b>





Lot 5



Lot 6

### **LOT 6**

Lot 6, coloured purple on the plan, comprises 53.16 acres (21.51 Ha) of excellent pasture and meadowland. This block has good roadside access from the A65 and an access from Masongill village. The land is in good heart and benefits from a natural water supply.

#### **The Schedule**

<b>Field Number</b>	<b>Description</b>	<b>Area (ha)</b>	<b>Area (acres)</b>
3316	Pasture	1.33	3.29
3400	Pasture	3.76	9.30
1612	Meadow	2.20	5.45
0003	Pasture	3.09	7.63
9200	Meadow	2.60	6.42
0088	Meadow	2.78	6.87
1087	Meadow	3.92	9.68
0072	Pasture/Meadow	1.83	4.52
		<b>21.51</b>	<b>53.16</b>

**Basic Payment Scheme and Entitlements:** The land is registered with the Rural Land Registry and a claim has been activated under the DEFRA Basic Payment Scheme for the year 2019, which will be retained by the vendor in full. The purchaser of each lot will be required to purchase the following hectares of Non SDA Basic Payment Entitlement:

Lot 1 purchaser: 46.76 ha at a cost of £5,750

Lot 2 purchaser: 16.06 ha at a cost of £2,000

Lot 3 purchaser: 6.81 ha at a cost of £850

Lot 4 purchaser: 2.69 ha at a cost of £350

Lot 5 purchaser: 12.72 ha at a cost of £1,500

Lot 6 purchaser: 21.51 ha at a cost of £2,600

on completion of the farm sale and will be able to submit claims for the 2020 year onwards.

## LOT 7



**The Barn:** comprises a detached three bedroom barn conversion set away from the main farm steading and within the hamlet of Masongill. The property has previously been used as a holiday let, but would equally make an ideal farm workers cottage. The Cottage benefits from central heating and double glazing throughout. The accommodation in the property comprises:

### **Ground Floor:**

#### **Entrance Porch**

storage cupboard

#### **WC**

WC and sink

#### **Kitchen**

10'4 x 5'6 (3.14m x 1.67m)

Fitted base units

#### **Living Room**

28'7 x 23'2 (8.70m x 7.05m)

Feature fireplace, bow window, stairs to galleried landing, door to rear garden

### **First Floor:**

#### **Galleried Landing**

#### **Bedroom 1**

7'11 x 8'2 (2.42m x 2.49m)

Fitted wardrobe

#### **Bedroom 2**

8'2 x 8'0 (2.49m x 2.44m)

Fitted wardrobe

#### **Bedroom 3**

9'10 x 8'0 (3.00m x 2.45m)

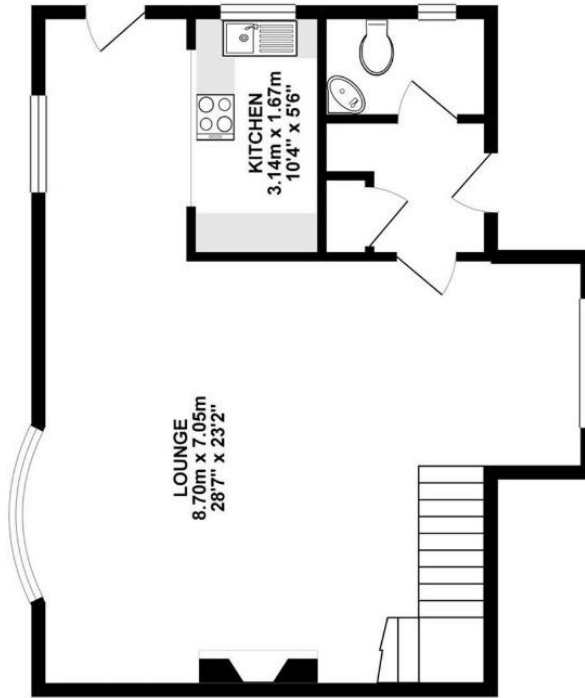
Fitted wardrobe

#### **Bathroom**

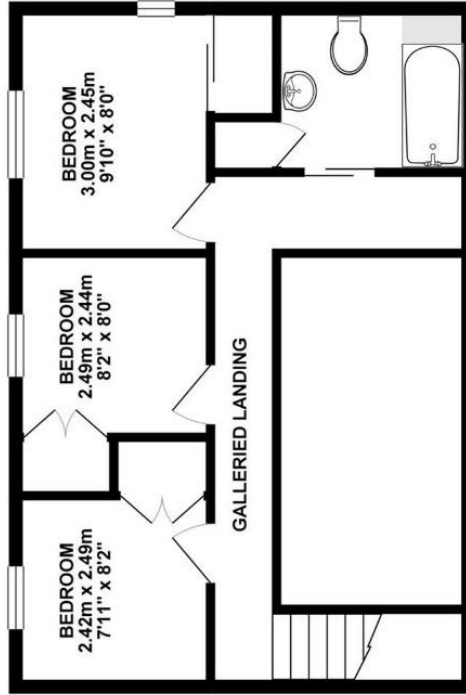
Bath with shower over, WC, sink and airing cupboard



**GROUND FLOOR 54.42 sq. m.**  
( 585.74 sq. ft. )



**1ST FLOOR 50.55 sq. m.**  
( 544.08 sq. ft. )



**TOTAL FLOOR AREA : 104.96 sq. m. ( 1129.82 sq. ft. ) approx.**

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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.*

**General Remarks & Stipulations**

**LOCAL SERVICE AUTHORITIES:**

United Utilities Water, Haweswater Hse, Lingley Mere Business Park, Great Sankey, Warrington. Tel (01925) 23700  
Electricity North West, Parkside Road, Kendal, Tel (1539) 721301  
Lancaster City Council, Town Hall, Dalton Square, Lancaster, LA1 1PJ Tel: (01524 582000)

**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 Rights are in hand. Mineral rights are registered to the Lonsdale Estate.

**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.

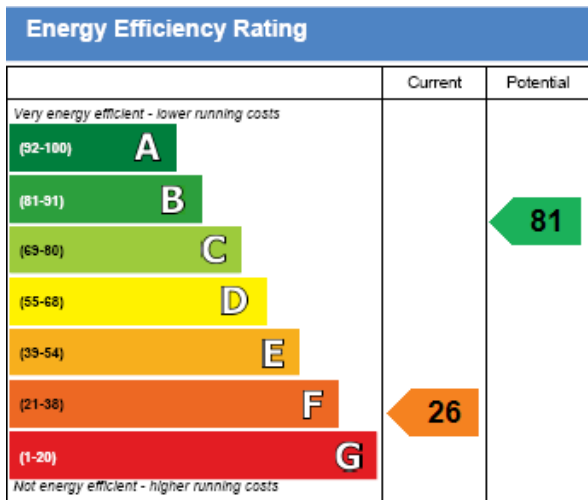
**INSURANCE**

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 affect his/their own insurance's accordingly.

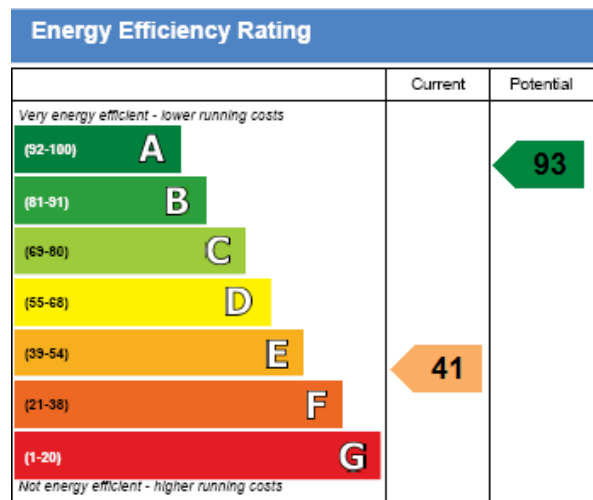
**FARM SALE**

The vendor reserves the right to hold dispersal sales of live and dead stock on the premises at any time prior to completion.



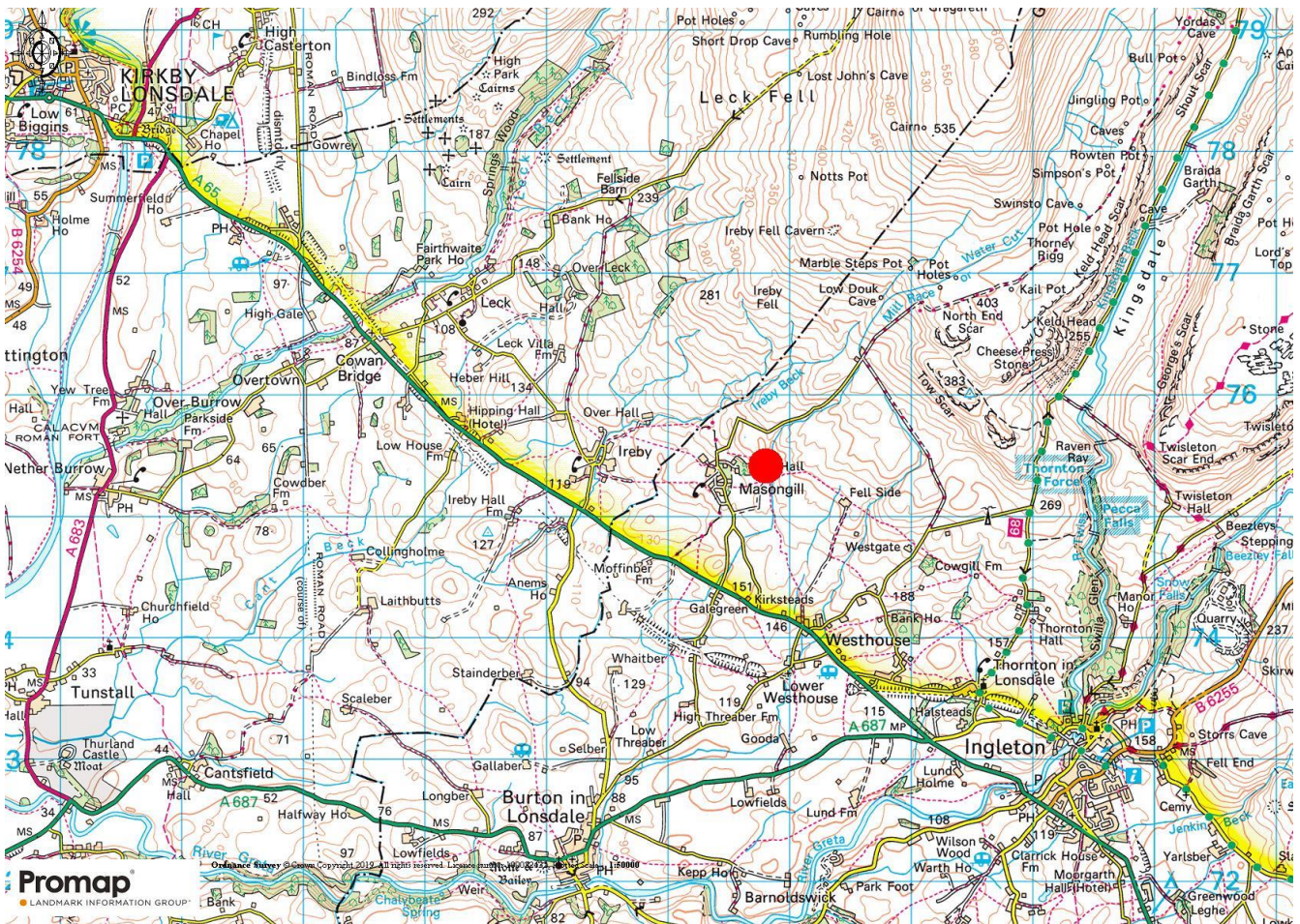


Masongill Hall



The Barn

### Location Plan



#### MISREPRESENTATION ACT 1967:

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