

Kendal : 5 Miles

Kirkby Lonsdale : 6.5 Miles

Sedbergh : 4 Miles



Aikrigg Farm, Killington, LA6 2HD

180.64 Acres (73.11 ha) Available as a Whole or in 6 Lots

Lot 1 - A substantial detached period farmhouse requiring modernisation set within 1.55 acres and occupying a prominent and elevated rural location within Yorkshire Dales National Park with outstanding views of the Lune Valley and Howgills and good links to M6 motorway

Lot 2 to 6 - 179.09 acres productive meadow and pastureland in lots ranging from 3.32 acres to 63.69 acres

FOR SALE BY INFORMAL TENDER

(Subject to Conditions & Unless Sold Previously)

TENDERS CLOSE ON TUESDAY 17TH AUGUST 2021 AT 2PM

Selling agents: Richard Turner & Son, 14 Moss End Business Village, Crooklands, LA7 7NU
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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.*

LOCATION: The site is located near to the hamlet of Killington within the Yorkshire Dales National Park and occupies a prominent rural location yet is convenient for M6, Kendal, Sedbergh and Kirkby Lonsdale. From Junction 37 of the M6 motorway take the A684 towards Sedbergh and after approximately ½ mile turn right onto Old Scotch Road (sign posted New Hutton and Old Hutton) Continue along Old Scotch Road for until you reach Three Mile House. Turn left at Three Mile House and follow the road for just over ½ mile and the property is on the left.

LOT 1



The Farmhouse: A large stone detached traditional farmhouse under a slate roof, which does require extensive modernisation. The farmhouse benefits from mains electric, water and a B4RN high-speed internet connection. Sewerage is currently to a septic tank but there is a right to connect into the new treatment system being installed in connection with the adjacent development, for no charge, which will allow the property to comply with the 2020 Binding Rules in respect of waste disposal. The spacious accommodation comprises:

Ground Floor: with front and rear entrance and inner hall

Kitchen

11'5 x 11'11 (3.48m x 3.64m)

Fitted wall and base units, door to living room

Living Room

13'3 x 16'8 (4.03m x 5.07m)

Open fire

Inner Hall

Door to pantry/store, stairs to first floor

Lounge

13'3 x 10'11 (4.04m x 3.33m)

Feature fireplace

Dining Room
13'3 x 14'2 (4.04m x 4.32m)



Kitchen

Utility Room
10'2 x 13'7 (3.09m x 4.14m)

Pantry/Store
14'11 x 13'1 (4.54m x 3.98m)



Lounge

First Floor:

Landing

Bedroom 1
13'3 x 11'9 (4.04m x 3.58m)

Bedroom 2
10'9 x 16'1 (3.27m x 4.91m)

Bedroom 3
10'6 x 16'1 (3.20m x 4.90m)

Bedroom 4
10'4 x 11'9 (3.15m x 3.59m)

Bathroom

Feature fireplace



Inner Hall

Stone flagged floor, stone shelving

Stone shelving, door to rear yard



Dining Room

Loft access

Bath with shower over, wc and sink



Bedroom 2



Bedroom 4

Floor Plan



Services: Services comprise mains electric and water, together with a B4RN high-speed broadband connection. Sewerage is currently to a septic tank but there is a right to connect into the new treatment system being installed in connection with the adjacent development, for no charge, which will allow the property to comply with the 2020 Binding Rules in respect of waste disposal.

Council Tax: The house is rated as Band D (verbal enquiry only)

LOT 2 (coloured dark blue on the plan)

Lot 2 comprises 30.52 acres (12.35 ha) of pasture and wooded pasture, shown coloured dark blue on the plan. The land is situated to the front of the farmhouse and provides an attractive lot which would lend itself ideally to a conservation project. The land is accessed directly from the road, is well fenced and benefits from a natural water supply.



LOT 3 (coloured green on the plan)

Lot 3 comprises 21.59 acres (8.74 ha) of productive meadowland, shown coloured green on the plan. The land is situated adjacent to the barns which are currently under development and benefits from access both via the farm road and also from the Killington road. The land is in excellent heart, well fenced and benefits from a mains water supply.



Lot 3



Lot 4

LOT 4 (coloured yellow on the plan)

Lot 4, coloured yellow on the plan, comprises a 3.32 acre (1.34 ha) paddock which is situated adjacent to the barns which are currently under development. There is access from the farm road. The land is productive and well fenced and benefits from a natural spring fed water supply.

LOT 5 (coloured light blue on the plan)

Lot 5 extends to 63.69 acres (25.78 ha) and comprises a useful piece of pastureland which is which is accessed via a short hardcore track from the farm road. The land is shown coloured light blue on the plan and runs from behind Aikrigg End in a horse shoe shape back towards Lot 1. The land is well farmed and benefits from a natural water supply.



Lot 5



Lot 5

LOT 6 (coloured pink on the plan)

Lot 6 comprises a 59.97 acre (24.27 ha) upland pasture, which is shown coloured pink on the plan. The land is situated just off the farm road, to the East of the main farm, as shown on the plan. The land provides a sound piece of allotment ground, which is well fenced and benefits from a natural water supply.



VIEWING:

Viewing of the land is at any daylight hour with a set of particulars to hand.

Viewing of the house is highly recommended and is via an appointment through the selling agents on the specified viewing days. All viewings will be conducted in line with current Government Guidance in respect to COVID 19 and social distancing must be maintained at all times. Viewers are requested to provide their own face covering.

Viewing days: Tue 20th July 2021 10am – 12 noon, Sat 24th July 10am – 12 noon, Thur 29th July 2pm – 4pm, Sat 7th August 2pm – 4pm

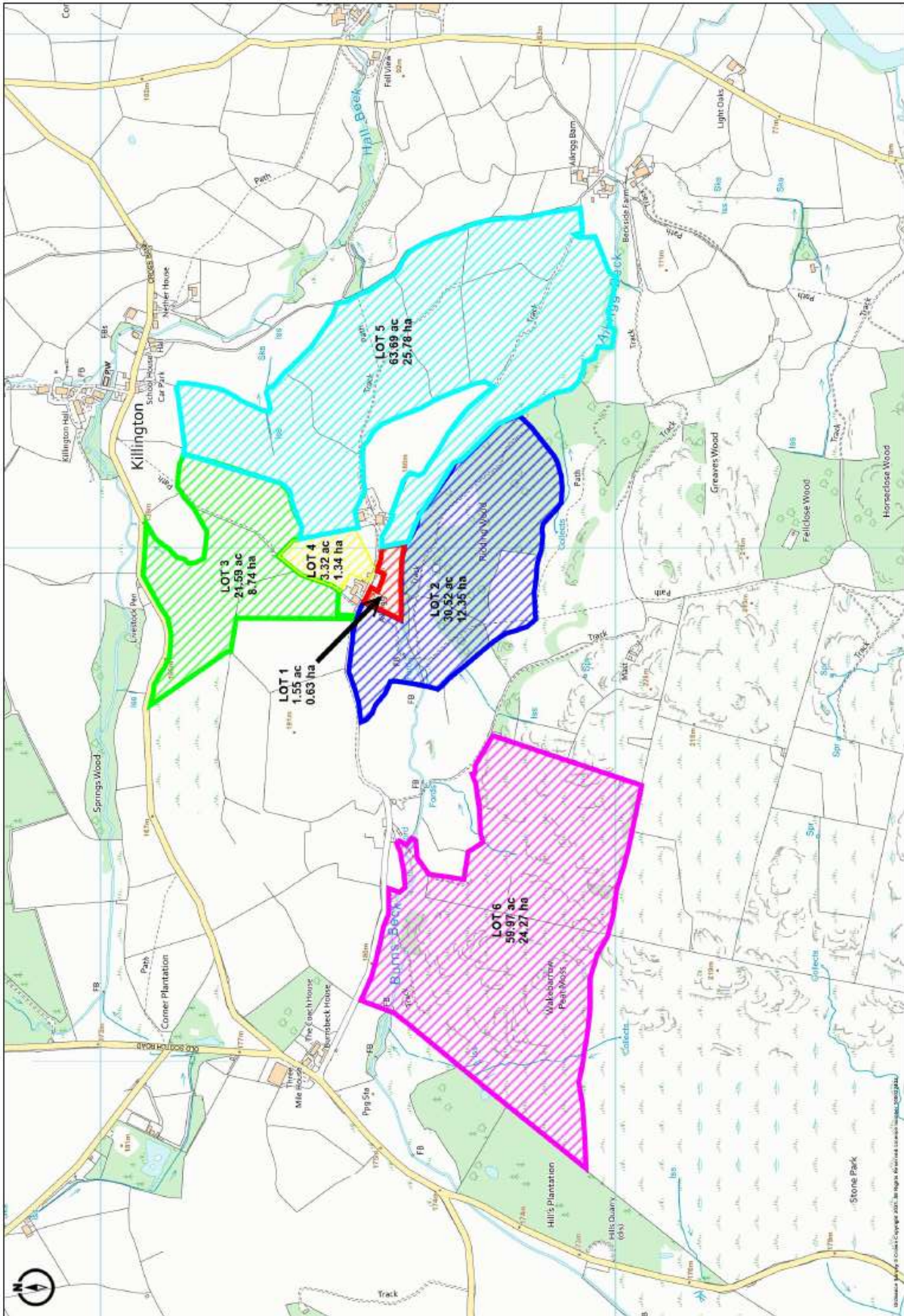
TENDERS:

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 'Aikrigg Farm Tender' no later than 2pm on Tuesday 17th August 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

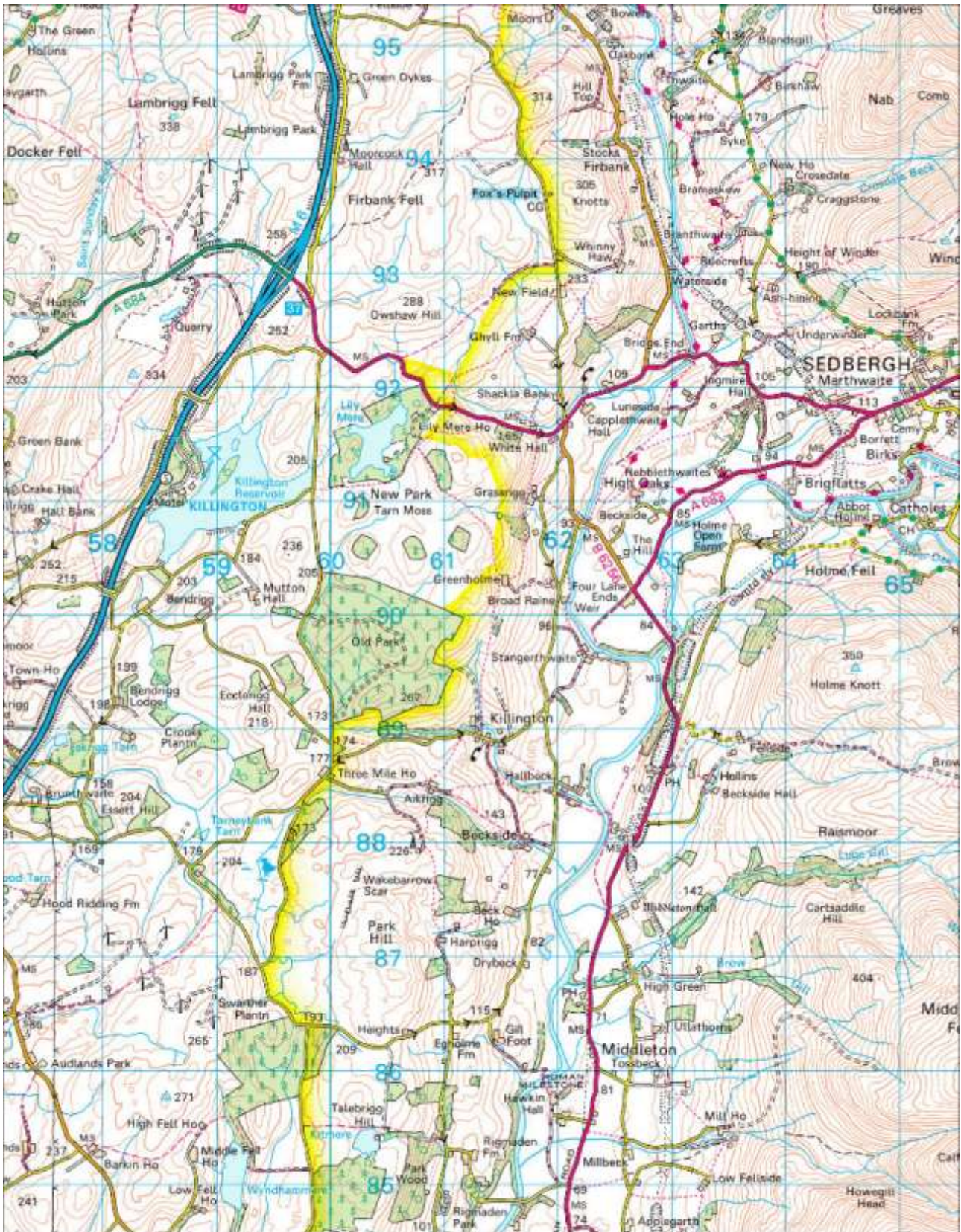
Sale Plan



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 Planned Scale - 1:10000 Paper Size - A4

Promap
 LANDMARK INFORMATION

Location Plan



Map produced by MAGIC on 22 May, 2019.

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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 freehold and vacant possession will be given on completion.

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.

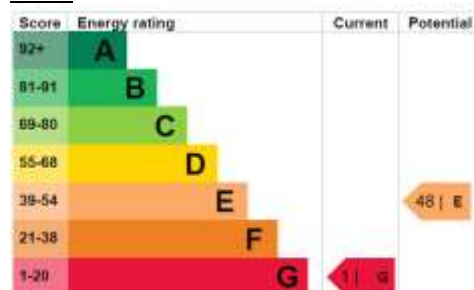
OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:

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:



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.