

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803

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

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

FOR SALE BY INFORMAL TENDER – TOGETHER OR SEPARATELY

Guide Prices: LOT 1: WENNINGFORD HOUSE - £550,000 Region

LOT 2: LOW MILLS TROUT FARM - £150,000 Region



Tender Closing Date: 12 Noon Friday 8th August 2025

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

Council Tax Band: B

Tenure: Freehold

Energy Performance Certificate Band: TBC

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk

LOT 1: WENNINGFORD HOUSE

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.

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/slanted 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.

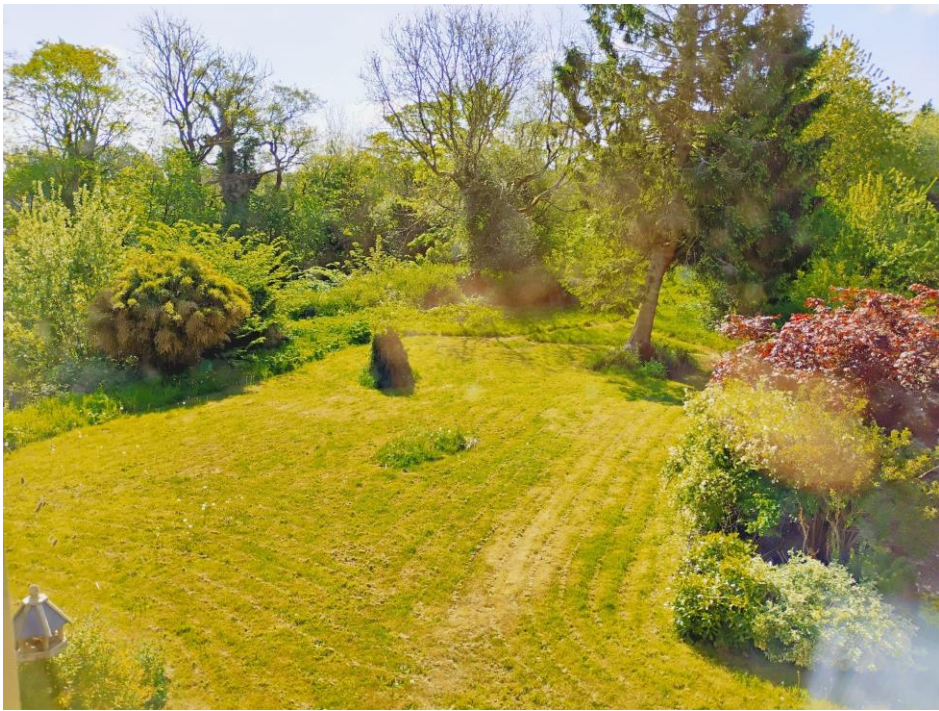
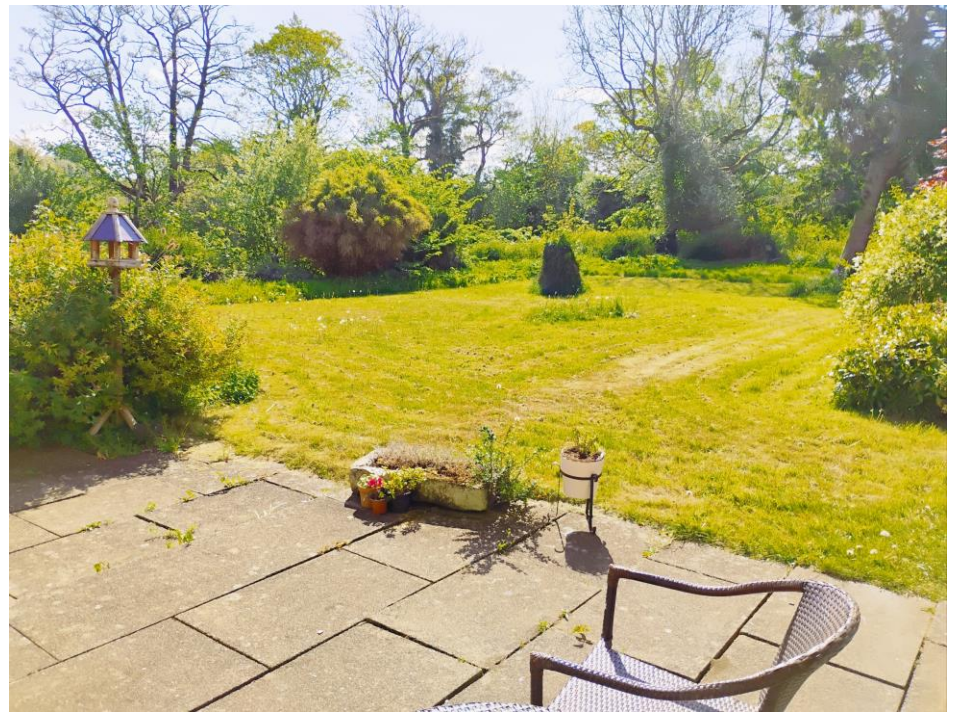














LOT 1: CONTINUED...

Utilities:

Mains water, electricity and drainage connected. Oil fired central heating installed. Mains gas not connected but available subject to application by the purchaser.

Network / Broadband:

Broadband available Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

Special Conditions:

In the event of Lot 1 & Lot 2 being sold separately Lot 2 will be sold with the benefit of, and Lot 1 sold subject to the burden of, the right for Lot 2 to install separate services from Lot 1 into Lot 2 as required.

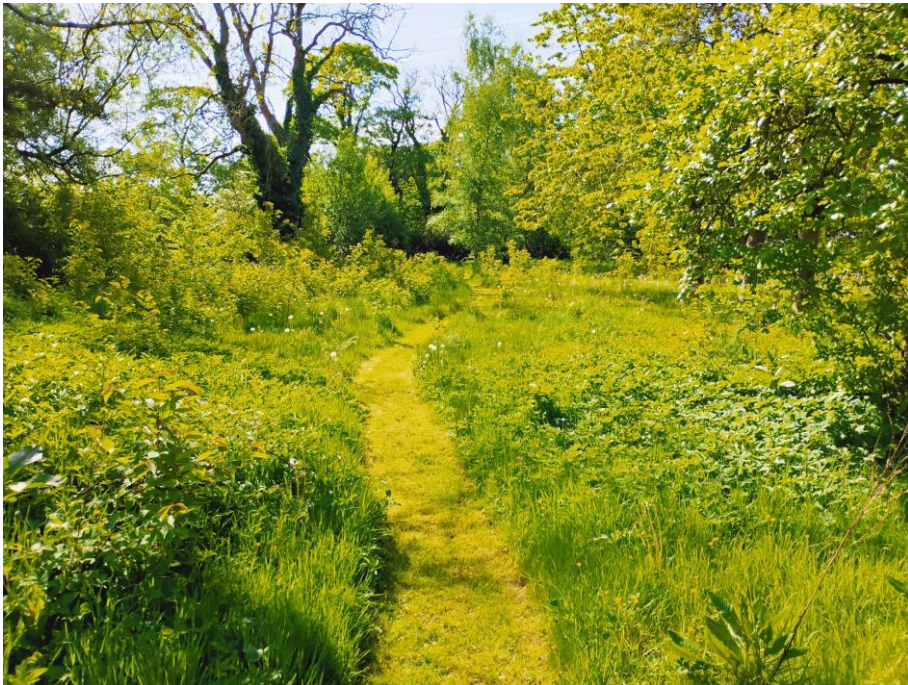
Lot 2 is sold with the benefit of the Hydro Electricity Generation Plant located in Lot 2 being exclusive to Lot 2.

Rights and Easements:

Lots 1 and 2 are 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 and or installation 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.


Tenure:

Freehold with vacant possession upon completion.



ENERGY PERFORMANCE CERTIFICATE

FLOOR PLANS

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

Wenningford

Approximate Gross Internal Area = 202.8 sq m / 2183 sq ft

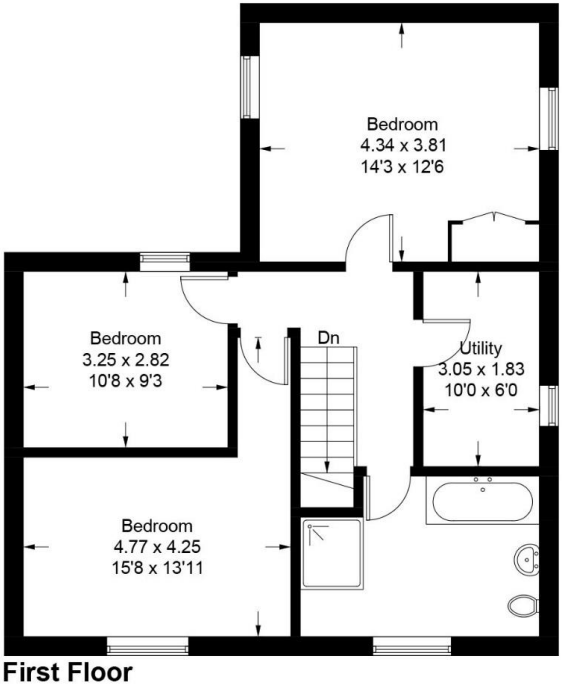
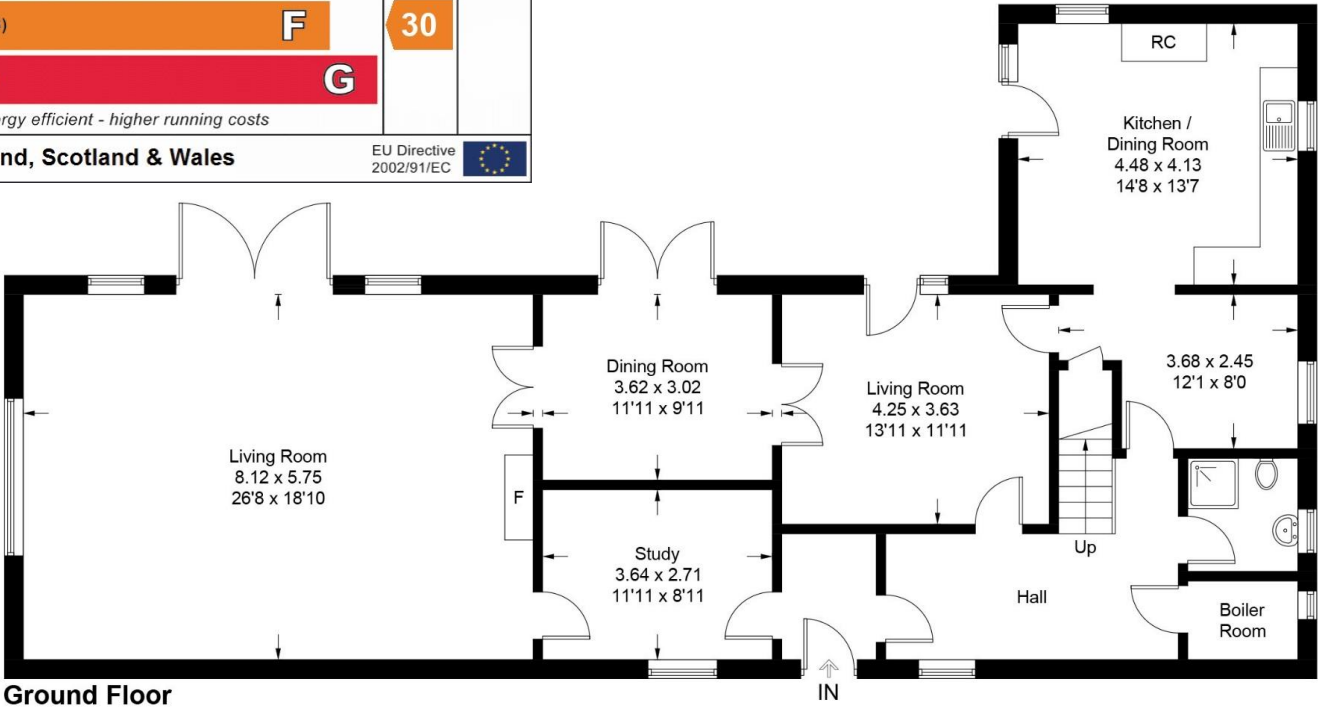


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1206569)

LOT 2: LOW MILLS TROUT FARM

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.

Being situated on the opposite side of the river to Wenningford House and 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.

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 licences both for the fish farm and old mill. Further details available upon request.

Utilities:

Mains water and electricity connected.

Council Tax Band:

"Deleted" (*Ref: Bentham Trout Farm, Low Mills, Low Bentham, LA2 7DA – Craven Local Authority Reference No: 020215430011*).

Tenure:

Freehold with vacant possession upon completion.

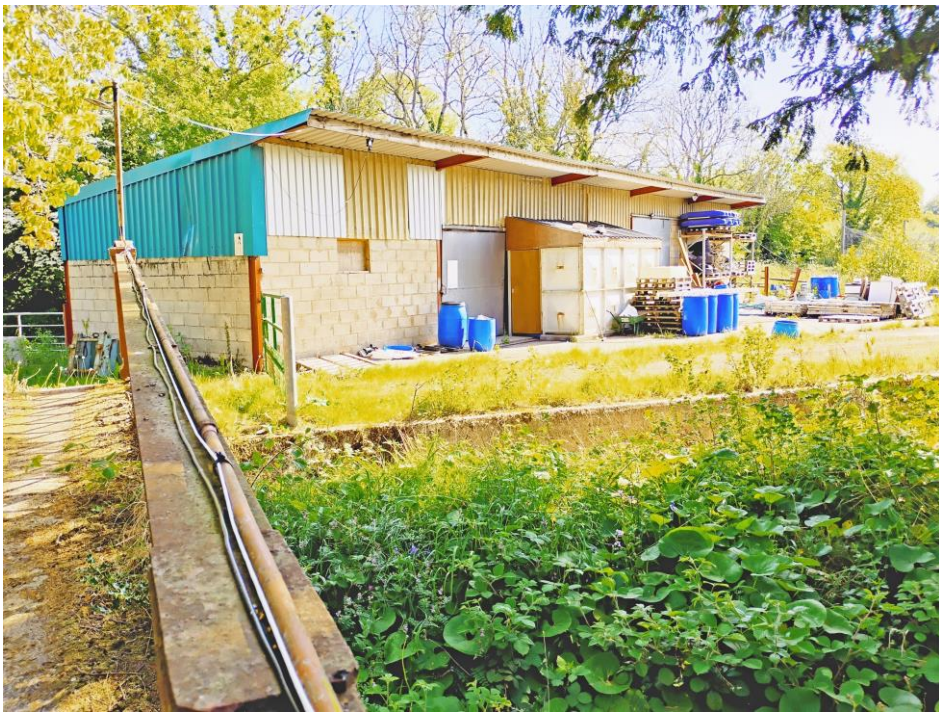
Solicitors:

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, FNAEA, MARLA.
Fenn Wright Water & Leisure, 1 Tollgate East, Stanway, Colchester, CO3 8RQ. Tel: 01206 21546. Ref: Tom J Good BSc (Hons) MRICS.

N.B. All Informal Tenders to be submitted to Richard Turner & Son's Bentham Office before 12 noon on Friday 8th August 2025.









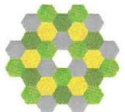




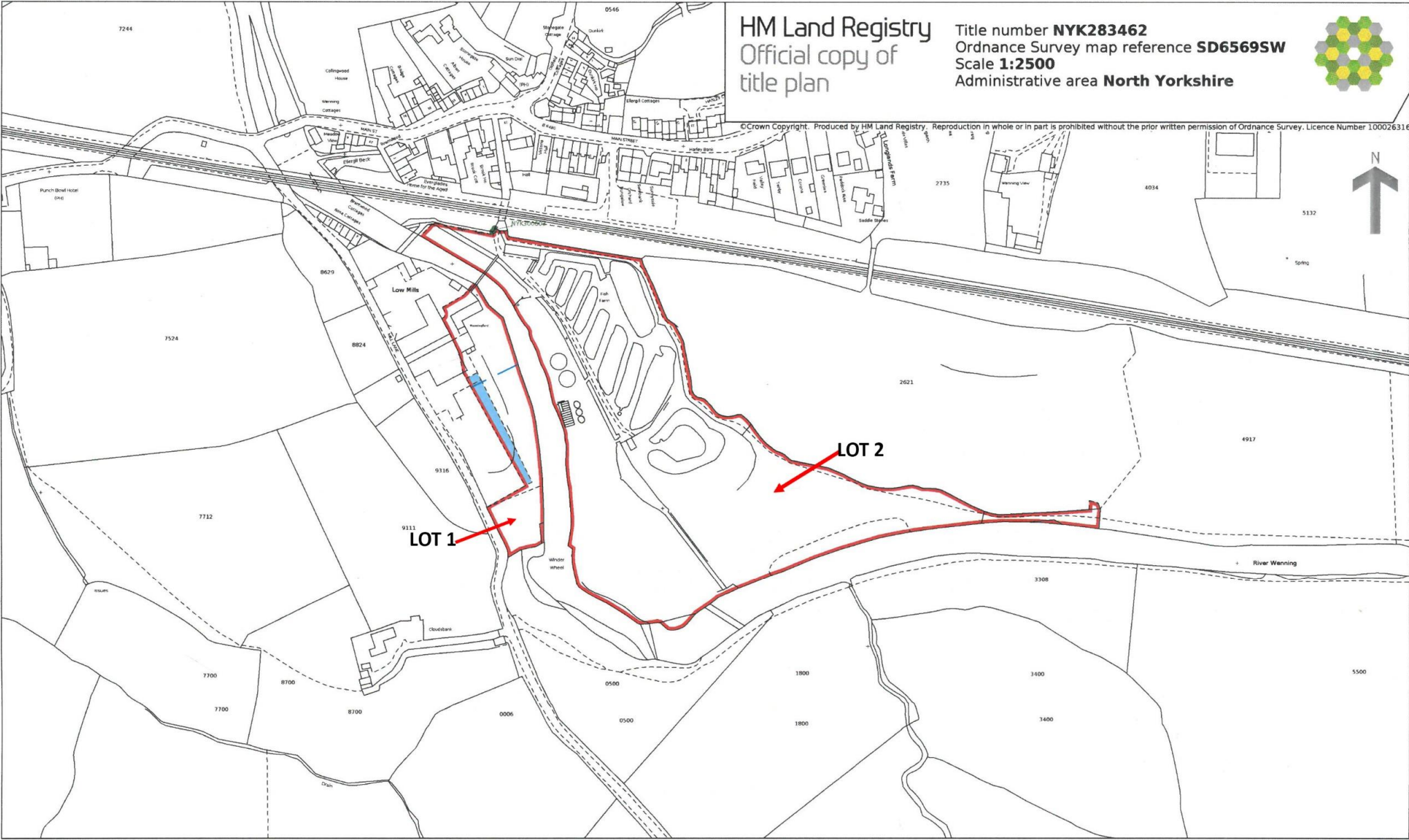


HM Land Registry
Official copy of
title plan

Title number **NYK283462**
Ordnance Survey map reference **SD6569SW**
Scale **1:2500**
Administrative area **North Yorkshire**



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INFORMAL TENDER FORM (Subject to Contract)

All tenders to be received at the office of Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF on or **before 12 noon on Friday 8th August 2025** in a sealed envelope marked in the top left-hand corner with reference: **"Wenningford House and Low Mills Trout Farm"**

FROM:

Name:

Address:

Telephone:Mobile:

Email:

SOLICITORS:

Company:Contact:

Address:

Telephone:Email:

PRICE OFFERED:

Lot 1: Wenningford House £.....(amount in words).....

Lot 2: Low Mills Trout Farm £.....(amount in words).....

Lots 1 & 2 Combined: £.....(amount in words).....

Date:

Is this a completely unconditional cash offer ? (i.e. not dependant on any planning, survey or finance) YES / NO

Is your offer conditional on formal prior planning approval for change of use of the property ? YES / NO

Is this offer conditional on a mortgage or any other form of finance? (if yes , please enclose details) YES / NO

Is your offer subject to the sale of another property? YES / NO

PLEASE NOTE:

- 1. Offers should be made on this form only; any offers sent by email will NOT be considered.**
2. Please understand that although it is likely that the highest offer will be accepted, the vendors do reserve the right not to accept the highest offer or indeed any offer made.
3. The vendor is seeking to exchange contracts within fifteen working days after the successful bidder's solicitor receives contract documentation from the vendors solicitors (with completion by mutual agreement thereafter).
4. Purchasers should be aware that a 10% deposit will be payable upon exchange of contracts.
5. Should the successful bidder not perform in accordance with the agreed time scales we reserve the right to deal elsewhere.
6. It is anticipated that the successful bidder will be notified by telephone on Monday 11th August.
Letters will be sent out to the unsuccessful bidders on the same day.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations the successful purchaser will need to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) Please Note: we will need to conduct a search via "Experian" to verify information provided however, the Experian search will NOT involve a credit search.

In the event of any queries, please contact: Edward Metcalfe. FNAEA, MARLA. Telephone: 015242 61444.

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.