

High Bentham : 5 Miles

Lancaster : 15 Miles

Wray : 5 Miles

## **LOWGILL HALL**



**Guide Prices: Lot 1 - £450,000, Lot 2 - £95,000**

**Lowgill Hall, Lowgill, Lancaster, LA2 8RA & Land (22.46 Acres)**

**For Sale by Public Auction in 2 Lots – Auction to be held at Royal Oak Chambers, Main Street, High Bentham, LA2 7HF on  
Wednesday 14<sup>th</sup> September at 2pm.**

An excellent opportunity to purchase a property with huge potential in a rural setting

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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. Prospective purchasers should bring a photographic ID (passport/driving licence) and a proof of address such as a council tax or utility being not more than 3 months old.*

**LOCATION:**

If you have a satnav or google maps you can follow directions to the post code LA2 8RA that should bring you directly to the property.

Lowgill Hall is located in the rural village of Lowgill (Lancashire). If you are driving south out of High Bentham, keep driving until you pass the Great Stone of Fourstones on your right hand side. After you pass The Great Stone, take the right hand turn onto Aikengill Road, follow this road until you reach a T junction and take the sharp left hand turn onto Fairheath Road. Follow Fairheath Road for approximately 1.1 miles into the village of Lowgill. After you pass Tatham Fells Primary school on your left keep going for approximately 0.2 miles and Lowgill Hall will be on your left hand side.

**LOT 1 - LOWGILL HALL FARM HOUSE, BUILDINGS & 7.1 ACRES**



**VIEWING:**

Viewing of the house is strictly by appointment only on one of the following viewing days: Tuesday 23<sup>rd</sup> August 2-4pm, Saturday 27<sup>th</sup> August 10am - 12 noon, Tuesday 30<sup>th</sup> August 10am – 12 noon, Thursday 1<sup>st</sup> September 10 am – 12 noon. Viewing of the yard and land can be done at any daytime hour with a set of particulars to hand.

## **The Farmhouse**

Lowgill Hall Farm House was built around 1653 and is a three-bedroom traditional farmhouse located in the small rural village of Lowgill in the northern section of the Forest of Bowland Area of Outstanding Natural Beauty. Lowgill Hall offers an excellent opportunity for those looking to put their own stamp on a historic Rural Property.

The stone built farmhouse is under a stone-flagged roof and is a grade 2 listed building. You can find the listing under the following reference on the Historic England website: 1164953.

Historic England link: <https://historicengland.org.uk/listing/the-list/list-entry/1164953>

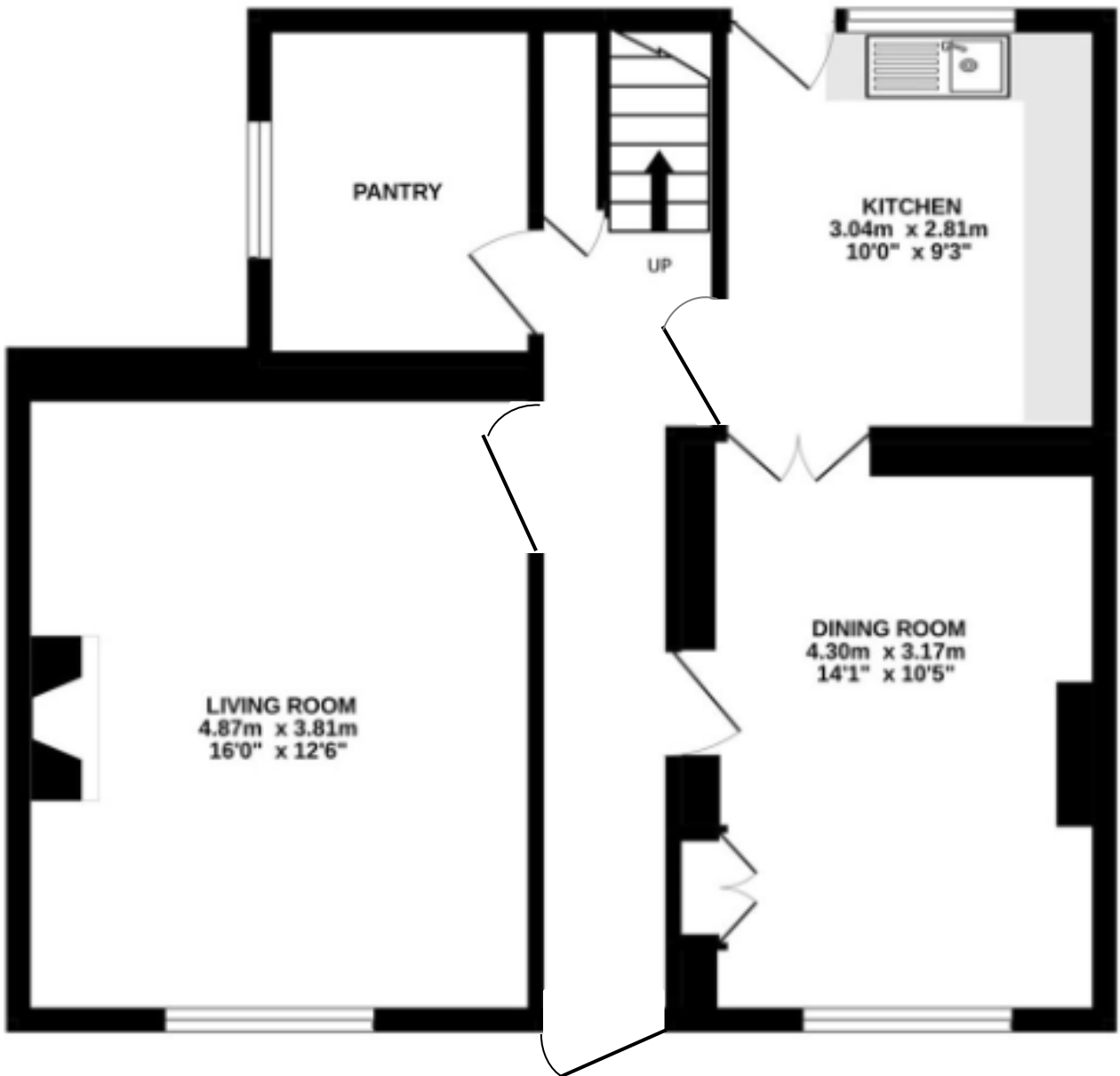
Lowgill Hall benefits from a private driveway and yard offering ample off road parking. The property also has a long front garden that runs from the farmhouse front door down to the front of the property.

The farmhouse benefits from mains water, electricity and drainage. The farmhouse is dated and requires modernisation but has huge potential and offers an excellent starting point for any project. B4RN broadband is located in the village and could be connected if desired.



# Farm House

## Floor Plans - Ground Floor



**Kitchen:** 3.04m x 2.81m

The traditional farm kitchen benefits from a stainless steel sink unit, plumbing for washing machine, fitted units and the rear entrance that backs onto the rear yard for the house. The kitchen also joins onto the dining room.



**Dining Room:** 4.3m x 3.17m

The dining room contains an oil fired Esse with drying racks above, original wooden beams. The two front facing windows look down the garden and onto the front yard.



(Living room – see next page)



**Living room:** 4.87m x 3.81m

The living room sits across the hallway from the dining room and offers an excellent outlook onto the front garden. The living room still has the original beams as well as the rest of the property that is really in keeping with the traditional farmhouse. The living room also contains an open fire with a stone surround.



**Hallway (below):** The hallway brings the whole downstairs together and leads from the kitchen/stairs through to the front door past both the dining and living rooms.



**Pantry:** The pantry looks out onto the yard at the side of the house and offers excellent additional space that could continue as a pantry/store room or could be adapted to make an excellent office space.





First Floor



**Bathroom:** The bathroom currently benefits from a WC, sink and large shower.



**Landing:** Leading downstairs and to the three upstairs bedrooms.



**Bedroom 1: 4.92 x 5.02m**

This is the largest bedroom, this room offers plenty of space with the two windows facing out towards the front garden and has the benefit of two large built in wardrobes.



**Bedroom 2: 4.34m x 3.27m**

The second bedroom also looks out onto the front garden and has a lot of potential.



**Bedroom 3: 3.04m x 3.06m**

The third bedroom looks out onto the backyard and is located at the top of the stairs opposite the bathroom.



**FARM BUILDINGS – Shaded green on the sale plan**

**Traditional Stone Barn:** (Shaded green on the Lot 1 sale plan) This is a large traditional stone barn measuring 13m x 13.5m that has been kept in good condition and has huge potential in terms of future development whilst still adding a lot of value to the current agricultural practices on the property.



There will be an overage clause attached to the farm buildings for 50% of the increase in value due to obtaining planning permission for any use other than agricultural/equestrian uses. The trigger event will be obtaining planning permission.

**Shuppen:** A block and render shuppen under an asbestos roof measuring 10m x 18.5m.



**Workshop/Store:**

A block and render workshop/store under an asbestos measuring approximately 4m x 5m.

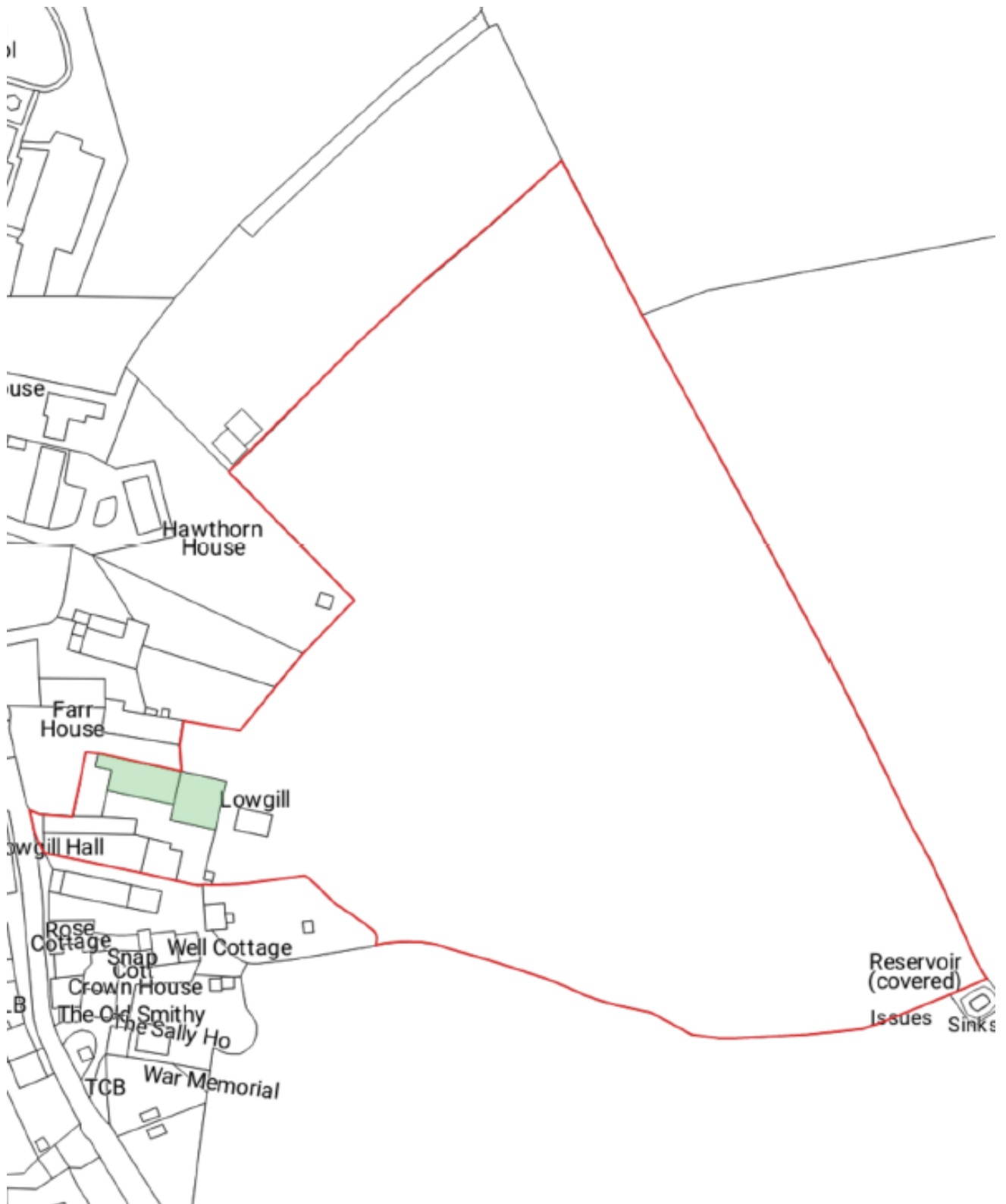


**The land – Lot 1**

Along with the farmhouse and buildings in lot 1 there is also approximately 7.12 acres of productive meadow/pasture land. The Rural Payments parcel ID is SD65436487 and the BPS claimable area is approximately 2.88ha, the BPS entitlements will be offered as an optional extra to the sale of the land at £100 per ha.



**Lot 1 Plan – (Edged Red – Farm buildings shaded green)**



**Lot 2 – 15.36 Acres – Edged blue on the sale plan**



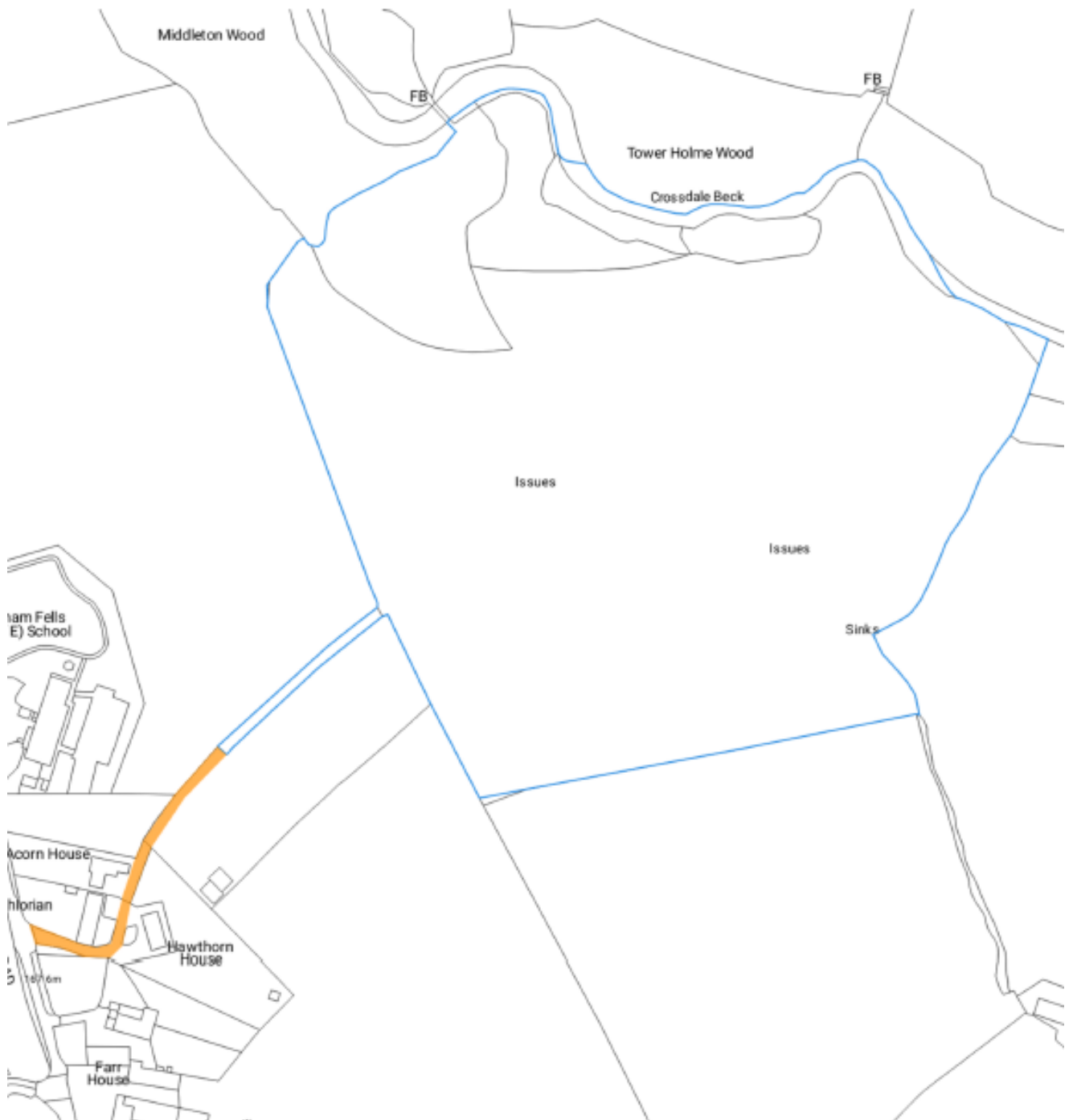
Lot 2 comprises approximately 15.36 acres of productive pastureland adjacent to Crossdale Beck on the Northern Boundary. The land contains approximately 4.8 acres of level ground. The remaining 10.16 acres of grazing land is productive pastureland that undulates down towards the beck. This parcel offers excellent value under its current agricultural use but also has great potential in environmental and other uses subject to appropriate permissions. There is also 0.4 acres of woodland with the RPA parcel number SD6565 5023.

The meadow and pasturelands RPA parcel number SD SD6565 5313 and contains 5.9ha of BPS eligible area and the associated entitlements will be included as an optional extra at £100 per hectare.

The access to Lot 2 is taken via a right of way over an adjoining field. This access is shown shaded orange on the Lot 2 sale plan.



## Lot 2 Sale Plan



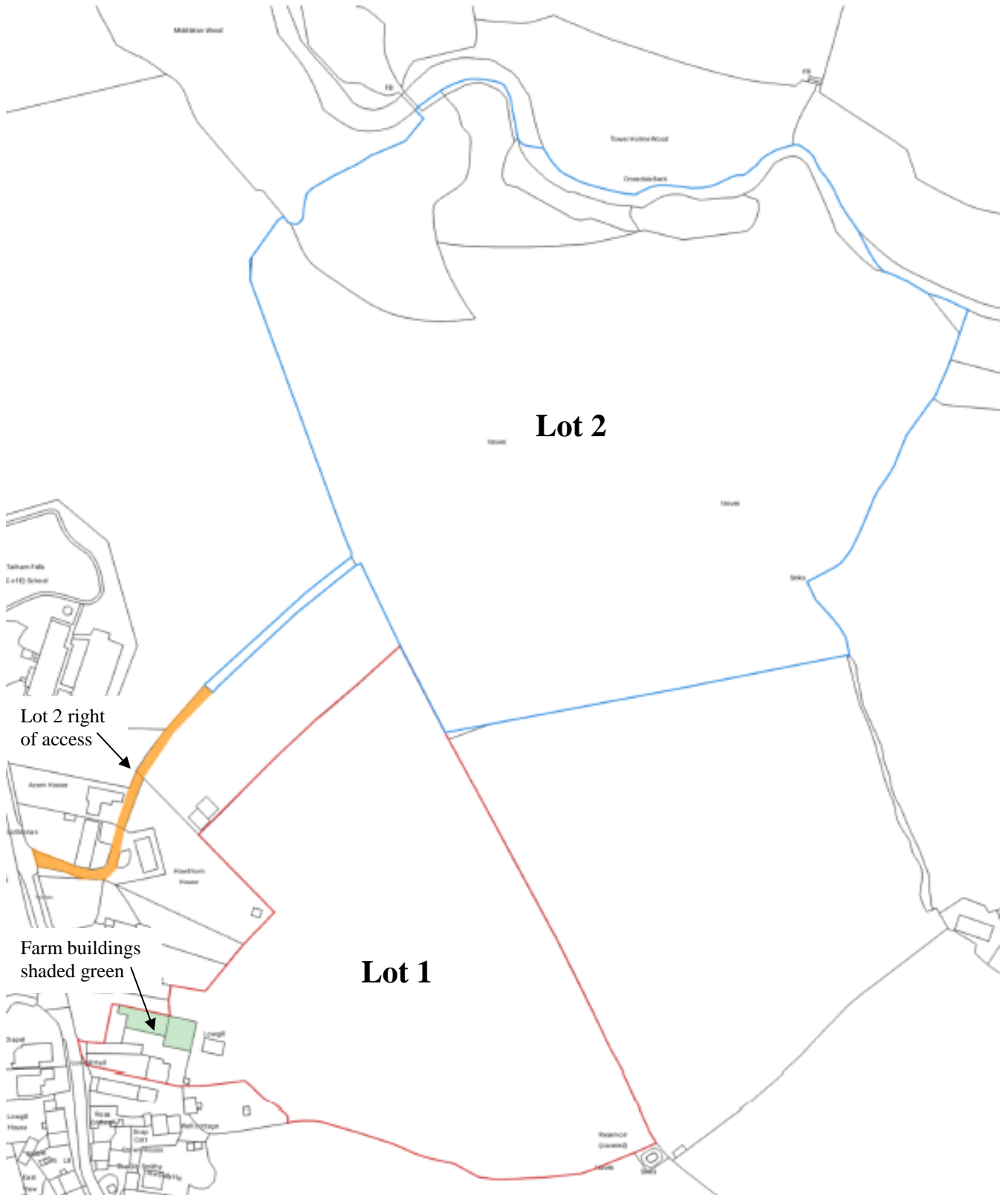
Lot 1



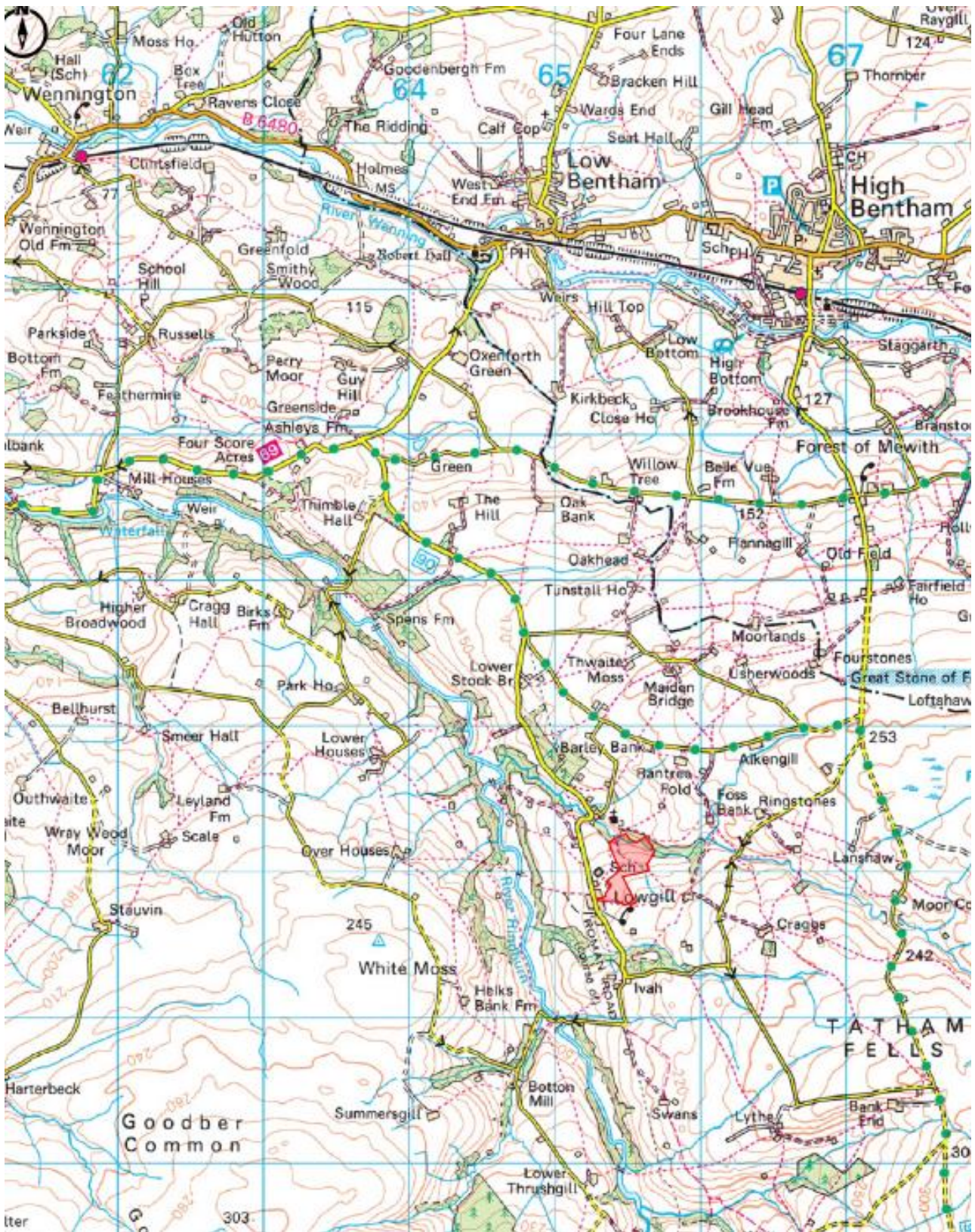
Lot 2



**SALE PLAN**



## Location Plan



**GENERAL REMARKS AND STIPULATIONS**

**LOCAL SERVICE AUTHORITIES:**

**Tatham Parish Council:** Tatham Parish Council, Clearbeck House, Tatham, LA2 8PJ

**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

**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 AND MINERALS**

The sporting rights and minerals rights are included in the sale in so far as they are owned. Please see earlier notes regarding Sporting which is not owned.

**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.

**ORDER OF SALE:**

Whilst it is intended to offer the land in lots as catalogued nevertheless the Vendor reserves the right to either amalgamate, divide or withdraw any Lot or Lots prior to the Auction Sale.

**UNSOLD LOTS:**

In the event of any Lots remaining unsold the Vendor shall be entitled to exercise any rights or other matters over Lots reserved in the Particulars, Stipulations or Conditions of Sale and shall hold subject to any such rights granted in favour of the Purchaser of any other Lots.

**CONDITIONS OF SALE:**

The Conditions of Sale WILL NOT be read out at the Auction Sale, but a copy thereof will be available for inspection at the offices of the Vendors solicitors during normal hours for 14 days prior to the date of the Auction Sale.

**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.

**TENANT RIGHT**

All tenant rights, unexhausted manorial values etc are included in the purchase price of the land and there will be no right to claim compensation for any dilapidations etc.

**EPC**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G	14   g	

**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.