

SCOTCHERGILL FARM

Dent, Cumbria



GSC GRAYS

PROPERTY • ESTATES • LAND

SCOTCHERGILL FARM

DENT, CUMBRIA, LA10 5TE

Dent 1 miles • Sedbergh 6 miles • Kirkby Lonsdale 15 miles • Newcastle 39 miles
(all distances are approximate)

A DESIRABLE GRASSLAND FARM WITH AN ATTRACTIVE FARMHOUSE
IN NEED OF REFURBISHMENT AND A RANGE OF TRADITIONAL
STONE-BUILT FARM BUILDINGS, ALL IN A RING-FENCE.

- Stone built, Grade II Listed farmhouse with four bedrooms and three reception rooms in need of restoration. Superb south facing views over Dentdale
- A range of traditional stone-built farm buildings with scope for alternative use, subject to obtaining the necessary consents
- Combination of productive meadowland and hill grazing

About 124.01 acres (50.19 ha)

FOR SALE AS A WHOLE OR IN TWO LOTS



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Richmond, North Yorkshire, DL9 4QL

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www.gscgrays.co.uk

farmagency@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Situation

Scotchergill Farm is well located in the Yorkshire Dales National Park in a particularly attractive part of Cumbria situated in the heart of Dentdale, about 1 mile west of Dent, 6 miles southeast of Sedbergh and 11 miles east of the M6.

The popular village of Dent is an attractive destination and supports the community with a convenience shop, primary school, café, pub and several B&Bs. The town of Sedbergh is easily accessible and provides a full range of shops, services, leisure facilities and schooling options.

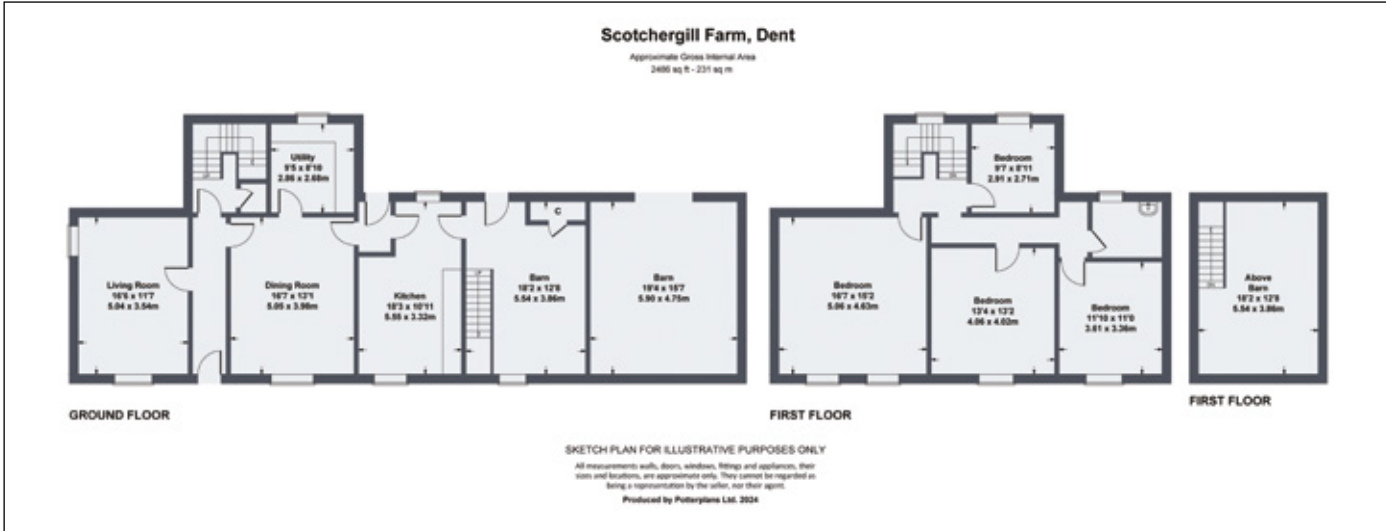
The farm is situated on the south facing slopes of Dentdale in a most attractive rural location. It is easily accessible to the M6 at Killington and the Oxenholme Lake District Station which is on the West Coast Main Line. The nearest airport is Teesside International Airport which provides regular domestic and international flights.

Description

Scotchergill Farm is a desirable grassland farm, extending in total to about 124.01 acres and comprising an attractive, Grade II listed stone-built, farmhouse in need of renovation, three traditional stone-built farm buildings with scope for conversion (subject to approvals) with a combination of productive meadowland and upland grazing.

The farm is being offered for sale as a whole or in two lots.

Lot	Description	Area (ac)	Area (ha)
1	Scotchergill Farm Includes Scotchergill Farmhouse, steading and surrounding meadowland and upland grazing.	112.40	45.49
2	Traditional stone-built barn and productive meadowland	11.61	4.70
TOTAL		124.01	50.19





The Farmhouse

A characterful and attractive, Grade II Listed farmhouse built of dressed stone under a pitched slate roof. The accommodation is well proportioned with main rooms facing southeast down the Dale with tremendous views. The house extends to approximately 2,486 sq.ft. of internal space which has had some recent attention but still requires a complete refurbishment, including new kitchen and bathroom fittings, as well as decoration throughout.

Ground floor: Entrance Hall, kitchen area and three reception rooms.

First floor: Wide staircase and landing area with four bedrooms and potential for two bathrooms.

An adjoining former barn provides additional scope for further extension, subject to obtaining the necessary consents.



Scotchergill Farm Outbuildings

Approximate Gross Internal Area
3670 sq ft - 341 sq m



Farm Buildings

The farm buildings are made up of two traditional stone-built byres located within the farm steading, one of which has been Listed Grade II for its architectural merit. There is also a substantial stone barn, named 'Flats Barn', that is located opposite the main farm drive on the low-lying ground.

The traditional buildings are all in reasonable condition and have been occupied by a local grazier on an informal basis. It is considered that the buildings offer considerable scope for potential conversion to residential or amenity use, subject to obtaining the necessary consents.

Plan No.	Building Name	Description	Area Approx. (GIA)
1	Barn	Double storey (in-part) stone-built barn with a slate / profile steel sheet roof, traditional cubicle housing and a concrete floor.	40 m ²
2	Barn	Double storey (in-part) stone-built barn with a slate / profile steel sheet roof, traditional cubicle housing and a concrete floor.	160 m ²
3	Barn	Single storey stone-built barn with a slate roof and an earth floor.	135 m ²

Farmland

The land extends in total to around 124.01 acres (50.19 ha), comprising an excellent meadow on the low ground extending to about 11.61 acres, 19.61 acres of permanent pasture in five enclosures above the road, 84.95 acres of hill grazing, 6.53 acres of amenity woodland and 1.31 acres associated with the farm steading.

The land is predominantly classified as Grade 4 with freely draining, slightly acid loam soils on the lowland parcels, transitioning to Grade 5, peaty and humose loam soils on the fell ground. The land is generally south facing, lying between 140m and 535m above sea level. It is all bound by stone walls with several natural water sources for livestock.

The land has historically been occupied by a local grazier; however vacant possession will be available upon completion of sale.

GENERAL INFORMATION

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

The farm is supplied with mains electricity (single-phase) and a private spring water supply with a domestic drainage to a septic tank (assumed to be non-compliant).

A fast-running beck runs close to the rear of the house and may provide opportunity for a small-scale hydro scheme, subject to obtaining the necessary consents.

Council Tax

Farmhouse – Band E

EPC

Farmhouse – Band G

Designations

Grade II Listed Farmhouse and Barn.
Yorkshire Dales National Park.

Local Authorities

Westmorland and Furness Council
Town Hall, Duke Street, Barrow in Furness,
Cumbria, LA14 2LD
Tel: 01229 876543

Basic Payment Scheme

All future delinked BPS payments are to be retained by the Seller.

Method of Sale

Scotchergill Farm is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

Sporting Rights & Mineral Rights

Sporting and mineral rights are included in the sale in so far as they are owned.

Timber

All standing and fallen timber will be included in the sale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No election to tax has been made in respect of the property.





Farm Dispersal Sale

The Seller reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.

Employees

There are no employees to be retained.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions

From Sedbergh, head southeast on Loftus Hill Road for 1 mile. Continue onto Moser Hill Brow Road for 3 miles before taking Hall Lane. Turn left a Beech Hill Road and continue for a further 0.5 miles. The farm is located on the lefthand side and marked with a GSC Grays sale board.

Postcode

LA10 5TE

what3words

///trousers.brower.deeds

Conditions of Sale Purchase Price

Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers

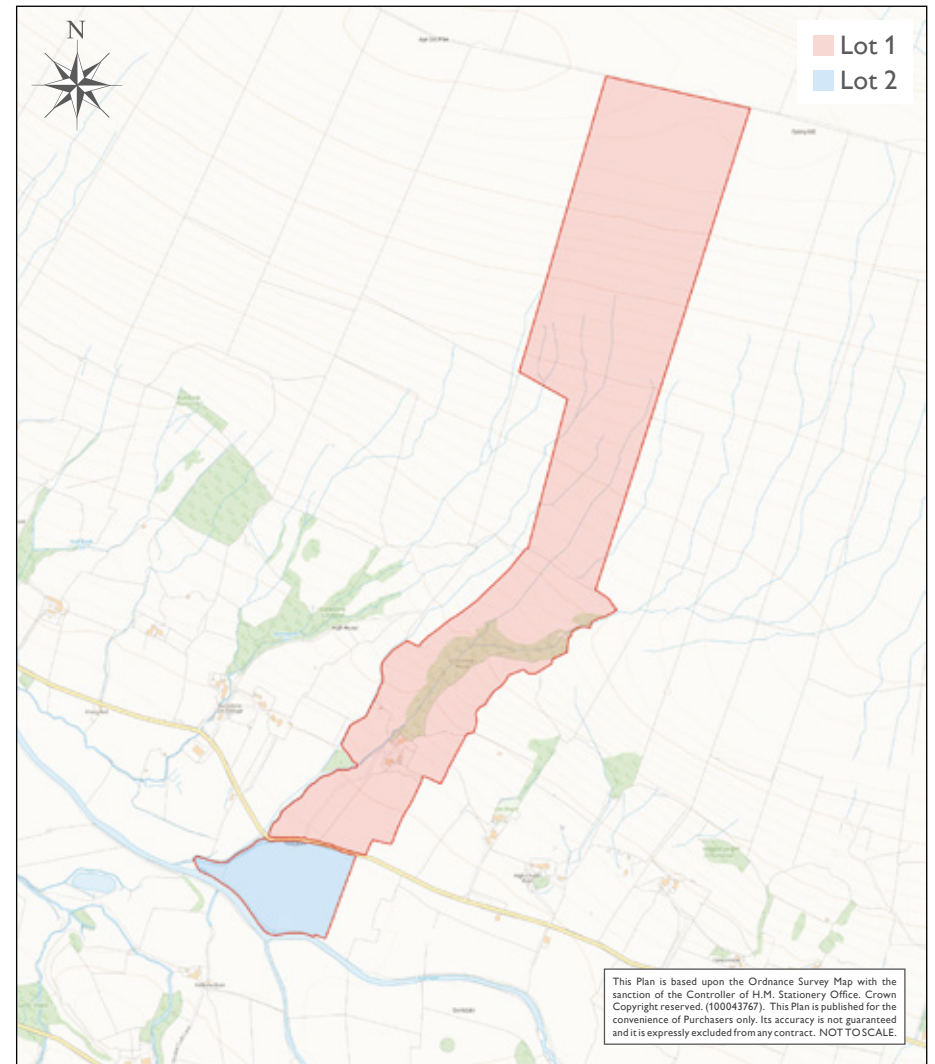
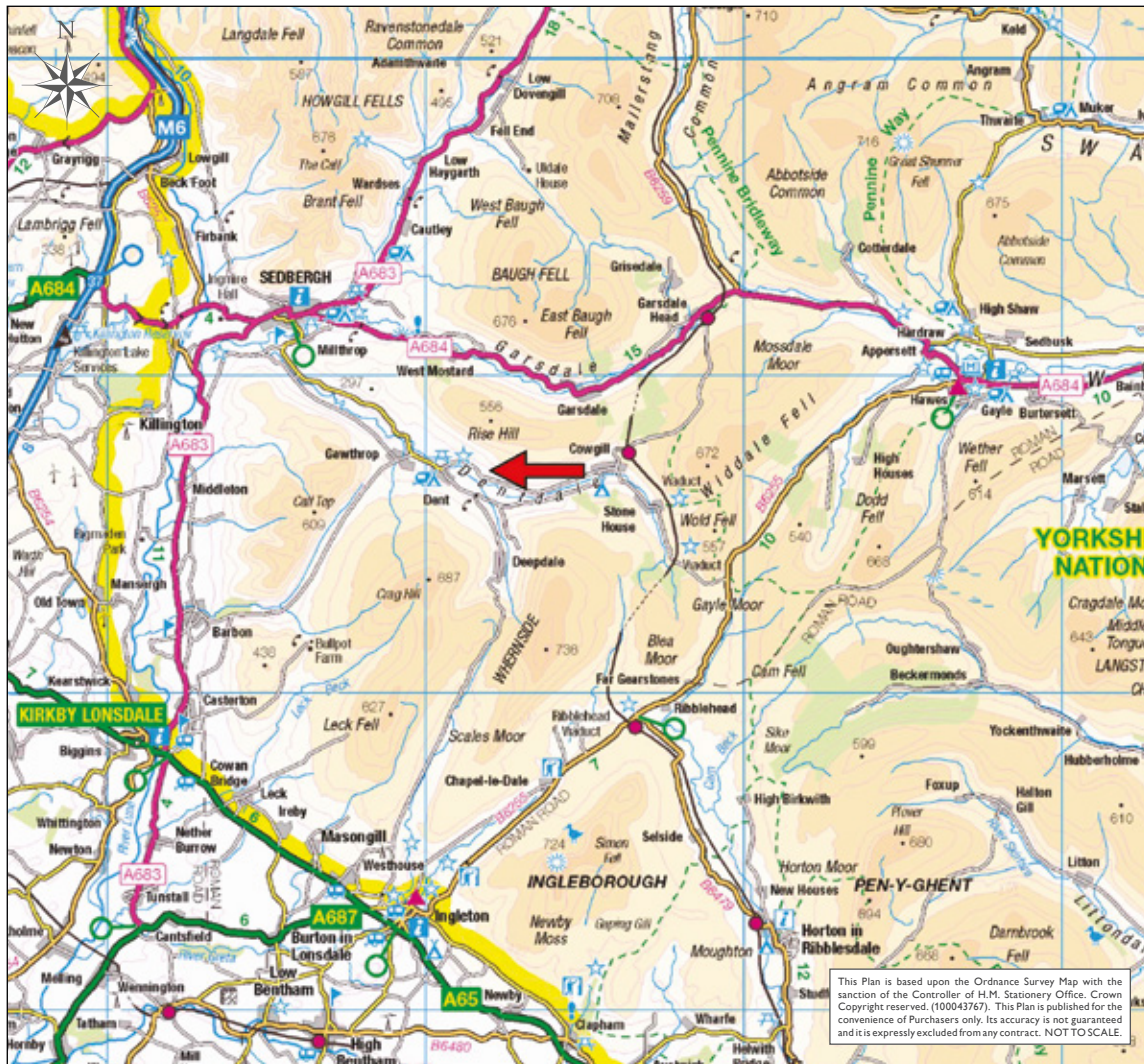
Any offer by a Purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the Purchaser(s) as at the date of completion.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2025

Photographs taken: June 2024