



LUNDS FARM

Dent, Sedbergh, LA10 5SZ



GSC GRAYS

PROPERTY • ESTATES • LAND

LUNDS FARM

DENT, SEDBERGH, LA10 5SZ

Dent 1.25 miles, Sedbergh 3.25 miles, Hawes 11 miles, Kendal 11 miles
(distances approximate)

A traditional upland livestock farm extending to approximately 85.31 acres.

A UNIQUE SMALLHOLDING LOCATED WITHIN THE YORKSHIRE DALES NATIONAL PARK COMPRISING A THREE BEDROOM FARMHOUSE, TWO SUBSTANTIAL TRADITIONAL STONE BARN WITH MEADOW AND PASTURE SURROUNDING THE STEADING AND AN ENCLOSED BLOCK OF ALLOTMENT LAND.

- Attractive upland Livestock farm
- Grade II listed farmhouse and a range of traditional stone-built barns
- Extending to approximately 85.31 acres (34.52 ha), including permanent pasture and rough grazing.
 - Located in the heart of the Yorkshire Dales National Park
 - Excellent opportunity for renovation and refurbishment
 - Freehold with vacant possession on completion



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Unit 9, Underley Business Centre
Kearstwick, Kirkby Lonsdale
LA6 2DY
01524 880320
GSCGRAYS.CO.UK



Situation

Lunds Farm is situated in the picturesque Yorkshire Dales National Park. Largely south-facing, the farm is in an elevated position on the northern side of the valley of Dentdale. The farm is located approximately 1.25 miles north-west of Dent, 3.25 miles south-east of Sedbergh, 11 miles west of Hawes and 11 miles east of Kendal.

The popular village of Dent is a quaint Yorkshire village, with a convenience shop, primary school, café and pubs. The nearby town of Sedbergh provides a larger range of amenities including the renowned independent Sedbergh School. A full range of public services are available in the town of Kendal.

Description

A great opportunity to acquire a characterful smallholding located within the Yorkshire Dales National Park. The farmhouse is in need of comprehensive renovation and refurbishment. The main holding comprises traditional stone barns with meadow and pasture surrounding the steading. The land includes a separate block of allotment land, which is set to the north.

Farmhouse

The traditional farmhouse built of whitewashed stone beneath a pitched slate roof. The accommodation is laid out over two floors, extending to about 1,475 sq. ft (137 sq. m), comprising;

Ground Floor – Central hallway with a kitchen/dining room, reception room, pantry and a lean-to garage.

First Floor – Three double bedrooms and large bathroom.

The farmhouse has a superb south facing aspect and has attractive views overlooking Dentdale. Externally the property has a part cobbled parking area and grassed curtilage, with an enclosed garden area opposite.

Planning Consent Approved S/01/301A - Householder planning permission for remedial and maintenance of existing building together with removal of lean to and replacement with single story snug / office.

Planning Consent Approved S/01/301B/LB - Listed building consent for remedial and maintenance of existing building together with removal of lean to and replacement with single story extension.

Buildings

The farm buildings comprise a number of traditional stone barns and outbuildings, principally comprising;

| Building Name | Description | Measurements |
|-----------------|---|----------------|
| Hennery-Piggery | A traditional sandstone under stone slate roof construction located to the west of the farmhouse. | 2.90m x 4.70m |
| Main Barn | A sandstone under stone slate roof construction, part lofted, with shippon and byre. | 6.22m x 21.30m |
| Hazel Haw | A field barn of stone under stone construction, with a slate roofed lean-to and part lofted, with a shippon and byre. | 5.70m x 18.30m |





Land

The main steading is ring fenced, extending to approximately 27.78 acres (11.24 ha) of meadow and pasture. There is a small stand of mixed woodland immediately to the north of Hazel Haws.

The allotment is accessed via the bridleway known as Lunds Lane. It is a single enclosure extending to approximately 56.64 acres (22.92ha), which is situated circa 125m to the north from the main steading.

Both blocks of land are bounded and divided by dry stone walls, save for the south-eastern boundary of the southern block which is skirted by Blea Beck Gill. The land is classified as Grade 4 & 5 on the Agricultural Land Classification for England.

Rights of Way & Easements

The property is being 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.

There is a footpath known as 'Dales Way' which follows Hill Lane, passes to the west of the farmhouse and through the main yard before entering Lunds Lane up to the allotment, along the western boundary to the north.



Services

Mains electricity, private water supply and private drainage. None of which have been tested. The purchaser will need to upgrade the foul drainage system to a treatment plant which complies with the General Binding Rules 2015.

Local Authorities

Westmorland & Furness Council,
 South Lakeland House,
 Lowther Street,
 Kendal,
 LA9 4DQ
www.westmorlandandfurness.gov.uk

Yorkshire Dales National Park
 Yoredale
 Bainbridge
 Leyburn
 North Yorkshire
 DL8 3EL
info@yorkshiredales.org.uk

Council Tax

Farmhouse – Band E

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 33 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



EPC Ratings

Farmhouse - Band F

Designations

Located within the Yorkshire Dales National Park, the farmland comprises a combination of 'Severely Disadvantaged Area (upland)' and 'Moorland within a Severely Disadvantaged Area' designations.

Listed Building Status

The property has four Grade II Listed buildings, all separately listed on the Historic England website under the following references:

- Lunds Farmhouse: 1383906.
- Outbuilding 1 (Hennery-Piggery and attached Privy): 1442060.
- Outbuilding 2 (Main Barn): 1383908.
- Outbuilding 3 (Hazel Haw): 1383907.

Basic Payment Scheme

There are no Basic Payment Entitlements on the land.

Environmental Schemes

The land is not entered into any environmental schemes.

Method of Sale

Lunds 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 and Fittings

All fixtures and fittings are to be 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.

Sporting Rights and Mineral Rights

Sporting rights and mineral rights are included in the sale 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.

Employees (TUPE)

No staff will be transferred with the sale.

Viewings

Appointments to view will be through the Selling Agents only by calling 01524 880320.

Information on how to access the farm will be given upon enquiry. Please note the access track is very narrow (2.17m). Some vehicles will be too wide to use this track. Parking and turning space at the farmhouse is extremely limited; no more than 2 vehicles at once.

Health and Safety

Viewers are asked to take particular care when inspecting the property.

Hazard tape has been placed on the first floor of the farmhouse where the floor is unsound. Please do not enter the taped areas or remove the tape. Viewers should also bear in mind the risk associated with sudden movement from livestock which may be present on the land at the time of inspection.

Potential purchasers are requested to wear supportive footwear for viewing of land and buildings and are advised to be conscious of potentially uneven, steep, and slippery ground surfaces. A risk assessment shall accompany this document, please ensure you have read this prior to viewing.

Directions

From Sedbergh turn onto Busk Lane (signposted Dent, Kirkby Stephen, Brough, Hawes). At the end of Busk Lane turn right onto Loftus Hill (signposted Dent and Dentdale). Follow the road for 4.2 miles. Take the left onto Hollow Lane. As the road splits keep left onto Hill Lane, the road splits again at which point keep right. At the third split turn left up to Lunds Farm.

Postcode: LA10 5SZ

What3words: gent.depending.awakening

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, Area 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.

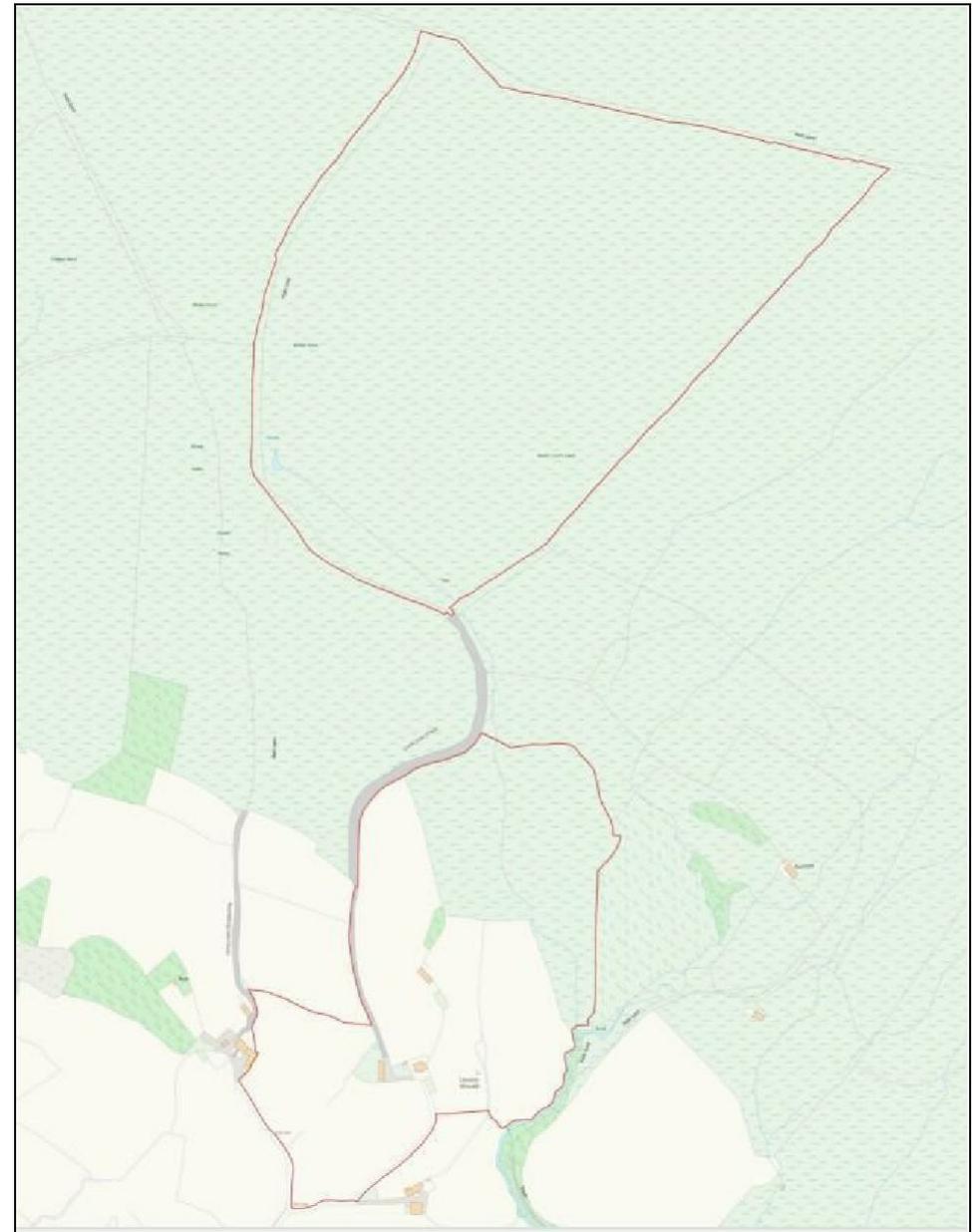
Photography Disclaimer

Please note that the photographs included within this brochure were taken in May 2023.

Lunds Farm, Dent, Sedbergh, LA10 5SZ



Approx. Gross Internal Floor Area 1481 sq. ft / 137.61 sq. m



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 a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon 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 view the property.

