



Lunds Farm

Sedbergh, Cumbria

Carter Jonas

Lunds Farm, Dent, Sedbergh Cumbria LA10 5SZ

**A Traditional upland
livestock farm extending to
approximately 85.18 acres.**

A great opportunity to acquire a unique smallholding located within the Yorkshire Dales National Park with high landscape value. 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.



Property

With the property being offered as a whole, Lunds Farm comprises:

- Grade II Listed Traditional stone built three-bedroom farmhouse with stone built lean-to.
- Three Grade II listed traditional stone farm buildings, including two usefully large barns.
- Extending to approximately 85.15 acres (34.47 hectares) of meadow and pasture, with a separate allotment.

Location

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 0.5 miles from the junction with Hall Road, 5.5 miles east of Sedbergh, 15 miles west of Hawes and 15 miles north of Ingleton.

Amenities

Sedbergh provides shops, a doctor's surgery, school, pubs, cafes, and restaurants. Wider services are available in the town of Kendal, approximately 16 miles to the west.

Sporting

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



Farmhouse

The farmhouse is of a stone under slate construction and provides the following accommodation:

On the ground floor - central hallway with living room and kitchen off, leading to the old dairy and staircase.

To the first floor there are three double bedrooms and large bathroom.

The house will require extensive refurbishment prior to occupation.

Attached to the farmhouse is a lean-to store to the rear, surrounded by a part cobbled parking area and grassed curtilage.

Buildings

There are three outbuildings at Lunds Farm, as follows:

Outbuilding 1 - (2.9 m x 4.7 m) 'Hennery-Piggery and attached Privy' A traditional sandstone under stone slate roof construction located to the west of the farmhouse.

Outbuilding 2 - (6.22 m x 21.3 m) 'Main Barn' is of sandstone under stone slate roof construction, part lofted, with shippin and byre. Main Barn is located 30m to the west of the farmhouse within a stackyard.

Outbuilding 3 - (5.7 m x 18.3 m) 'Hazel Haw' is of stone under stone construction, with a slate roofed lean-to and part lofted out barn, which sits approximately 75 metres north of the steading, accessed through the field. Hazel Haw was originally a farmhouse with barn.

Land

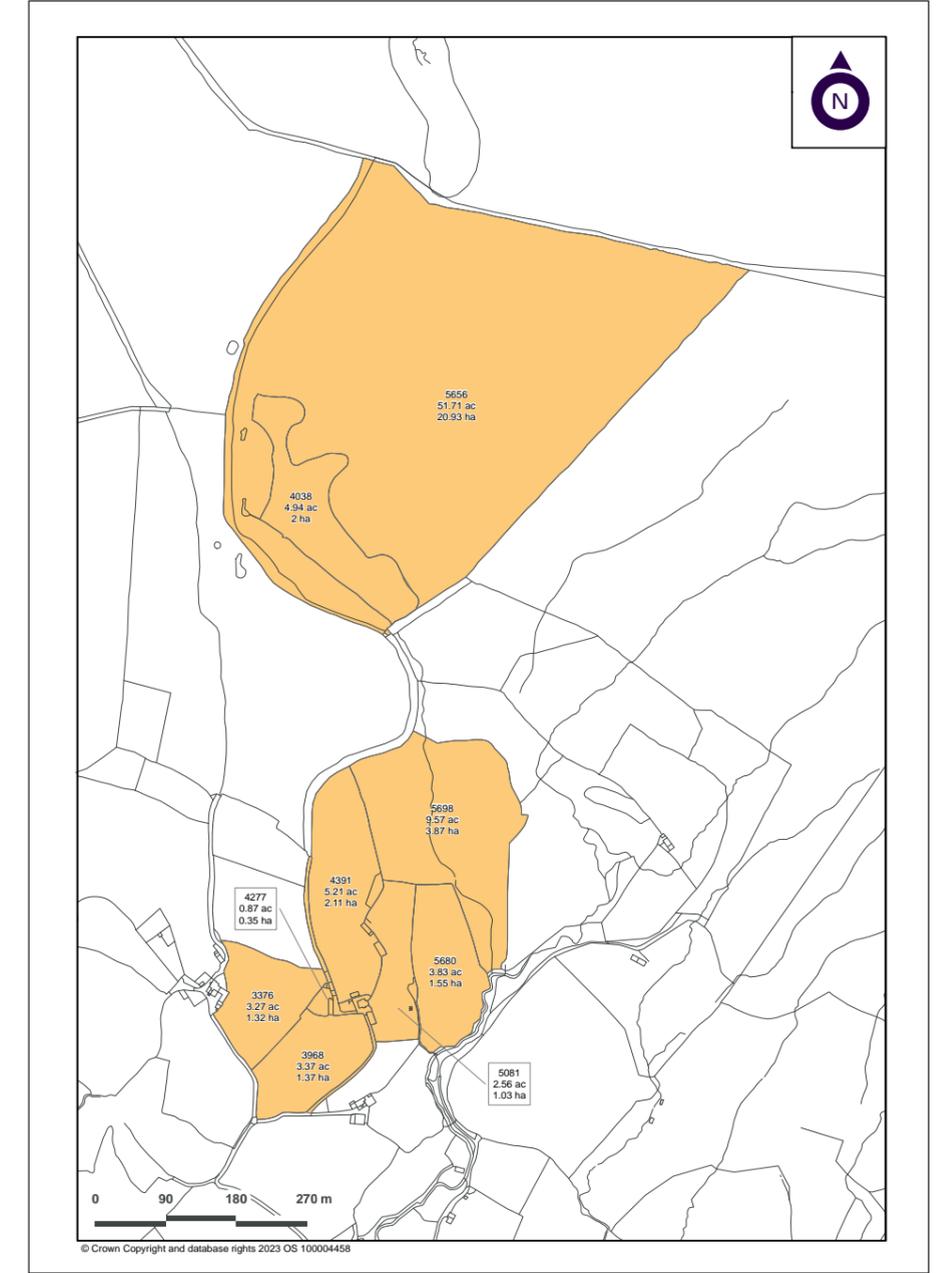
The main steading is ring fenced, extending to approximately 27.18 acres (11.00 ha) of high-quality meadow and pasture.

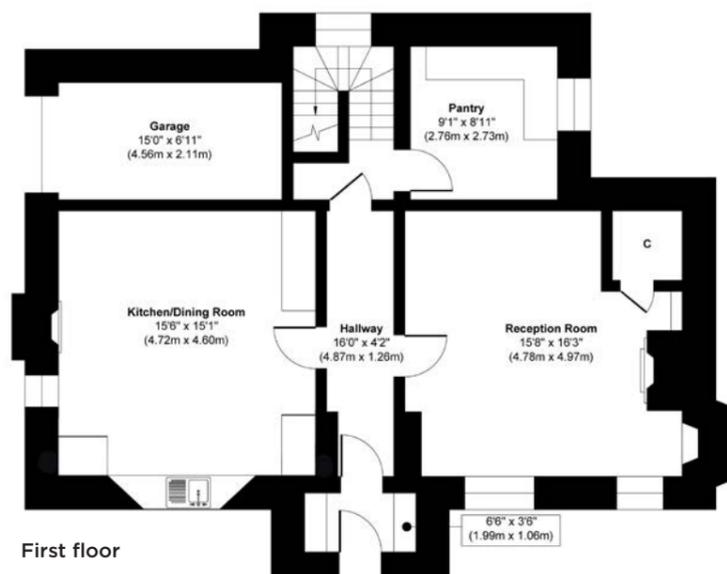
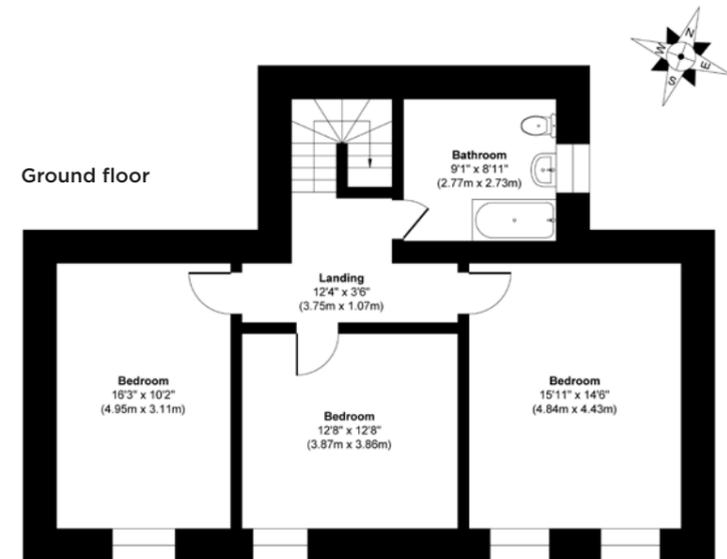
The allotment is accessed via the bridleway known as Lunds Lane. It is a single enclosure circa 100m to the north from the main steading.

There is a small stand of mixed woodland immediately to the north of Hazel Haws.

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.





Tenure & possession

Freehold with vacant possession upon completion.

Basic payment scheme

There are no Basic Payment Entitlements on the land.

Environmental schemes

The land is not entered into any environmental schemes.

Listing 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.

Floor plan

Lunds Farm
Dent
Sedbergh

Approximate gross internal area:
1,481 sq ft (137.61 sq m)

For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.

Designations

Yorkshire Dales National Park

All of the land is classified as a Severely Disadvantaged Less Favoured Area.

Fixtures & fittings

All fixtures and fittings are to be included in the sale.

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.

Wayleaves easements & rights of way

The property is being sold subject to, and with the benefit of, all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars 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.

VAT

VAT is not chargeable on the purchase price.

Health & safety

Potential purchasers are requested 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.

EPC ratings

Band F

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

Viewings

Strictly by appointment through Carter Jonas.

Information on how to access the farm will be given upon enquiry. Please note the access track is very, 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.

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 (by a row of black wheelie bins). 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.



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Kendal

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Important information

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