

# GALE GARTH FARM

Dent, LA10 5QF

Lot 1



# GALE GARTH FARM

DENT, LA10 5QF

Sedbergh 3 miles • Dent 4 miles • Kirkby Lonsdale 11 miles  
(all distances are approximate)

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

Stone built, Grade II Listed three-bedroomed farmhouse in need of restoration.  
Elevated position with superb south facing views over Dent Dale.

A range of modern and traditional stone-built farm buildings with scope for  
alternative use, subject to obtaining necessary consents.

Combination of productive meadowland and upland grazing.

About 81.61 acres (33.03 ha)

FOR SALE EITHER AS A WHOLE OR IN TWO LOTS



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Richmond, North Yorkshire, DL9 4QL

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[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[farmagency@gscgrays.co.uk](mailto: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





Lot 1

### Situation

Gale Garth Farm is well located in the Yorkshire Dales National Park, in a particularly attractive part of Cumbria situated in the heart of Dent Dale, about 3 mile south of Sedbergh, 4 miles northwest of Dent and 7 miles east of the M6.

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

The farm is situated within the valley of Dent Dale in a most attractive rural location. It is easily accessible to the M6 at Killington and to Oxenholme Lake District Station which is on the West Coast Main Line and only a short drive away. The nearest airport is Teesside International Airport with regular domestic and international flights, but it is also relatively close to several regional airports.

### Description

Gale Garth Farm is a desirable and attractive livestock unit, extending in total to about 81.61 acres (33.03 ha) and comprising an attractive, Grade II Listed, stone-built farmhouse, in need of modernisation and a range of modern and traditional stone-built farm buildings with scope for conversion (subject to approvals) with a combination of productive meadowland and hill grazing.

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

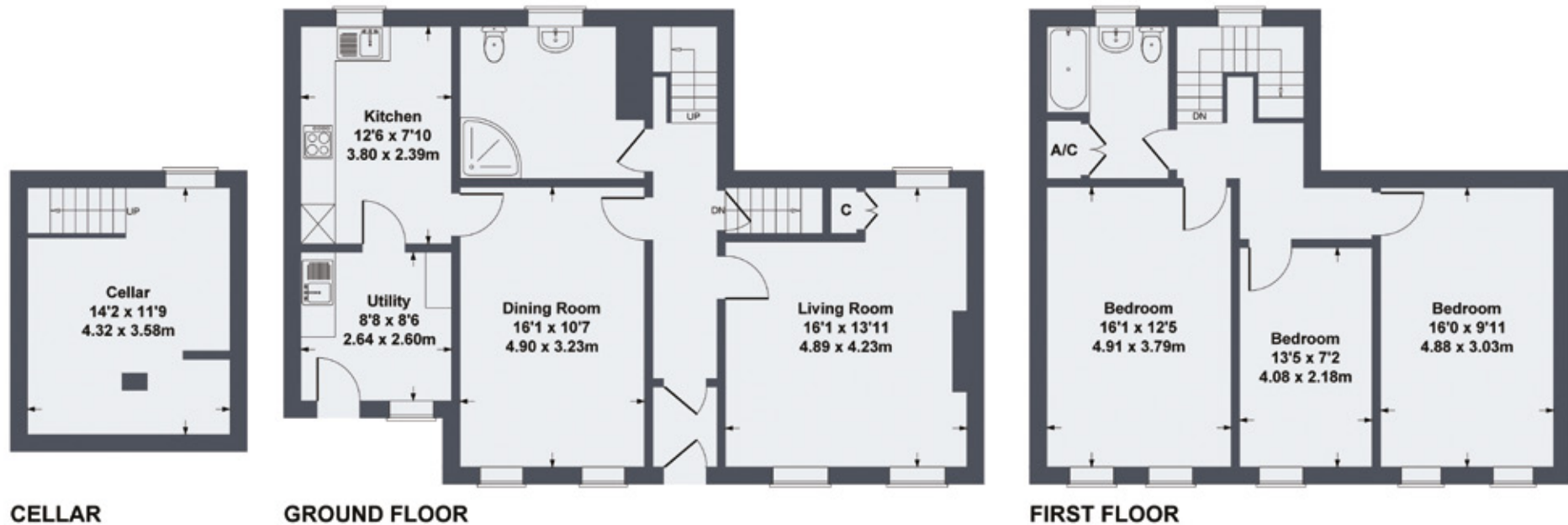
Lot	Description	Area (ac)	Area (ha)
1	Gale Garth Farm Includes: Gale Garth Farmhouse, steading and surrounding meadowland, upland grazing and amenity woodland.	62.43	25.27
2	Block of productive meadowland (north of River Dee)	19.18	7.76
Total		81.61	33.03



Lot 1

## Gale Garth Farm, Dent

Approximate Gross Internal Area  
1572 sq ft - 146 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

### The Farmhouse

A characterful and attractive farmhouse built of whitewashed stone beneath a pitched and slate clad roof. It is thought the house dates back to the early 17th Century and Grade II Listed for its architectural and historical interest both inside and out. The house boasts several unique and characterful features, including muntin-and-rail panelling throughout and a dog-legged staircase with open string which are of exceptional quality. The accommodation is laid out on two floors plus a cellar, extending to approximately 1,572 sq ft and includes:

Ground Floor: Entrance hall, dining room (with wood panelling), sitting room, kitchen and a shower room.

First Floor: Three double bedrooms and a bathroom.

The farmhouse has been occupied until recently but would now benefit from a complete schedule of refurbishment. It has a small area of garden ground and attractive views over the River Dee below.

### Farmland

The farmland extends in total to around 81.61 acres (33.03 ha), comprising productive meadowland on the low ground extending to about 61.45 acres, 19.14 acres of upland grazing and 1.02 acre of deciduous woodland.

The land is classified as Grade 4 with freely draining, slightly acid loam soils on the lowland parcels, transitioning to Grade 5, loamy upland soils on the hill ground. The land lies between 125m and 255m above sea level and is 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 on completion of a sale.

## Farm Buildings

The farm buildings comprise a range of traditional stone buildings, including two Listed barns and two excellent modern general-purpose sheds and livestock handling areas. There is also a secondary stone barn within the pastureland. The buildings are generally in good order with recent works being completed on some of the roofs and all appear to be well looked after.

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. (GEA)
1	Livestock Housing	Steel portal frame with a fibre cement roof, reinforced concrete retaining walls, Yorkshire boarding and a concrete floor.	1,790 sq ft
2	Livestock Housing	Steel portal frame with a fibre cement roof, reinforced concrete retaining walls, Yorkshire boarding and a concrete floor.	1,630 sq ft
3	Livestock Housing	Concrete block construction with a fibre cement roof, Yorkshire boarding (part) and a concrete floor.	250 sq ft
4	Barn	Single storey stone-built barn with a slate roof and a concrete floor.	1,100 sq ft
5	Barn	Double storey stone-built barn with a slate roof and a concrete floor.	1,600 sq ft
6	Outbuilding	Single stone-built outbuilding with a slate roof and a concrete floor.	285 sq ft
7	Outbuilding	Single stone-built outbuilding with a slate roof and a concrete floor.	180 sq ft
8	Barn	Single storey stone-built barn with a slate roof and a concrete floor.	1,400 sq ft





## 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), a private spring water supply and domestic drainage to a septic tank.

The farmhouse is heated by an oil-fired combination boiler.

### Local Authorities

Westmorland and Furness Council , Town Hall, Duke Street, Barrow in Furness, Cumbria, LA14 2LD

Tel: 01229 876543

### Council Tax

Farmhouse – Band D

### EPC

Farmhouse – Band F

### Designations

Grade II Listed Farmhouse. Yorkshire Dales National Park.

### Basic Payment Scheme

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

### Method of Sale

Gale Garth 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.

### Postcode

LA10 5QF

### what3words

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### Viewing

Appointments to view will be through the Selling Agents only by calling t: 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 1.5 miles. Continue onto Moser Hill Brow Road for 1.5 miles before taking Brackensgill Lane for a further 0.5 miles. The farm is located on the lefthand side and marked with a GSC Grays sale board.

## 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

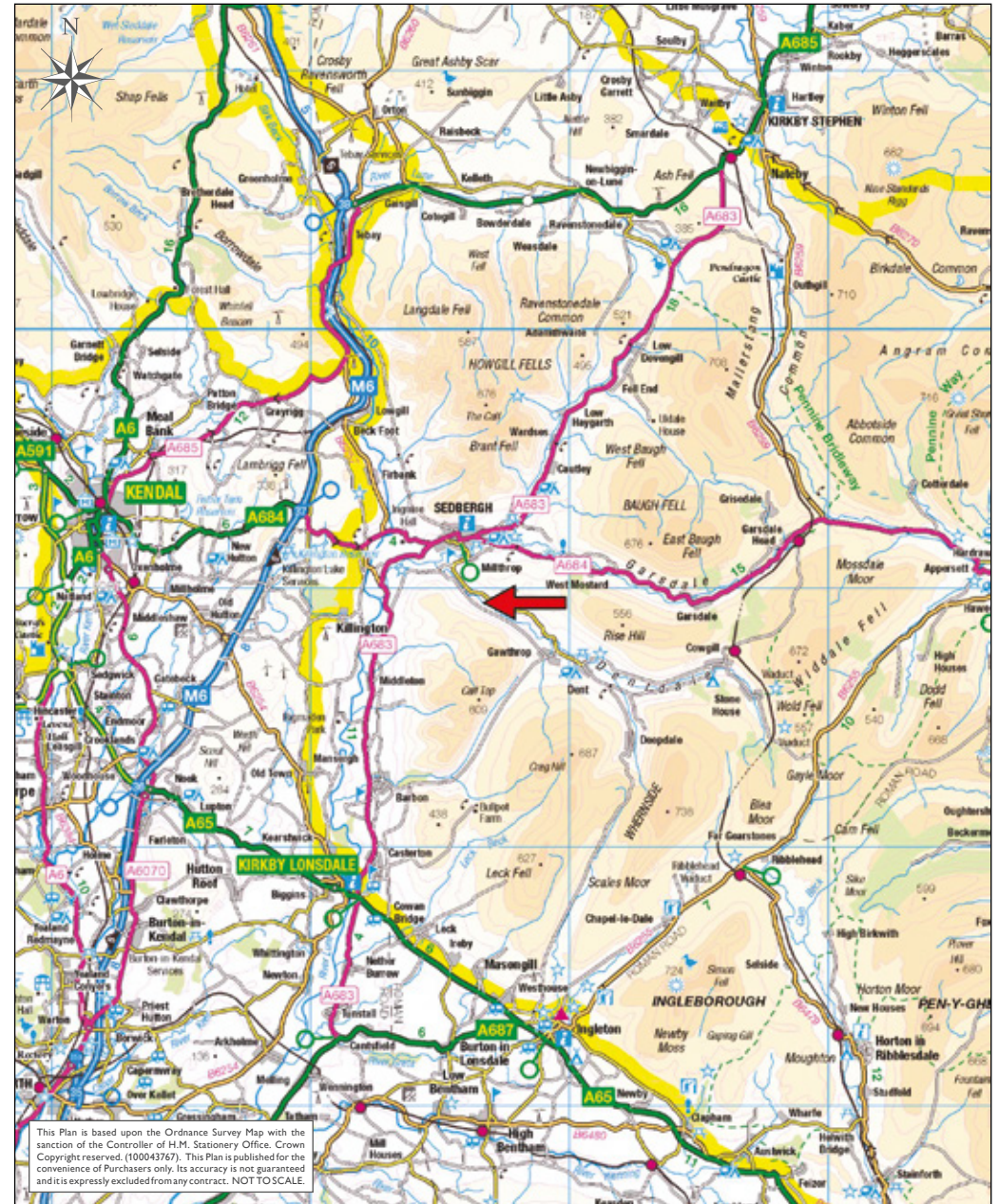
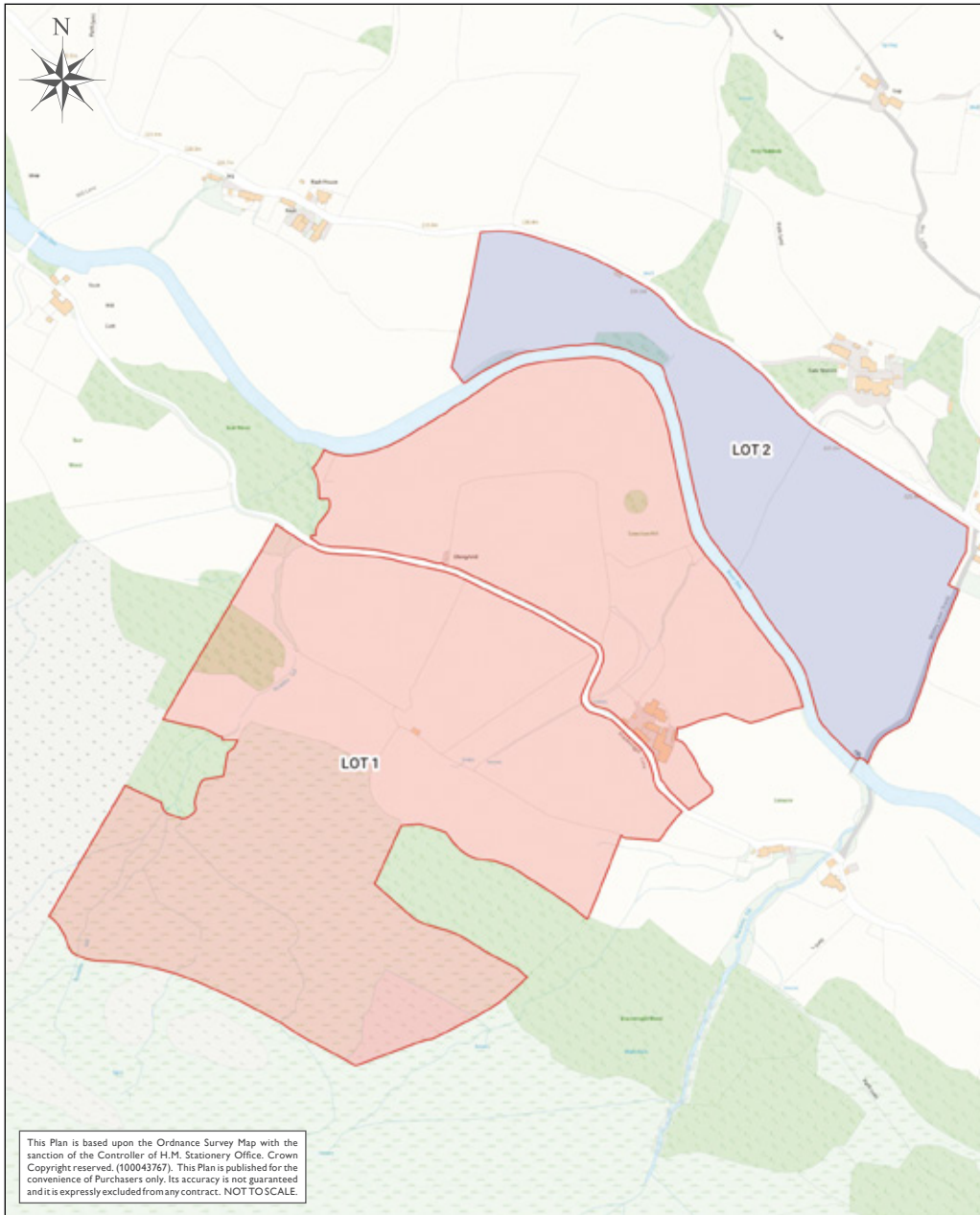
It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

### Apportionments

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



Lots 1 & 2



**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 once 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: September 2024. Photographs taken: August 2024.



Lots 1 & 2