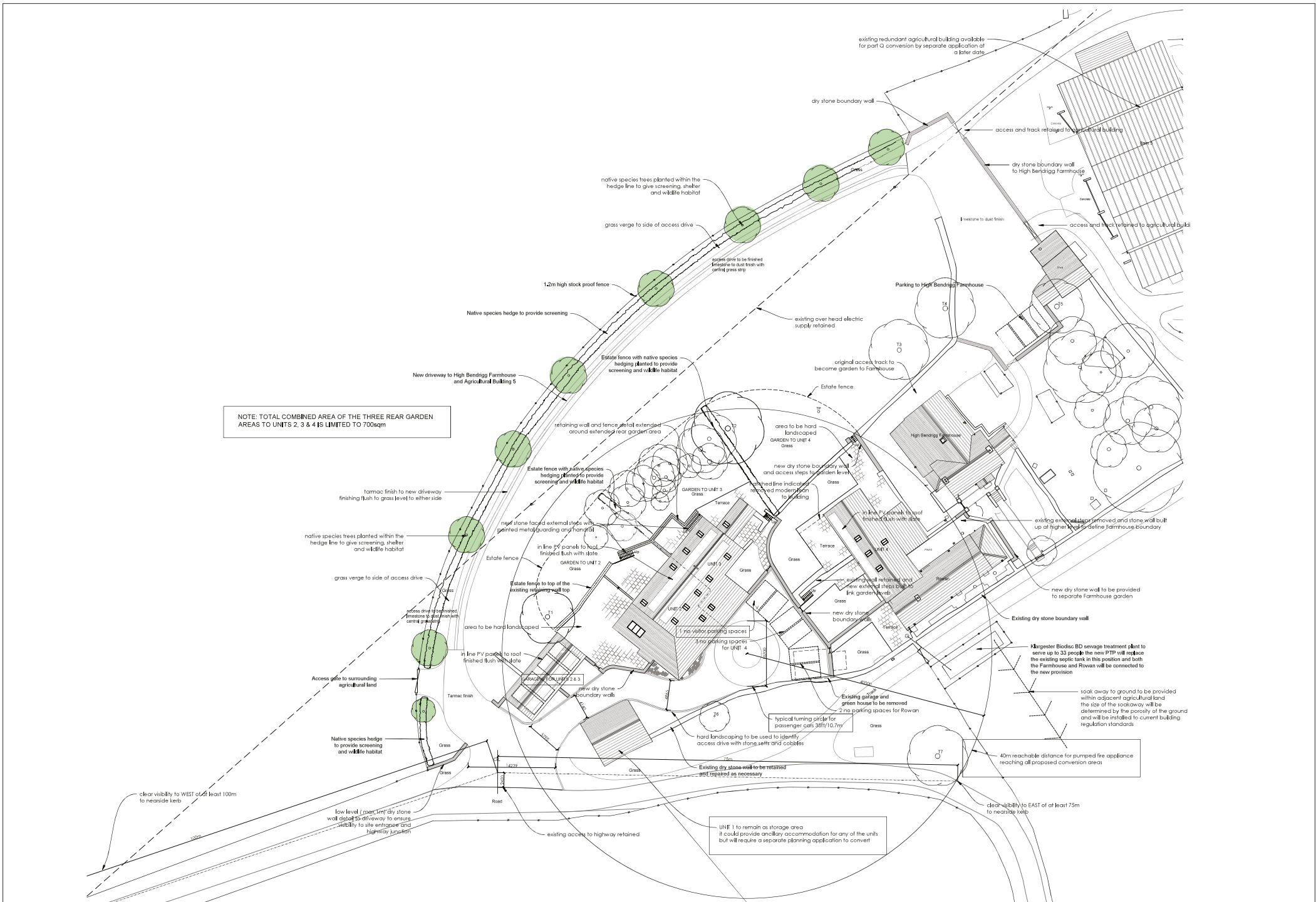




DEVELOPMENT OPPORTUNITY AT HIGH BENDRIGG FARM

Kendal, Cumbria





DEVELOPMENT OPPORTUNITY AT HIGH BENDRIGG FARM

OLD HUTTON, KENDAL, CUMBRIA, LA8 0NP

Sedbergh 7 miles • Kendal 8 miles • Kirkby Lonsdale 8 miles
(Distances Approximate)

AN EXCITING OPPORTUNITY TO ACQUIRE A UNIQUE RURAL
DEVELOPMENT, COMPRISING A FARMHOUSE, COTTAGE AND A
RANGE OF FARM BUILDINGS WITH PLANNING CONSENT TO FORM
THREE DWELLINGS, SITUATED BETWEEN THE CHARMING TOWNS
OF SEDBERGH AND KENDAL

- Four-bedroom farmhouse requiring modernisation
 - Two-bedroom barn conversion
- Traditional stone-built farm buildings with planning consent for conversion to form three dwellings
- Modern farm building with significant scope for further residential development, subject to consents
- Additional land may be available via separate negotiation

ABOUT 3.05 ACRES (1.23 HA)



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Farmhouse



Farmhouse



Farmhouse

Situation

High Bendrigg Farm is located 7 miles southwest of the charming town of Sedbergh, nestled between the stunning Yorkshire Dales and Lake District National Park. The property is well-situated in a rural, yet easily accessible location, lying 3 miles from the M6 J37 which offers excellent transport links to both Lancaster and Penrith.

Sedbergh provides a range of local shops, cafes, and public houses. The town is also home to Sedbergh School, a well regarded independent day and boarding school.

The market town of Kendal, 8 miles, has a diverse range of amenity and leisure facilities including supermarkets, medical facilities, schools, cafes, restaurants, and a thriving arts and cultural scene.

The nearest airport is Leeds Bradford Airport (60 miles) which provides domestic and international flights. Oxenholme Lake District Train Station offers regular train services to Glasgow, Edinburgh, Manchester and London.

Killington Reservoir, 1 mile, offers a variety of water sport and coarse fishing opportunities. The picturesque Yorkshire Dales and Lake District National Park are also just a short drive away and provide a range of outdoor leisure activities and cultural attractions.

Description

An attractive farm steading with significant development potential, comprising a characterful farmhouse in need of modernisation, a single-storey barn conversion and a substantial range of farm buildings with residential planning consent to form three dwellings and garaging.

High Bendrigg Farmhouse

A four-bedroomed detached house built of rendered stone under a pitched slate roof and situated in the centre of the farm steading. The house is habitable, however, would benefit from a schedule of modernisation works throughout. It extends to about 2,207 sq. ft. with accommodation over two floors, comprising:

Ground Floor: Porch, entrance hall, kitchen, sitting room, dining room, dairy, pantry and a store.

First Floor: Landing area, four bedrooms and a bathroom.

The farmhouse is south facing with a lawned garden and orchard to the northeastern elevations and exceptional elevated views over rolling countryside.

Rowans Cottage

A single-storey barn conversion that provides bright and well-proportioned accommodation throughout, extending to about 920 sq. ft. and comprising:

Entrance hall, kitchen, sitting room, two bedrooms, en-suite bathroom, utility and a bathroom.

It too has a south-facing orientation with a small, terraced garden and superb far-reaching views.



Farmhouse

HIGH BENDRIGG FARMHOUSE

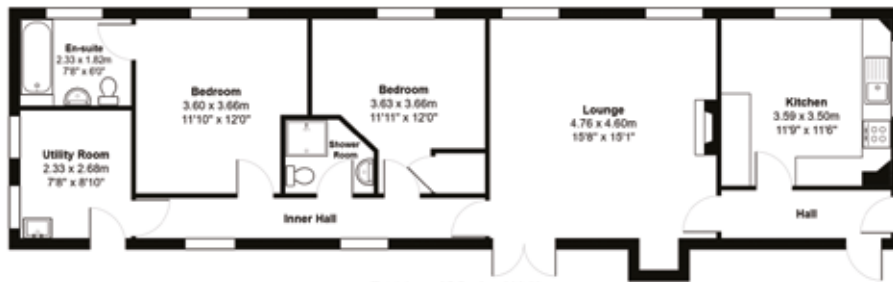


Total Area: 205.1 m² ... 2207 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



ROWANS COTTAGE



Total Area: 85.5 m² ... 920 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.







Farm Buildings

High Bendrigg Farm has an impressive range of modern and traditional stone-built agricultural buildings centred around a partially concreted / hardcore yard.

The buildings have historically been utilised for livestock housing and agricultural storage, and include:

Plan No.	Building Name	Description	Gross External Area (sq. ft.)
1	Livestock Housing	Steel portal frame under a profile steel sheet roof, reinforced concrete retaining walls to 2m, profile steel sheet sides and a concrete floor.	995
2	Cattle Handling Facilities	Facilitating the movement of livestock between Buildings 1 and 4.	-
3	Stone Barn	Traditional stone-built barn under a slate roof and a concrete floor.	725
4	Stone Barns & Cart Shed	A combination of single and double height traditional stone-built barns under a slate roof and a concrete floor. Adjoining double storey stone-built cart shed (northeast elevations).	3,675
5	Stone Barn	Double storey traditional stone-built barn under a pitched slate roof and a concrete floor. This building adjoins Rowans Cottage to the northwestern elevations Lean-to building of timber and steel construction, profile steel sheet side and roof and a concrete floor (southern elevations). Lean-to building of traditional stone construction (northeastern elevations).	2,100
6	Modern Livestock Building	Concrete portal frame with asbestos / profile steel sheet roof and sides, central feed passage, auto scrappers (redundant) and a concrete floor. Lean-to buildings (northern and southern elevations) of steel construction with profile steel sheet sides and roof with a concrete floor.	7,500



Farmland

Additional grassland immediately surrounding the farm steading may be available via separate negotiation.

Further details are available upon request from the Selling Agent.

Planning Consent

Planning consent has been granted for the conversion of the traditional farm buildings to form three dwellings with associated services, access, parking and amenity space (REF: 2024/0830/FPA) with a decision notice dated 24th March 2025 which is subject to conditions.

In summary, the consent would provide the following:

Unit	Proposed Accommodation	Approx Area (GIA)
1	Storage Building	535 sq. ft.
2	3-bedroom Dwelling (plus garaging)	2,500 sq. ft. (350 sq. ft.)
3	3-bedroom Dwelling (plus garaging)	1,900 sq. ft. (350 sq. ft.)
4	4-bedroom Dwelling	2,785 sq. ft.

It is considered that Building 6 also offers significant scope for conversion from agricultural to residential use, subject to obtaining the necessary consents.

Further details are available upon request from the Selling Agent.

GENERAL INFORMATION

Occupation

High Bendrigg Farmhouse has until recently been occupied on an Assured Shorthold Tenancy (AST) agreement. Rowans Cottage is currently owner occupied. The property will be sold with vacant possession available upon completion of sale.

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.



The property will retain a reserved right of access over a hardcore track to the south to maintain the Klargester site. The access route is specified by a brown line on the sale plan.

Services

The property benefits from mains water and electricity (three-phase) connections with domestic drainage for the farmhouse and Rowans severed by a septic tank which we assume is non-compliant.

The installation of a Klargester Biodisc BD sewage treatment plant has been approved in accordance with the planning consent (REF: 2024/0830/FPA). This treatment plant will replace the existing septic tank and will serve every dwelling on the property with a maximum 33-person capacity.

Designations

We are not aware of any environmental or historic designations.

Local Authorities

Westmorland and Furness Council, South Lakeland House, Lowther Street, Kendal, Cumbria, LA9 4DQ
Tel: 0300 373 3300

Method of Sale

The property 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. Some items fixtures and fittings may be available by separate negotiation and interested parties are invited to discuss their requirements directly with the Selling Agents.

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 will be indicated by T-marks on the transfer plan.

Sporting, Timber and Mineral Rights

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

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.



Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203.

Given the potential hazards of a working farmyard, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions

From Kendal, head east on the A684 for approximately 7 miles. Proceed onto Old Scotch Road for a mile before turning right onto Reservoir Road for a further mile. Turn left on the council unadopted road for half a mile. The farm is located on the left-hand side and is signposted by a GSC Grays sale board.

Postcode: LA8 0NP

what3words: ///factor.tiredness.cone



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

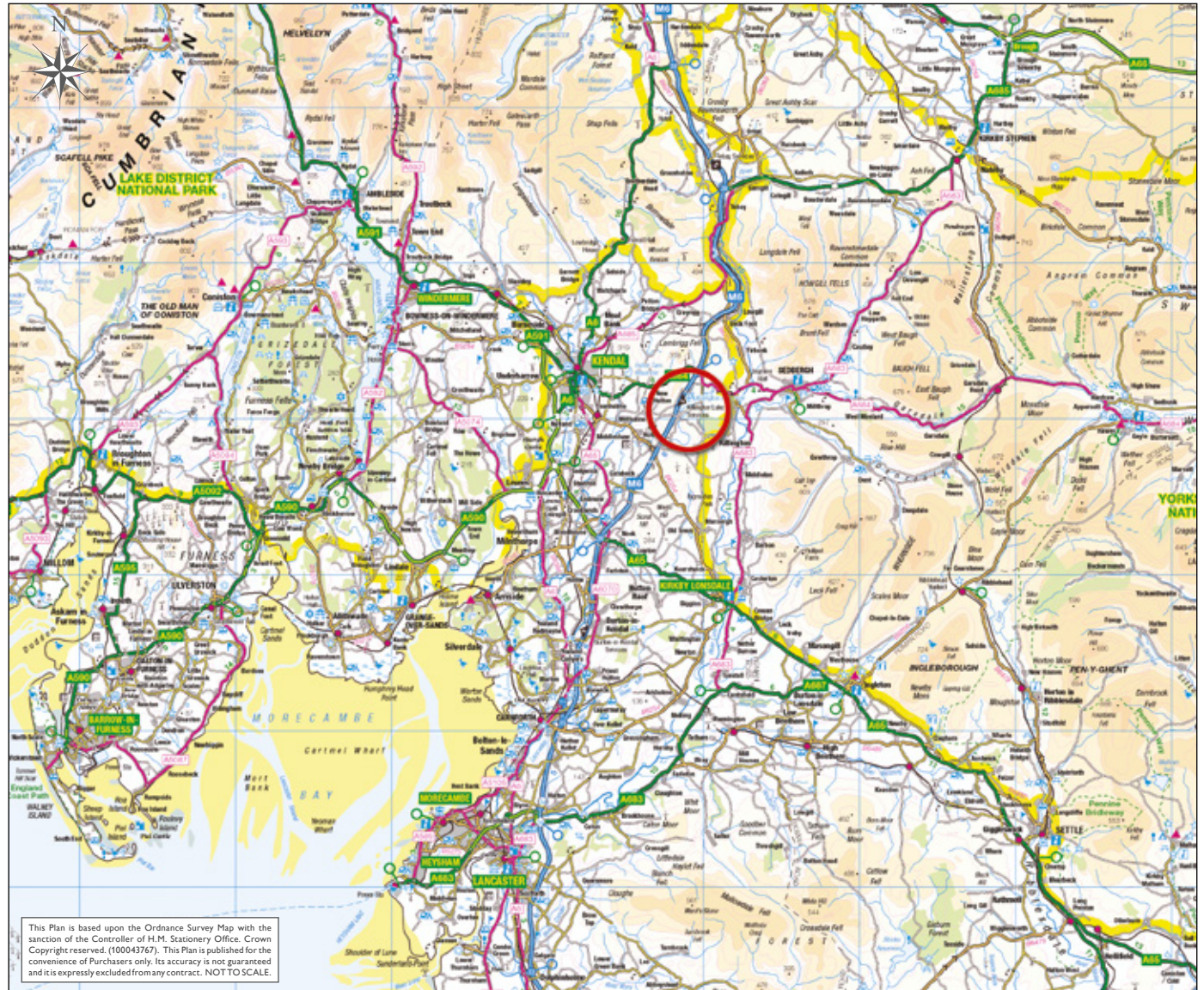
These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the Purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale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



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: April 2025
Photographs taken: January 2025



NOTE: TOTAL COMBINED AREA OF THE THREE REAR GARDEN AREAS TO UNITS 2, 3 & 4 IS LIMITED TO 700sqm



clear visibility to WEST of at least 100m to nearside kerb

low level (max 1m) dry stone wall detail to driveway to ensure visibility to site entrance and highway junction

UNIT 1 to remain as storage area it could provide ancillary accommodation for any of the units but will require a separate planning application to convert

clear visibility to EAST of at least 75m to nearside kerb

Klargester Biodisc BD sewage treatment plant to serve up to 33 people the new PTP will replace the existing septic tank in this position and both the Farmhouse and Rowan will be connected to the new provision

soak away to ground to be provided within adjacent agricultural land the size of the soakaway will be determined by the porosity of the ground and will be installed to current building regulation standards

40m reachable distance for pumped fire appliance reaching all proposed conversion areas

hard landscaping to be used to identify access drive with stone setts and cobblets

Existing dry stone wall to be retained and repaired as necessary

Existing garage and green house to be removed 2 no parking spaces for Rowan

1 no visitor parking spaces 3 no parking spaces for UNIT 4

new dry stone wall to be provided to separate Farmhouse garden

existing external steps removed and stone wall built up at higher level to define Farmhouse boundary

new dry stone boundary wall and access steps to garden level

area to be hard landscaped GARDEN TO UNIT 4

retaining wall and fence detail extended around extended rear garden area

New driveway to High Bendrigg Farmhouse and Agricultural Building 5

Native species hedge to provide screening

1.2m high stock proof fence

grass verge to side of access drive

native species trees planted within the hedge line to give screening, shelter and wildlife habitat

access drive to be finished limestone to dust finish with central grass strip

dry stone boundary wall

existing redundant agricultural building available for part Q conversion by separate application of a later date

access and track retained to agricultural building

dry stone boundary wall to High Bendrigg Farmhouse

limestone to dust finish

access and track retained to agricultural building

Parking to High Bendrigg Farmhouse

existing over head electric supply retained

original access track to become garden to Farmhouse

Estate fence

area to be hard landscaped GARDEN TO UNIT 4

new dry stone boundary wall and access steps to garden level

area to be hard landscaped GARDEN TO UNIT 4

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