



WENNINGSIDE FARM

KEASDEN, CLAPHAM, LANCASHIRE





WENNINGSIDE

KEASDEN, CLAPHAM, LANCASTER, LANCASHIRE, LA2 8ET

SUPERB RING FENCED GRASSLAND FARM ON THE NORTHERN FRINGE OF THE FOREST OF BOWLAND AONB

Wenningside Farmhouse, 5 bedrooms

Traditional farm buildings with development potential (subject to consents)

Extensive range of modern farm buildings

Productive grassland and mature woodlands

Grazing rights on Clapham Common

River frontage to the River Wenning

Superb views towards Ingleborough

In all about 193.86 acres (78.45 hectares)

For sale as a whole, offers for part may be considered

Bentham 5.4 miles • Settle 7.7 miles • Skipton 23 miles • Lancaster 20 miles

Harrogate 43 miles • Leeds 50 miles • Manchester 58 miles

(All distances are approximate)



WBW Skipton

Skipton Auction Mart, Gargrave Road
Skipton, BD23 1UD

joanna.townley@wbwsurveyors.co.uk

01756 692900

wbwsurveyors.co.uk



Savills York

River House, 17 Museum Street
York, YO1 7DJ

wdouglas@savills.com

01904 617800

savills.co.uk





Situation

Wenningside is superbly situated between the market towns of Bentham and Settle, in the Craven District. The farm sits on the fringe of the Forest of Bowland Area of Outstanding Natural Beauty, surrounded by traditional livestock farms and undulating grassland interspersed with attractive woodlands, all set against the backdrop of Yorkshire Dales National Park and the peak of Ingleborough.

The Farm has excellent transport connections, being only 1.5 miles from the east-west A65 trunk road between Skipton and the M6. Clapham railway station is only 0.5 miles to the north, mainline trains operate from both Lancaster and Leeds to London on the West Coast and East Coast routes. Leeds Bradford Airport is 41 miles to the east. Nearby Settle is a well serviced market town complete with a well-regarded private school at Giggleswick.

Description

Offered for sale for the first time in three generations, Wenningside is a truly exceptional and productive livestock farm. Formerly a dairy unit, the holding is equipped with significant infrastructure, including covered silage clamps, portal framed loose housing, cubicles and associated slurry storage. South of the core farmstead and modern buildings, sits the period farmhouse with a southerly aspect, there are beautiful sheltered walled gardens and lawns. Adjacent to the farmhouse is a significant range of traditional farm buildings ripe for a diversification or conversion (subject to consents).

The farmland extends to about 190 acres of ring fenced productive rolling grassland, interspersed with attractive trees and divided by sheltered belts, walls and hedgerows which have been well maintained. Recently managed relatively extensively, the land is perfectly positioned to either exploit the environmental credentials or push harder for production. A metalled track through the spine of the farm gives access to the majority of land parcels facilitating field operations and creating a natural lane for livestock movements. Two further ranges of traditional buildings away from the steading offer obvious potential for development into additional dwellings, holiday cottages or other alternative uses (subject to consents). The River Wenning bounds the farm along the entirety of its northern edge and provides a wonderful tree lined boundary.





WENNINGSIDE

Approximate Gross Internal Area:

Main House = 249.85 sq.m / 2,689.36 sq.ft

Adjoining Barn = 309.87 sq.m / 3,335.41 sq.ft

Total = 559.72 sq.m / 6,024.77 sq.ft

For illustrative purposes only. Not to scale.



First Floor

Ground Floor

Wenningside Farmhouse

Wenningside Farmhouse sits adjacent to the farm drive and entrance, south facing with walled gardens, shrub borders and mature trees, it is a beautiful property in a wonderful setting. The traditional stone built farmhouse with slate roof has been extended over the years, internal accommodation now extends to over 2,600 sq ft, set over two floors. The ground floor includes; large kitchen with Rayburn range cooker, boot room and utility, lounge with open fire, pantry with stone shelves, sitting room with open fire, store room and external WC. The first floor includes five bedrooms and family bathroom. The property has many historic features, such as exposed beams, traditional fireplaces and flag floors, and whilst requires some updating, these features could be further enhanced in a renovation. The property has oil fired central heating and uPVC double glazed windows.

Adjoining the farmhouse is a large traditional stone barn and lean to, part re-roof with fibre cement and the lean to element is still slate covered. The range has obvious potential for incorporation into the farmhouse to create additional living space, new dwellings or holiday cottages, subject to the necessary consents. Across the farmyard is a further range of stone built garages, workshop and stables, again with potential for alternative uses.

Farm buildings

North of the residential area, is an extensive range of both modern and traditional farm buildings set around a concrete farmyard. These were originally focused on housing dairy cattle and provide a very useful covered area including significant silage clamps, livestock housing and storage.

There are also two ranges of traditional field barns within the farmland, which offer potential for development:

Directly west of the farmstead is small range, set around a traditional stone barn and lean to (9.5m x 10.2m), adjacent to which is a timber Dutch barn with corrugated steel roof (11m x 6.8m) and a brick built shippon with fibre cement roof (9.3m x 13m). This area also includes an enclosed yard and hardstanding. Off-lying yet still relatively close to the farm for services, this range of buildings could be redeveloped for alternative uses (subject to consents).

High Barn (14.5m x 5.5m) is a standalone tradition barn with steel profile roof located to the west of the holding. There is also a Dutch Barn south of the farmstead, historically used for silage storage.

The core modern buildings are more particularly described in the following table:

Description	Approximate Dimensions (m)
Lambing building Mono pitch steel frame under fibre cement roof with part fibre cement side sheets and part Yorkshire boarding, block walls and concrete floor	17 x 22.8
General Purpose Building (former covered silage clamp) Steel portal frame under fibre cement roof with fibre cement side sheets, concrete shuttered walls and floor	13.3 x 18.1
General Purpose Building (former covered silage clamp) Concrete frame under fibre cement roof with fibre cement side sheets, concrete shuttered walls and floor	14.5 x 31.9
Slatted Livestock Building Steel portal frame under fibre cement roof with Yorkshire boarding, concrete slatted floor, floor and block walls, central feed passage	16.8 x 27.5
Cubicle Building, former Collecting Yard and Milking Parlour Concrete frame under fibre cement roof with fibre cement side sheets and part concrete floor. Internally arranged with timber cow kennels, the building also houses the former collecting yard, and milking parlour	15.3 x 41
Lean to Muck Midden Concrete frame, walls and floor, under fibre cement roof	6 x 13.8
Circular Steel Slurry Store	125,000 gallons
Sheep pens and handling system	

Land

The farmland lies in a ring fence surrounding the farmstead, perfectly arranged for grazing livestock, with internal gates a central access track to the majority of land parcels, facilitating easy field operations and livestock movements. The land undulates from 120 to 160 metres above sea level with pastures and good mowing ground, including some excellent meadow. The land is interspersed with mature trees and two small shelter belts, which together give an almost parkland feel.

The land is classified as Grade 4 under the MAFF Provisional Agricultural Land Classification. Soils are from the Brickfield 2 series, common to the locality and described as a fine loamy soil over clayey and clayey soils. The soil type is described as suitable for grassland, typically used for dairying and livestock rearing.









General Information

Rights of Way, Easements & Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way. There are public footpaths which cross the farm. There is a right of way for vehicular access along the track from the Keasden Road through to Clapham Wood Farm. The vendor will retain an additional right of way from Boskins to Clapham Wood Farm between points A and B, with or without vehicles to access the existing track.

The farm is crossed by 'B4RN' fibre broadband cabling (available but unconnected at present), local electricity lines and mains water pipes also cross the land. Easements and reciprocal rights of drainage and access to water will be granted to the purchaser and reserved to the vendor.

Restrictive Covenant

The land shaded pink on the sale plan will be subject to a restrictive covenant prohibiting erection of wind turbines and any buildings, storage of silage bales and manure, and the planting of trees.

Tenure

The freehold is offered for sale subject to a grazing agreement which expires on 11th October 2023.

Services

The property benefits from mains electricity and water and private septic tank.

Sporting Rights

The sporting rights are included insofar as they are owned with the exception of the fishing rights on the River Wenning which will be retained by the vendors. The reservation will include the right to park at the point marked by an 'X' on the sale plan, on foot access routes are to be agreed and right to cut riverside vegetation and trees as reasonably required to exercise the fishing rights.

Mineral Rights

The mineral rights are included insofar as they are owned.

Grazing Rights

Wenningside Farm includes 36.2 sheep rights on Clapham Common (CL0209) and Burn Moor (CL0270).

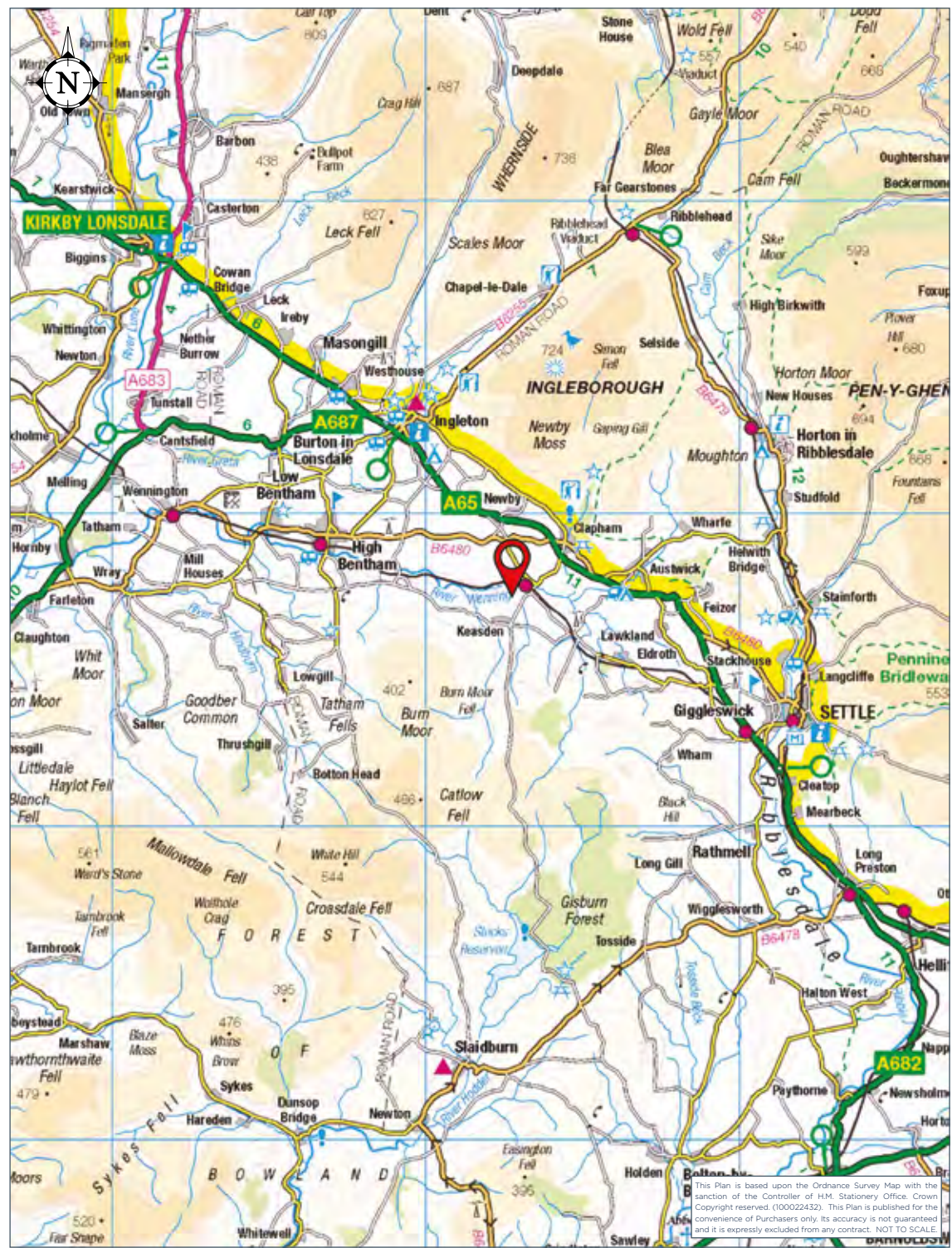
Local Authority

North Yorkshire County Council

Subsidies and Grants

The land is registered on the Rural Land Registry, the vendor has claimed and will retain the 2023 Basic Payment Scheme (BPS) payment and any delinked payments arising. One parcel is subject to a Mid-Tier Countryside Stewardship Scheme, which is due to expire in 2025. A copy of the agreement is available upon request.





This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (00022432). This Plan is published for the convenience of Purchasers only; its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.



Designations

The land is classified as Non Severely Disadvantaged and lies within the Forest of Bowland Area of Outstanding Natural Beauty.

VAT

The land is not opted to tax, therefore VAT will not be charged.

Council Tax

Band E

Energy Performance Certificate

Band F

Method of Sale

The land is offered for sale by private treaty as a whole. Offers for part or sub-lots of the land may be considered. All prospective purchasers are encouraged to register their interest with the selling agents.

Guide price

Offers in the region of £2.75m

Nearest postcode

LA2 8ET (please note this covers a wider area)

what3words location

///wordplay.broken.knowledge

Viewing

Strictly by appointment with the selling agents, when viewing care should be taken, with particular note to open ditches, drains, buildings, livestock and wildlife.

Contact

Will Douglas
wdouglas@savills.com
01904 617812

Joanna Townley
joanna.townley@wbwsurveyors.co.uk
01756 692900

WBW Skipton

Skipton Auction Mart, Gargrave Road
Skipton, BD23 1UD
joanna.townley@wbwsurveyors.co.uk
01756 692900

Savills York

River House, 17 Museum Street
York YO1 7DJ
wdouglas@savills.com
01904 617800

wbwsurveyors.co.uk

savills.co.uk

Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Particulars prepared – July 2023. Photographs taken – August 2023 2023. 23/08/10 WD

