

Owlet Hall Farm Austwick, Lancaster





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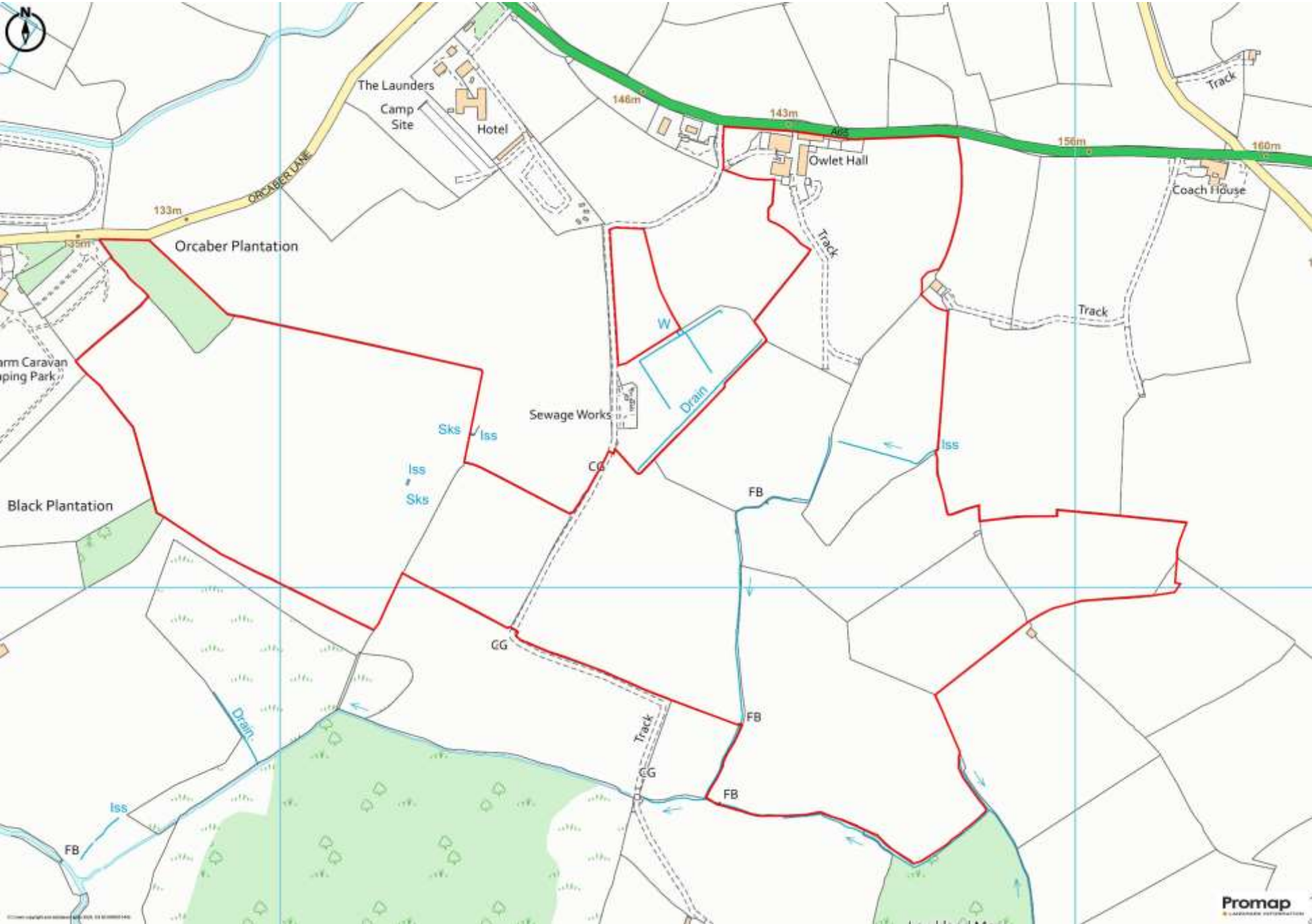
Clapham Road, Austwick, Lancaster
LA2 8AD

Guide Price: £1.5 million for the whole

- Equipped farm in good heart and ready to go.
- Fully refurbished three bedroom farmhouse with extensive gardens.
- Comprehensive range of modern farm buildings together with silage clamps, slurry storage and livestock handling facilities
- 124.04 acres (50.20 ha) of productive grassland within a ring fence.



PLAN OF THE LAND



Not to scale—for identification purposes only

LOCATION PLAN & EPC



Not to scale—for identification purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Settle: approx. 4.5 miles

Bentham: approx. 7 miles

Skipton: approx. 19.5 miles

Lancaster: approx. 22 miles

GENERAL DESCRIPTION

Owlet Hall is a renowned beef and sheep farm in a productive grassland area and has been farmed to perfection. The land, buildings and farmhouse have been immaculately maintained and offer the opportunity to start farming without the need for any investment. The property lies to the south of the A65 only 1km out of the village of Austwick.

THE FARMLAND

Extending to approximately 124.04 acres (50.20 ha) of highly productive meadow and pasture of predominantly southerly aspect all within a ring fence. A network of stone tracks provide access to the fields which is a great aid to the practical farming of the holding.

Approximately 46.5 acres have been used as meadow and the remainder used as pasture however most of the farm is capable of being used as meadow if required.

The Vendors farmed the holding in accordance with a further 25 acres of rented land all of which adjoins the holding and will be prepared to make introductions to the relevant landlords.

THE FARMHOUSE

The farmhouse has been exceptionally well maintained and is equipped to a high standard comprising approximately 132 square metres (1,420 square foot) laid out as follows;

The Ground Floor:

Rear entrance hall and utility; dining kitchen with adjoining pantry and large lounge with log burner.

The First Floor:

Three double bedrooms with the master bedroom ensuite and separate house bathroom.

Attached to the western gable of the farmhouse is a stone barn. This currently provides a further utility area with boiler and drying room with coats etc and large double garage with integral safe room. The stone barn is currently in agricultural use however would be capable of conversion to create a separate dwelling if required.

OUTSIDE

The property sits in close proximity to the A65 however access, parking and orientation of the rooms are all to the south which means the impact of the road is much less than expected. There are extensive gardens to the south and east of the house and ample parking provided within the tarmacked yard.

AGRICULTURAL BUILDINGS

The Vendors have continually invested in the buildings and infrastructure on the farm. These provide cubicles for 70 cows with an integral calf creep, extensive calving pens, loose boxes and bull pens, sheep shed, slurry store and silage clamp.



Name	Dimensions (m)	Construction	Comments
Cubicle Building	27.75 x 7.75	Block construction with asbestos cement roof	Providing 30 cubicles and integral calf creep
Cow Kennels	26.7 x 11.24	Timber frame with pt. aluminium & pt. tin clad roof	Providing 40 cubicles and feeding area
Calving pens	13.71 x 11.27	Steel portal frame with fibre cement roof	Kitted out with feed barriers, internal pen divisions and calving cameras
Former Silo	22.86 x 9.14	Timber portal frame with asbestos cement roof cladding	Split into 5 calving pens with self locking yokes and calving cameras
Sheep Shed	22.86 x 15.23	Steel portal frame with fibre cement roof	Partially concreted floors
Bull Pens	9.15 x 9.15	Steel portal frame with fibre cement roof	Cantilever covered feed area
Silage Clamp	Circa 31 x 12.2	Concrete panel walls with concrete floor	
Slurry Store	10.5 x 20.5	Block construction	

SHEEP HANDLING FACILITIES

Located immediately adjoining the sheep shed are a set of sheep handling facilities and race with concrete base.

FIXTURES AND FITTINGS

The farm is offered for sale inclusive of the building internals which comprises self locking yokes and galvanised pen divisions, two Collinson feed bins 4.5 and 6.5 tonnes respectively and slurry pump.

SERVICES

The property is connected to mains electricity, water and mains sewer. Internet is provided by B4RN fibre network. Heating and domestic hot water is provided by an oil fired boiler (replaced in 2024). None of the services have been tested and interested parties should carry out their own checks as part of their due diligence.

TENURE

The property is held freehold and vacant possession will be provided on completion of the sale.

METHOD OF SALE

The property is available for sale by private treaty and the Vendor reserves the right to conclude the sale by any appropriate means.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold with the benefits of all easements and wayleaves, both public and private, whether mentioned in these particulars or not.

COUNCIL TAX

The farmhouse is listed within Band C for Council Tax purposes and these are payable to North Yorkshire Council.

DIRECTIONS

Access to Owlet Hall Farm is directly off the A65 immediately west of the Cross Streets crossroads.

VIEWING

The property may be viewed strictly by prior arrangement with the Selling Agents, WBW Surveyors Ltd. To make an appointment or to make an offer please contact Joanna Townley or Owain Turvill on 01756 692900 or by email:

joanna.townley@wbwsurveyors.co.uk
owain.turvill@wbwsurveyors.co.uk

AREA/SETTING

Owlet Hall lies within the Forest of Bowland National Landscape (Formerly Area of Outstanding Natural Beauty). The property enjoys views to the north of Norber Erratics in the foreground and Pen Y Ghent and Ingleborough beyond. To the south the farm looks across Lawkland Moss to the Bowland Knotts. The setting provides splendid beauty yet convenience to the markets of Skipton (20miles), Bentham (7 miles) and J36 (19 miles).

GENERAL NOTE

The photographs are reproduced for general information only and any measurements and areas are approximate and provided for guidance purposes only.

Details Prepared: October 2024

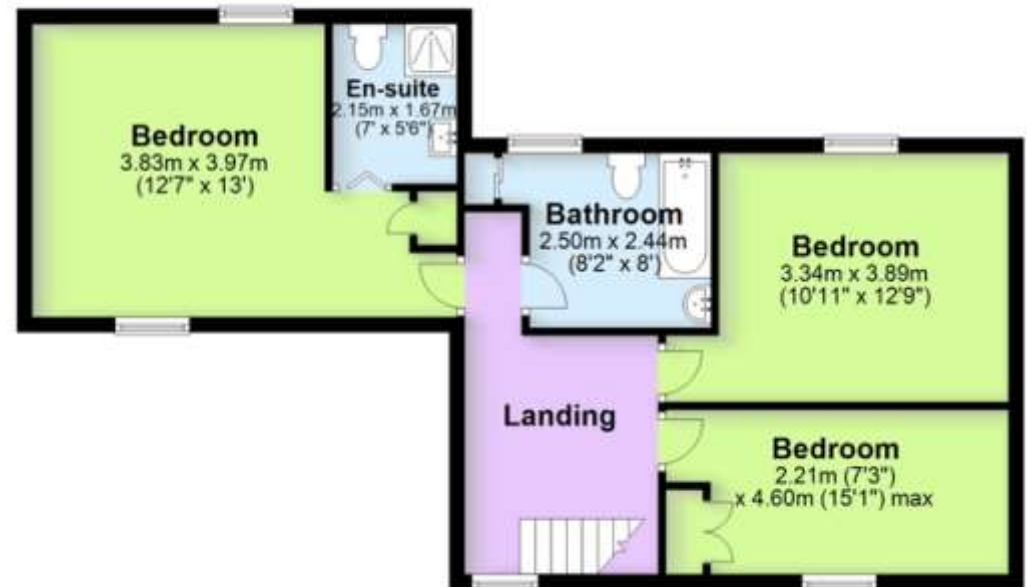


FLOOR PLAN

Ground Floor



First Floor



Not to scale—for identification purposes only

The Floor Plan is for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Owlet Hall Farm, Austwick

A fully equipped working farm in immaculate condition with a range of buildings and 124.04 acres of productive grassland.



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