

# BROCKHOLES FARM

TEBAY | CUMBRIA | YORKSHIRE DALES NATIONAL PARK

davis &  
bowring

estate agents



# BROCKHOLES FARM

TEBAY, CUMBRIA, THE YORKSHIRE  
DALES NATIONAL PARK, CA10 3XT

Tebay 2 miles | Sedbergh 10.2 miles | Kendal 11.5 miles  
Kirkby Stephen 13.7 miles | Kirkby Lonsdale 18.8 miles

Five self-contained holiday let properties  
generating a substantial annual turnover

Mid terrace 3 bedroom farmhouse

Modern farm building

C. 62 acres of pasture, meadow and woodland

Single bank fishing rights on the River Lune

An additional c. 60 acres of land available separately

Highly accessible location within 2 miles of the M6

A RARE OPPORTUNITY TO ACQUIRE A SMALL ESTATE  
IN THE YORKSHIRE DALES OFFERING AN EXCELLENT  
TURNKEY SUCCESSFUL HOLIDAY LET BUSINESS AND  
POTENTIAL TO EXPAND TOURISM, FARMING AND OTHER  
DIVERSIFICATION OPPORTUNITIES.



## SITUATION

Brockholes Farm is located in a splendid rural position in the upper Lune Valley, within the Yorkshire Dales National Park with excellent access to the M6 and the Lake District.

Tebay is a scattered village situated at the head of the Lune Gorge with a primary school, post office and the Cross Keys Inn, a traditional pub dating back to the 16th century. The award winning farm shop can be found at Westmorland motorway services on the M6.

**Orton 4.6 miles** – the picturesque village of Orton lies at the foot of Orton Scar, one of the few remaining limestone plateaux in the country and the Howgill Fells, which mark the boundary between the Lake District and Yorkshire Dales National Parks. The village is also home to the famous Kennedy's Fine Chocolates Coffee House.

**Kirkby Stephen 13.7 miles** - a traditional market town situated within the beautifully scenic Upper Eden Valley on the outskirts of the Yorkshire Dales National Park. The town itself offers a good range of facilities - shops, tearooms, pubs and restaurants, churches, doctor's surgery and weekly farmers' market, as well as a primary school and well-regarded grammar school. Enjoy a ride on the scenic Settle to Carlisle line (the station is on the outskirts of the town) or take in the picturesque landscape on the many walks and cycle rides locally.

**Sedbergh 10.2 miles** - Sedbergh is a popular choice for those looking to combine small town life with a stunning rural environment. At the foot of the Howgill Fells, it sits on the north bank of the River Rawthey, which goes onto join the River Lune at Stangerthwaite. Culturally, Sedbergh is very active with dozens of groups and societies, as well as being a 'Book Town'. There is a good range of local facilities, a large Spar and lovely, independent grocers, a weekly farmers' market, two tennis courts and through locally based clubs, Sedbergh residents are able to use the swimming pool and squash courts of Sedbergh School, as well as various activities in the indoor sports hall.



**Kendal 11.5 miles** - the 'Gateway to the Lakes', Kendal offers a wide variety of commercial and leisure facilities and is well-served with primary and secondary schools, churches, banks, shops, supermarkets, pubs and restaurants.

**Kirkby Lonsdale 18.8 miles** - voted best place to live in the North West in the Sunday Times for three years in a row, this attractive and popular market town offers an abundance of independent shops, popular restaurants and pubs, a post office and a well-regarded Booths supermarket.

### Communication links:

**By road** - Junction 38 of the M6 (2.1 miles), A66 near Brough (17.8 miles)

**By train** - Oxenholme (16 miles via M6) with a direct service to London Euston in about 2 hours 40 minutes.

**By air** - Leeds Bradford 74.9 miles (via A65), Newcastle 75.5 miles (via M6 and A69), Manchester 93.1 miles (via M6)



Oaktree Cottage

There are six properties in total; four two-storey dwellings set in a terrace and two detached, single storey properties. All are finished to an excellent standard with modern kitchens and bathrooms, flagged and wood flooring, double-glazed wooden framed windows and boarded wooden doors.

## THE FARMHOUSE

(1,334 sq ft / 123.9 sq m)

Previously offered on an Assured Shorthold Tenancy, The Farmhouse has well-proportioned accommodation with entrance hall and a sociable sitting room with wood burner being open to the dining kitchen. To the first floor, there are three bedrooms, one with ensuite shower room and a house bathroom. Walled garden to the rear with lawns and seating terrace.

## THE HOLIDAY LETS

### Oaktree Cottage

(968 sq ft / 89.9 sq m)

Off the entrance hall there is a triple aspect sitting room being part open to the apex, a dining kitchen with exposed beams, single bedroom, a house bathroom and



Oaktree Cottage



Oaktree Cottage



The Farmhouse



**Coombe Cottage**

an understairs cupboard. To the first floor there are two double bedrooms and a shower room. To the outside is a rear walled garden with lawn and flagged seating terrace and to the side a large gravel parking area.

#### Mount Cottage

(1,252 sq ft / 116.3 sq m)

With an 'upside down' layout, Mount Cottage has three double bedrooms to the ground floor; two of which are ensuite along with a house bathroom. To the first floor, the sociable open plan living dining kitchen is open to the apex with exposed cruck beams. Walled garden to the rear with seating terrace.

#### Coombe Cottage

(1,708 sq ft / 158.7 sq m)

Also with an 'upside down layout', Coombe Cottage has four double bedrooms to the ground floor; two with ensuite shower rooms along with a house bathroom. To the first floor, the sociable open plan living kitchen is open to the apex with exposed cruck beams and glazed door with Juliette balcony from which to enjoy the splendid view. Walled garden to the rear with seating terrace.



**Coombe Cottage**



**Mount Cottage**



**River View Cottage**



River Bank Cottage



River Bank Cottage

Both River Bank Cottage and River View Cottage are single storey with level access located to the north and south of the terrace of properties.

#### River Bank Cottage

(774 sq ft / 71.9 sq m)

River Bank Cottage has an open plan living dining kitchen, a conservatory leading out to a flagged seating terrace enjoying river and fell views. There are two double bedrooms and a wet room.

#### River View Cottage

(632 sq ft / 58.7 sq m)

Enjoying views up the valley, the cottage has an open plan living dining kitchen, two double bedrooms and a bathroom. The rear walled garden has a flagged seating terrace.

## FACILITIES

To facilitate the running of the business, there is a detached outbuilding used for laundry and storage.

A children's play area offers activities for children of all ages from swings and slides to football and basketball nets.

## LAND

The land extends to approximately 62 acres (25 hectares), highlighted red on the sale plan, of pasture, meadow and woodland which rolls down to the River Lune, predominantly enclosed by drystone walls and livestock fencing. The majority of the land lies within a ring fence of Brockholes Farm and has good access from the tarmac road which passes through the land. The land is not entered into any environmental stewardship agreements. The land is currently used for sheep grazing, however does offer good opportunities through environmental stewardship schemes and forestry.

Available as a separate lot is an additional 60 acres, lying to the north of Brockholes Farm, highlighted blue on the sale plan. Please ask the agent for further details.

## OUTBUILDINGS

Steel portal framed building (24m x 13.5m) with side lean-to (14m x 5.5m) is located to the south east of the properties, currently used for livestock wintering and husbandry.







Aerial View



Mount Cottage and Farmhouse



River View Cottage



River Lune

## THE BUSINESS

Set around a traditional farmstead, five of the properties, converted and developed in 2007/8, have provided the current owners with a hugely successful holiday let business. The business currently operates 52 weeks of the year.

The Farmhouse, which is currently vacant, has been let on an Assured Shorthold Tenancy.

Brockholes Farm is now for sale as the current owners now seek a new venture; the holiday let accommodation is still being actively advertised via their own website coupled with [www.sykescottages.co.uk](http://www.sykescottages.co.uk)

## GENERAL REMARKS AND STIPULATIONS

### Tenure

Freehold with vacant possession upon completion.

### Basic Payment Scheme (BPS)

The land is registered with the RPA Rural Land Register and the BPS entitlements will be transferred to the buyer on completion. The vendors will make the 2022 claim and for the avoidance of doubt will retain the whole payment.

### Fixtures and Fittings

The majority of the fixtures, fittings and chattels of the holiday lets are included in the sale.

### Services

- Mains electricity
- Oil fired central heating
- Private water supply from a spring on the fell. UV filters are connected.
- Private drainage to a sewage treatment plant
- Solar panels with a feed-in tariff (FIT)
- Broadband connected

### Easements, Wayleaves and Rights of Way

The property is sold subject to the benefit of all rights including rights of way whether public or private, rights of water; light, drainage and electricity supplies and other restrictive covenants, all existing and proposed wayleaves whether referred to in the particulars or not. Brockholes Farm has a public footpath running through the land.

### Fishing Rights

Single bank fishing rights on the River Lune are included, currently let to Tebay Anglers.

### Employees

There are no employees.

### Planning Authority

Yorkshire Dales National Park T: 0300 456 00300  
W: [www.yorkshiredales.org.uk](http://www.yorkshiredales.org.uk)

### Local Authority

Eden District Council T: 01768 817817  
W: [www.eden.gov.uk](http://www.eden.gov.uk)

### Council Tax and Business Rates

Brockholes Farmhouse is banded C for Council Tax purposes.

The holiday lets are registered for Business Rates.

### Energy Performance Ratings

The Farmhouse - D

Coombe Cottage, Mount Cottage, Oaktree Cottage, River Bank Cottage, River View Cottage are all rated C

### Data Room

Further detailed information specific to Brockholes Farm will be available online to those who have viewed.

### Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

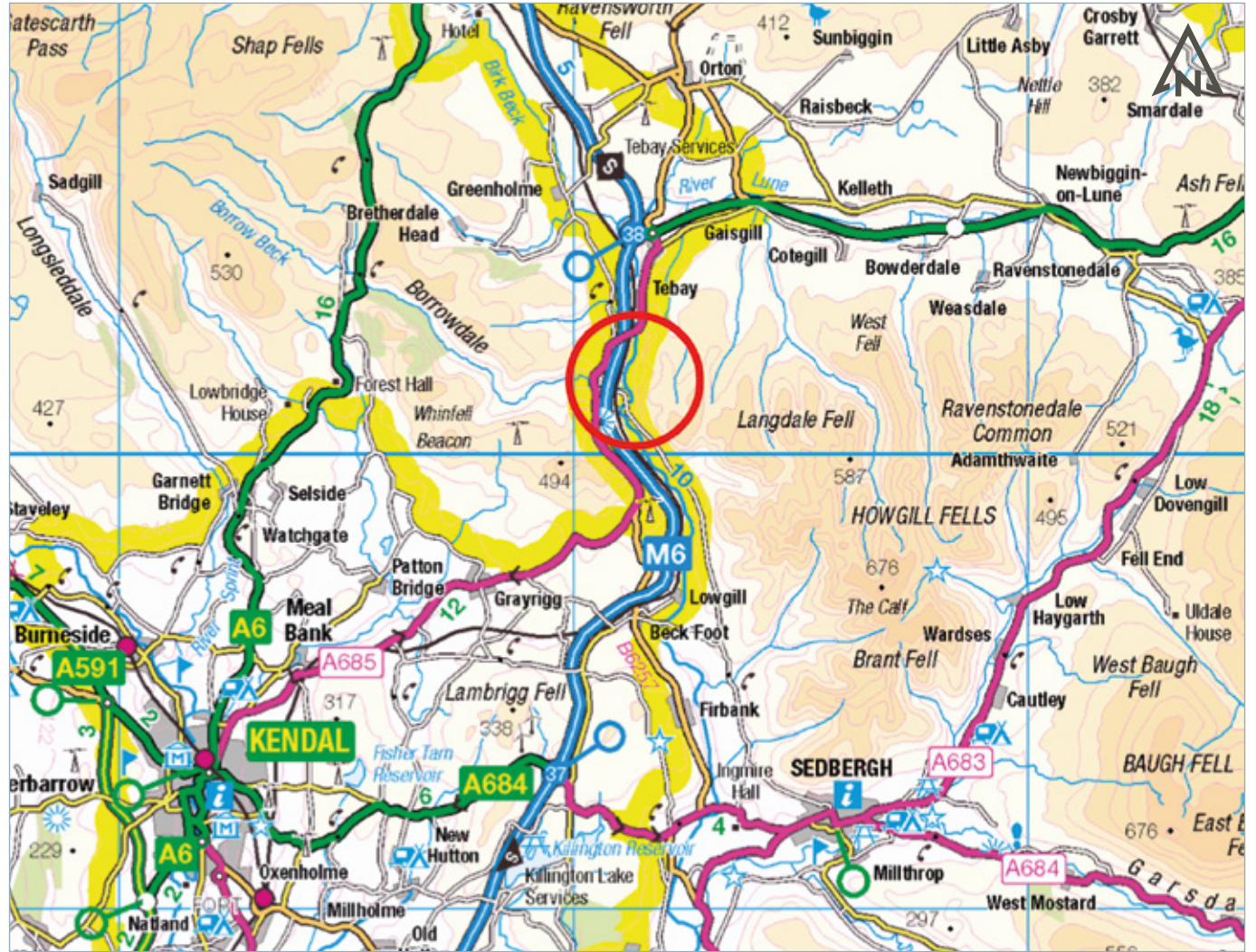
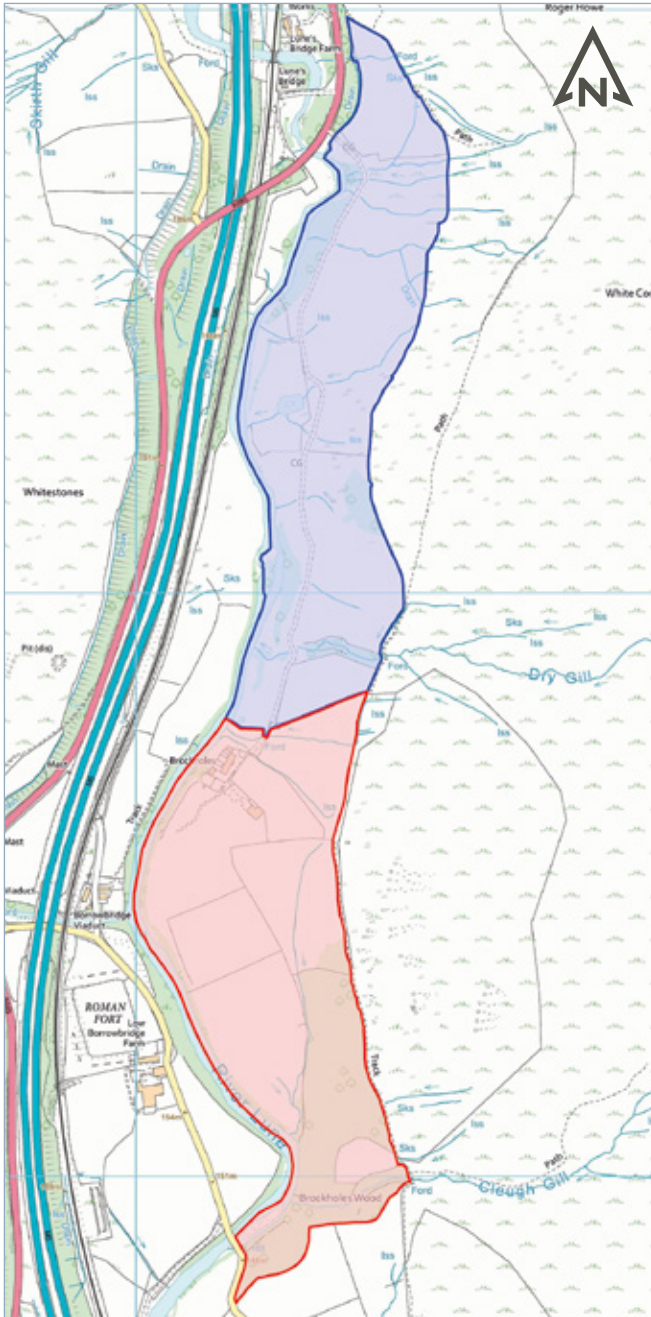
### Viewings

Viewings are strictly by appointment with the selling agents Davis & Bowring Tel: 015242 74445.

Post code: CA10 3XT

what3words reference: buzzing.enable.airfields

Exit J38 of the M6. At the roundabout, take the A685 signposted Kendal. Continue for approximately 1.5 miles, passing the primary school on your left and the Barnaby Rudge Pub on your right. Continue down the hill, out through Tebay and just as the road crosses the river you will see the sign for Brockholes. Turn left here, cross the cattle grid and proceed down the track and after passing the third cattle grid, you have arrived.



**Important Notice**

Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property. Photographs taken March 2022. Particulars prepared May 2022.

[www.davis-bowring.co.uk](http://www.davis-bowring.co.uk)  
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