

FOR SALE

Former Trout Farm & Residential Dwelling

Wenningford House & Low Mills Trout Farm, North Yorks

AVAILABLE AREA

Site Area of 8.7 acres

Available as a whole or two lots

IN BRIEF

- » Three bedroom former mill house & 1.25 acres of grounds
- » Riverside village location
- » Former trout farm extending 8.7 acres, approx. 650m river frontage
- » 10 earth ponds, storage buildings and hydro turbine
- » Available as a whole or in two lots

LOCATION

The property is situated in the village of Low Bentham, located between the Yorkshire Dales National Park and Forest of Bowland National Landscape. The property has access to the M6 (J.34). Lancaster (12 miles) and Kendal (17 miles).

LOT 1 - Wenning Ford House

Comprising a predominantly stone built/slate roofed detached residence (being the original Old Mill House with 1785 and 1852 datestones), situated in a fabulous riverside location set amid circa 1.25 acres of generous garden grounds incorporating a large stone faced detached garage, which subject to further necessary planning approval etc, may hold further development potential; Internally the spacious 3 bedroomed accommodation principally incorporates 3 reception rooms, 2 study offices, breakfast kitchen, 2 bathrooms and with the main lounge having an abundance of windows and French doors providing a lovely river and garden aspect.

Accommodation Principally Comprising:

(Oil fired central heating and new UPVC double glazing installed). Ground Floor: Rear Vestibule: 7'4 x 4'10 (2.24 x 1.47m) Study/Office 1: 11'11 x 8'10 (3.63 x 2.69m) .

Lounge: 26'8 x 18'11 (8.13 x 5.77m) , open fireplace, french doors to : - Dining Room: 11'11 x 9'11 (3.63 x 3.02m) French doors leading to garden terrace. Sitting Room: 14' x 11'11 (4.27 x 3.63m) . Inner Hall: 16'5 x 6' (5'0 x 1.83m)

Open staircase. Boiler Room: 6'1 x 4'2 (1.85 x 1.27m) Electric meter and fuse box, "Worcester" oil fired central heating boiler. Shower Room: 5'11 x 5'9 (1.80 x 1.75m) Shower Cubicle, wc, wash basin, vent axia extractor, tiled dado and flooring.



Study/Office 2: 8'11 x 7'11 (2.72 x 2.41m) Understairs cupboard, centre light, radiator. Kitchen: 14'8 x 12'4 (4.47 x 3.76m). French doors to the garden.

First Floor: "L" Shape Landing: 10'8 x 10'7 (3.25 x 3.23m max) Bathroom: 12'6 x 8'2 (3.81 x 2.49m max) Shower cubicle. Laundry Room: 9'11 x 6'0 (3.02 x 1.83m) . Bedroom 1: 14'2 x 12'6 (4.32 x 3.81m max). Bedroom 2: 14'x 9'4 (4.27 x 2.84m) Bedroom 3: 10'8 x 9'3 (3.25 x 2.82m) .

Block built/Stone faced/slatted roof detached garage: 27'11 x 18'3 (8.51 x 5.56m) 2 roller shutter doors (1 automatic), strip lights, electric consumer unit, part boarded loft area.

Outside two entrances – one to the North side via Low Mills residential development and one to the South side via Low Mills Commercial Units. Generous garden and grounds extending to circa 1.25 acres or thereabouts attractively bounded along the entire Easterly boundary by The River Wenning. Modern Detached Garage 31' x 21' approx.

LOT 2 - LOW MILLS TROUT FARM

Situated on the eastern side of the River Wenning, immediately south of the village, Low Mills is a former flow through trout farm extending 8.73 acres.

The farm is located on the opposite side of the river to Wenningford House and connected by both a private footbridge and a public footbridge via the Low Mills housing development. There is also vehicular access off Low Bentham Main Street via the Railway Tunnel.

The farm has an inlet from the river at the northern end of the river and comprises 10 flow through earth ponds fed by an old Mill Race off the River Wenning together with areas of good level meadow/pastureland. There are no trading accounts available. The paddle wheel aerators and remaining fish farming equipment are included in the sale. There is no fish stock currently on site.

BUILDINGS

A modern concrete block built single story building 79'6 x 20' approx. (external measurement) under a steel profile roof with mains electricity and water supply connected used for processing/refrigeration and workshop/storage and a timber clad storage building 24' x 15' approx.





HYDRO TURBINE

The farm also has a Hydro Turbine generated from the water outfall back into the river. The turbine was fully operational until the current owner vacated the property in early 2025 and has generated in excess of £45,000 per annum under a combination of Feed in Tariff and Power purchase Agreement. We understand the Feed in tariff expires in 2032.

ABSTRACTION

The farm benefits from abstraction licences both for the fish farm and old mill. Further details available upon request.

SERVICES

Lot 1—Mains water, electricity and drainage connected.
Oil fired central heating installed.
Lot 2—Mains electricity and water connected.

LOTING

The property is available as a whole or in two lots:

Lot 1—Wenningford House

Lot 2—Low Mills Trout Farm

OUTGOINGS

Council Tax Band B
Business Rates - £Nil

AGENTS' NOTES

Tenure & Possession
The property is offered for sale freehold as a whole with vacant possession on completion.

Fixtures, Fittings & Stock

The sale includes any remaining fixtures and fittings but no fish stock.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for

masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Consumer Protection Regulations

Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing

Viewing is strictly through appointment with joint agents Fenn Wright or Richard Turner & Sons.

Important Notice

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The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser/s and lessees should seek their own professional advice. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct.

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LOCAL AUTHORITY

North Yorkshire Council

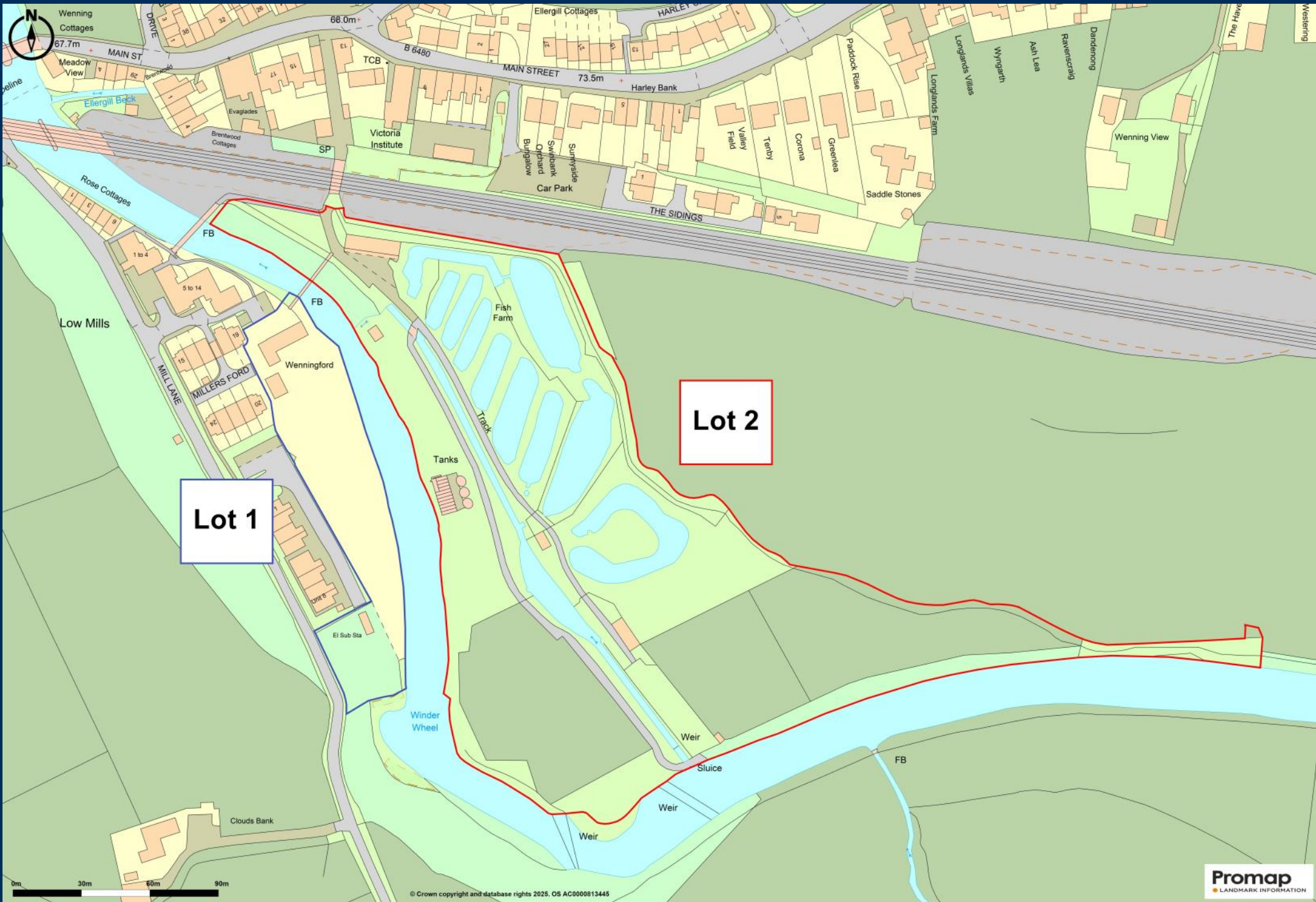
DIRECTIONS

Available from the agents. Postcode: LA2 7DA

Safety Note to Buyers

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!





VIEWINGS STRICTLY BY APPOINTMENT
VIA JOINT SOLE SELLING AGENTS:

Fenn Wright Water & Leisure

1 Tollgate East
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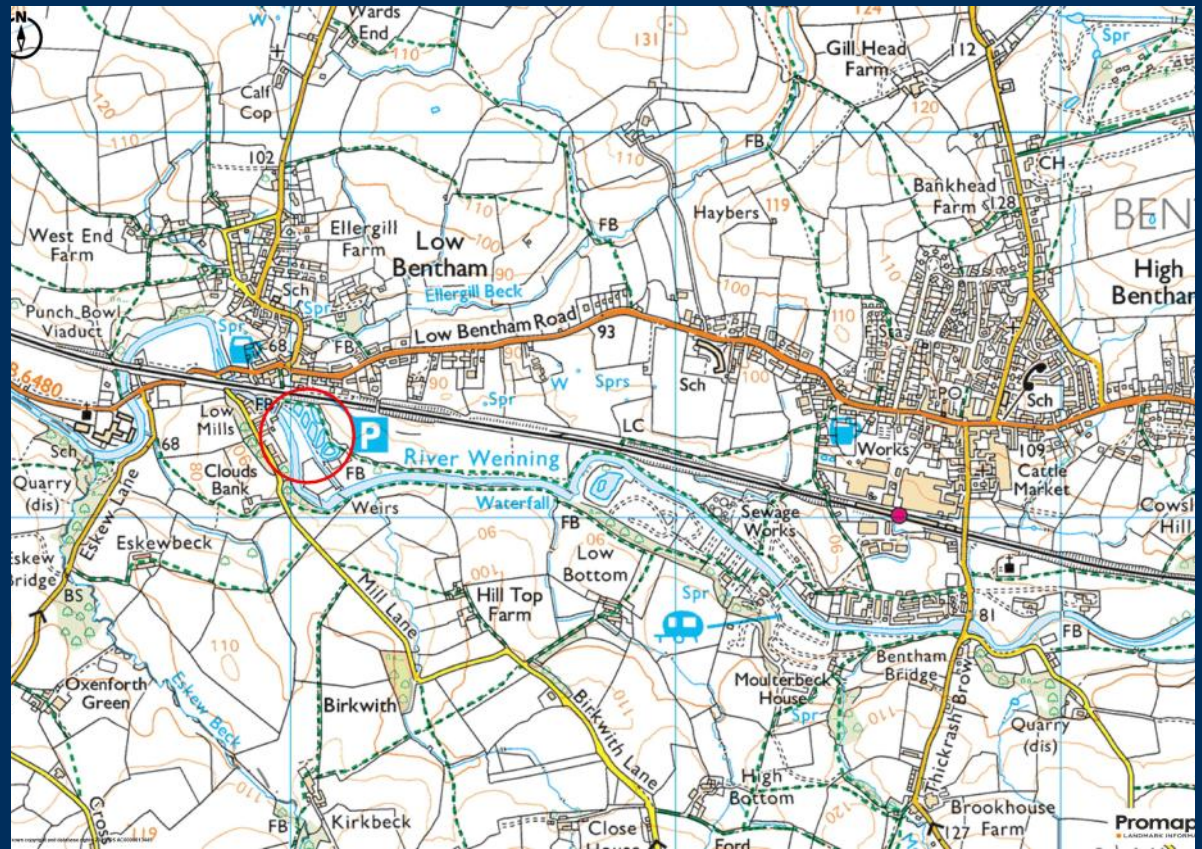
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