



Cautley, Sedbergh, LA10 5ND

Guide Price £375,000 - For Sale by Public Auction (Unless Sold Previously)



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For Sale by Public Auction

Tuesday 10th November 2026 at 7:30pm

Crooklands Hotel, Crooklands,

Milnthorpe, LA7 7NW

(Unless Sold Previously)



3 Bedrooms



1 Bathroom

- A traditional Dales farmhouse, large stone barn with planning consent granted by YDNP.
- Approx. 4.90 acres (1.98 hectares) of pasture land
- Set within the Yorkshire Dales National Park with stunning scenery of The Howgills & Cautley Spout





Nestled in the picturesque landscape of the Yorkshire Dales National Park this traditional Dales Farmhouse offers an excellent opportunity with scope and potential to create a perfect family home or smallholding. The property itself is a traditional stone farmhouse with many original features and rustic charm. Adjacent to the farmhouse is a large detached stone barn with planning consent in place for conversion to three bedroom residential accommodation. The land surrounding extends to approx 4.90 acres.



Positioned in the rural setting of Cautley, within the Yorkshire Dales National Park, this area is well known for its stunning countryside and is the perfect spot to enjoy outdoor life and local surroundings including only a stones throw away from the iconic Cautley Spout which is the highest waterfall in England, above ground, cascading approximately 200m. The holding is situated a short distance from the quaint market town of Sedbergh, renowned for its charming streets, book shops and cafes there is plenty on offer. For families there are both primary and secondary schools, including the renowned independent Sedbergh School being a great attraction to the town. Despite its rural position the property is well situated for access to the market town of Kirkby Lonsdale to the south and Kirkby Stephen to the north with access to the M6 motorway via Junction 37.



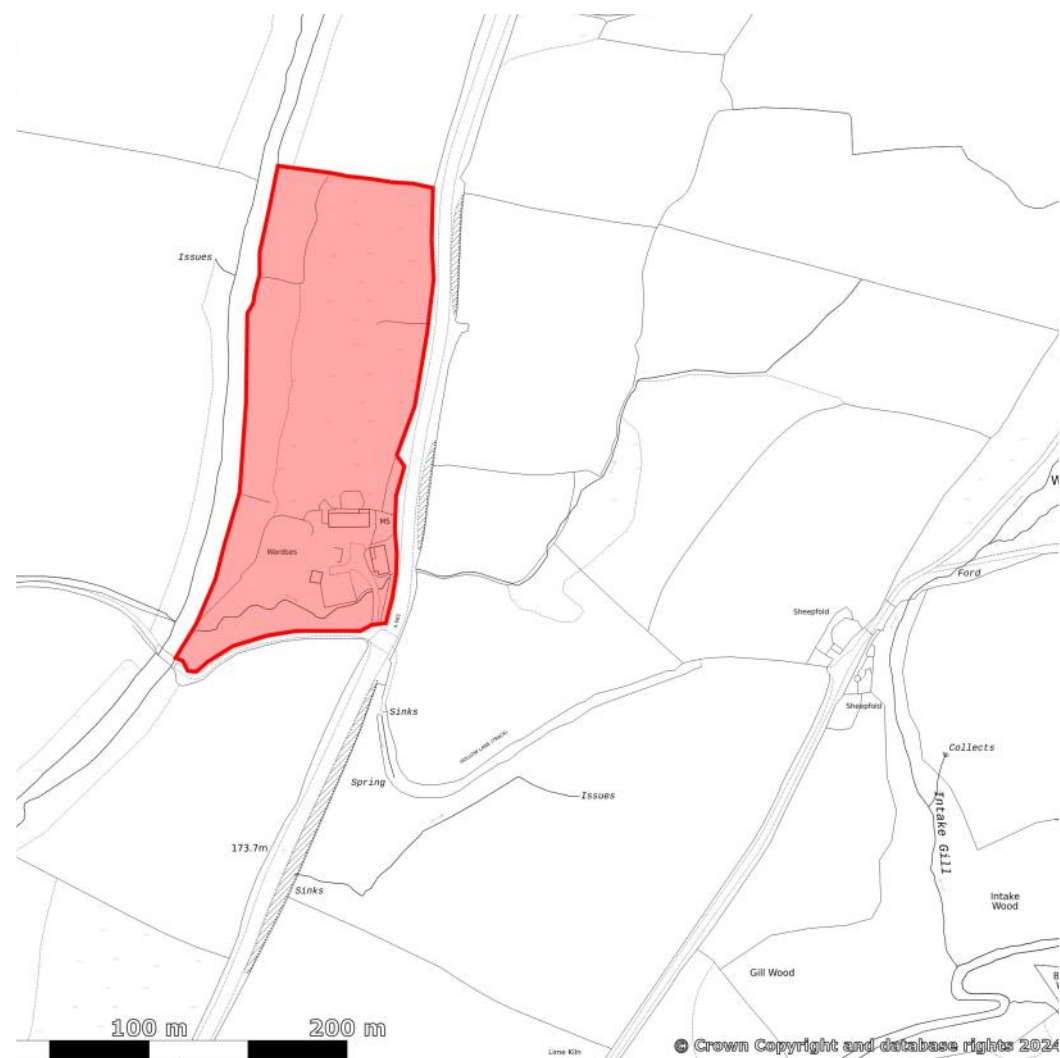
With access leading from the A683 into the yard area, the property comprises a detached stone 3 bedroom farmhouse property set on the edge of the yard. Having been a much-loved family home for many years the property offers a blank canvas for somebody to make their own. Internally the accommodation provides for generous living spaces with two reception rooms and a kitchen dining space to the ground floor and 3 bedrooms to the first floor together with a house bathroom and box room. The property also provides plenty of storage throughout

Set within the yard area is a large detached stone barn with the benefit of planning consent under planning reference S/03/715. The planning provides for the conversion of the stone barn into a three bedroom single dwelling house (subject to a local occupancy condition) or short term holiday let, together with two garages and the installation of associated drainage. This consent is an extant permission with a material start having been made. This is ideal for those looking to move with family or those looking to generate an income from visitors of the local surroundings.





Beyond the house is approximately 4.90 acres (1.98 hectares) of agricultural land which is accessed from the yard area. This is ideal for those looking for a lifestyle purchase who want to benefit from having plenty of space for family and animals alike.





General Remarks

Services : The farmhouse has mains electricity available and connected. Water is via a private natural water supply with the source being located in third party land. Drainage is via a private system which is currently none compliant with the general binding rules, however the planning application for the stone barn provides for the installation of a new treatment plant

Please note : Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Construction Type : The farmhouse is a stone constructed property.

Survey: A survey has previously been carried out on the property which has identified structural works being required. Purchasers must make their own enquiries and satisfy themselves as to this position.

Conservation Area : The property is located within the Yorkshire Dales National Park.

Parking : Ample parking for several vehicles within the yard area.

Flooding : According to the Environment Agency's website the property sits in flood zone one, being an area with low probability of flooding.

Title and Tenure : The property is offered for sale Freehold with Vacant Possession upon completion.

Restrictive Covenants : None known.

Sporting, Shooting & Mineral Rights : All sporting, shooting and mineral rights are believed to be held in hand and will pass to the successful purchaser.

Local Authority : Westmorland and Furness Council. **Council Tax :** Band D.

Access, Easements & Wayleaves : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. Access to the property is over an area of land which adjoins the A663. The property is sold subject to rights granted in favour of an adjoining owner to access the riverbank for fishing purposes on foot and, where required, to carry out vegetation management and riverbank works, together with associated obligations to keep the area tidy and free from litter. The full provision of this right are included in the contract pack.

What3words location : //socket.compelled.marathon

Method of Sale : The land is to be sold by Public Auction and is being Sold as Seen. For the attention of [Emma Hodgkinson](#)

Unimplemented Planning Consents : The property has planning consent under planning reference S/03/715 for the conversion of the stone barn to residential accommodation subject to a local occupancy condition (via a S106 agreement) and/or a holiday let property together with the installation of a treatment plant, erection of garaging and outbuildings. The planning consent is extant with a material start having been made.

Viewings: Viewings will be conducted on an open viewing basis and prior registration is required.

Viewing days are being held on:

- 10am till 12noon, Saturday 10th October
- 12noon till 2pm, Wednesday 14th October
- 2pm till 4pm, Friday 30th October

Auction Process: Those persons wishing to bid at Auction should have carried out all checks, valuations, enquiries, surveys and procedures that are required prior to the sale. The successful bidders at the sale will be required to sign the Contracts of Sale which are legally binding on both parties and at the same time, pay over a 10% deposit which becomes payable. Completion will be set for four weeks after exchange (or may be sooner, by mutual arrangement).

The Contracts of Sale and search documentation will be available either at the Solicitors and Auctioneers' offices for a period of 14 days prior to the Auction.

The Vendor reserves the right to accept any offers should they wish prior to the auction date.

Bidder information: Parties wishing to bid at the auction will need to register to bid and will need a bidding number. Bidders can complete either of the following:

- Pre registration complete the registration form in advance and supply us with the identification prior to the auction, before receiving a bidding number on the night.
- Registration on the day of the auction complete the registration form at the time of the auction and bring identification with you.

Please see the Bidder Registration Form to the rear of the particulars for further information.

Note: Armitstead Barnett will complete an electronic address check and this will leave a soft ID print, but will not affect your credit rating.

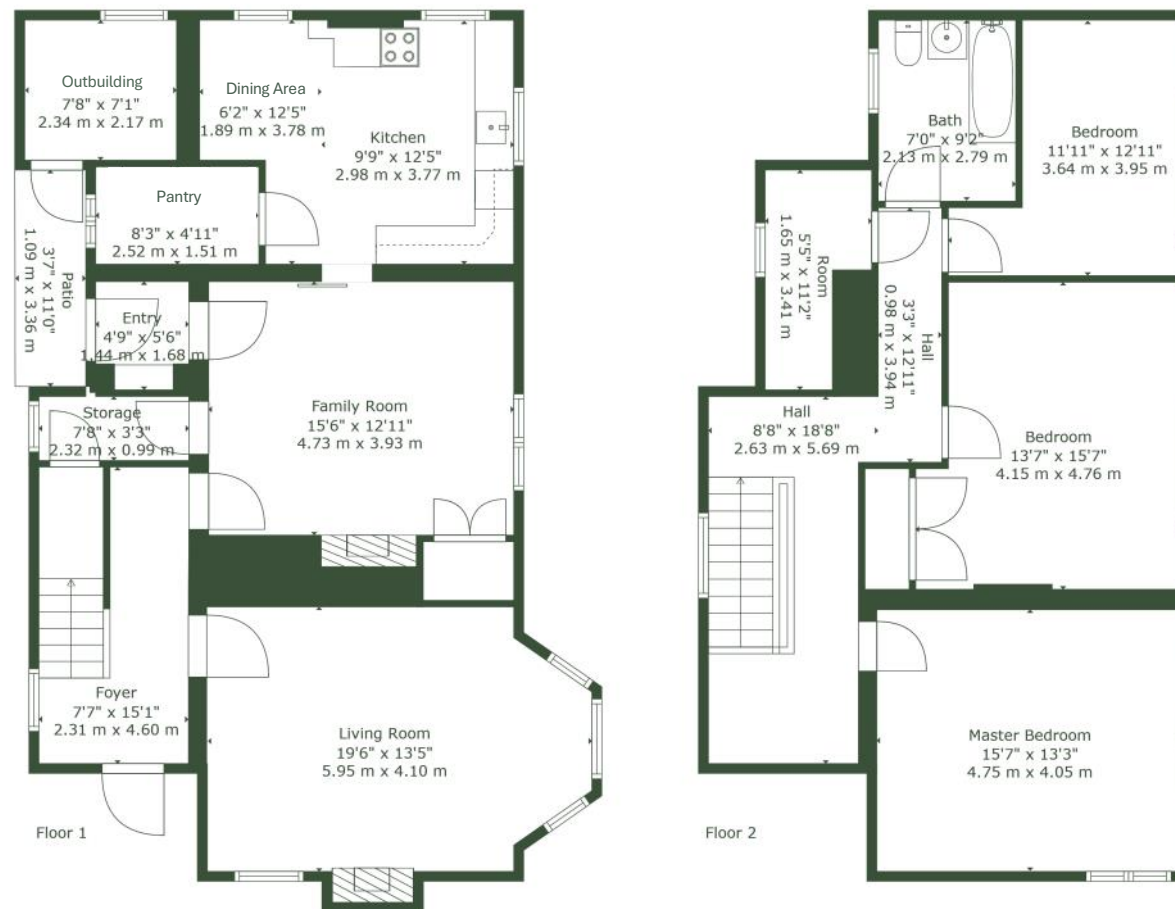
Plans, Photographs & Measurements : The measurements as stated within the particulars have been taken from the Ordnance Survey mapping system, Promap and the Rural Land Registry plans. The information is provided for reference purposes only. The purchaser should have deemed to satisfy themselves as to the description of the property and any errors or mistakes shall not annul the sale or entitle any party to compensation in respect thereof.

Money Laundering Regulations Compliance : Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Auctioneers Details: Paul D Dennis FRICS FAAV c/o Armitstead Barnett, Lane Farm, Crooklands, LA7 7NH

Solicitors Details: The Rural Law Practice, 36 Rural Auction Centre, Crooklands, Milnthorpe LA7 7FP.





TOTAL: 1824 sq. ft, 170 m²
 FLOOR 1: 924 sq. ft, 86 m², FLOOR 2: 900 sq. ft, 84 m²
 EXCLUDED AREAS: STORAGE: 25 sq. ft, 2 m², WC: 55 sq. ft, 5 m², PATIO: 40 sq. ft, 4 m²,
 FIREPLACE: 8 sq. ft, 1 m²

This Floorplan Is Intended For General Reference And Illustrative Purposes Only. Measurements, Floor Areas And Orientation Are Approximate. Produced By Mo Media.



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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01200 411 155



Stay in the loop!



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BIDDER REGISTRATION FORM

Each bidder is required to complete a Bidder Registration Form and supply **2 FORMS OF IDENTIFICATION** to receive a bidding number.

NO BIDS WILL BE TAKEN FROM A PERSON WITHOUT A BIDDING NUMBER.

Please Tick: Buying as Individual: *(Complete Option A)*

Buying as an Agent or Company: *(Complete Options A & B Overleaf)*

Please complete the following details in full and **IN BLOCK CAPITALS**. Please ensure you are able to produce **2 FORMS** of identification prior to registering to bid; you are required to supply **1 FROM LIST A** and **1 FROM LIST B** as below.

OPTION A

Bidder Details:

First Name(s)..... Surname.....

Address.....

Postcode..... Tel No.

DOB: Mobile No.

Email.....

Company Details (if applicable):

Company Name..... Company Registration No.

Address.....

Postcode..... Tel No.

Data Protection: The information provided on this form and the identification documents requested are required under the Money Laundering Regulations 2017 for identification purposes. Armitstead Barnett will retain these details for a period of 6 years from the above date. We would also like to send you information about other Armitstead Barnett products and services that might be of interest to you. We will always treat your personal details with the utmost care and will never share your information with other companies for marketing purposes without your permission. Please let us know if you would like us to contact you by selecting one of the options below:

Yes, I would like to hear about products and services

No, I don't want to hear about products and services

Bidder's Signature..... Date.....

A bidding number will not be supplied if identification is not provided before the auction.

FOR OFFICE USE ONLY:

List A – Photographic Evidence	ID Seen
Current signed Passport	
Current Full UK/EU Photo Card Driving Licence	
Valid Identity Card (e.g. HM Forces, Police Warrant, Firearms or Shotgun Certificate	
Residence permit issued by the Home Office to EEA	
National Identity Card bearing a photograph of the	

List B – Photographic Evidence	ID Seen
Utility bill issued within the last 3 months	
Bank/building society/mortgage or credit card state-	
Inland Revenue self assessment or tax demand	
Local Authority Council Tax bill for current tax year	
Council or Housing Association rent card or Tenancy	
Electoral Register Entry	

OPTION B*(Delete as appropriate)**I can confirm that I am a Director of the company**I can confirm that I have written consent from the buyer stating they give me authority to bid and sign on their behalf*

Legal Structure	Corporate ID required	Individual ID required
A company (including a UK LLP) which is not listed on a regulated market such as the London Stock Exchange	Copy of Certificate of Incorporation Details of current Company Officers (i.e. directors and company secretary) and shareholders	Identity evidence for a) the individual dealing with the transaction and b) all other individuals or entities with 25% or more of the shares or voting rights in the company
A company (including a UK LLP) which is listed on a regulated market such as the London Stock Exchange	Copy of a dated page from the website of the relevant stock exchange	Identity evidence for the individual dealing with the transaction
A partnership of non-regulated professionals (except an LLP) with five or less partners	None (see the separate checklist for individuals)	Identity evidence for a) the individual responsible for the transaction and b) all other individual partners
A partnership of non-regulated professionals (except an LLP) with six or more partners	Name of partnership Trading address Registered address (if any)	Identity evidence for a) the partner responsible for the transaction and b) one other partner and c) all other individuals who (directly or indirectly) are entitled to, or control 25% or more of the capital, profits or voting rights
A partnership of regulated professionals (except an LLP) such as a firm of solicitors	Entry of details held by a relevant professional body	Identity evidence for a) the lead partner, b) one other partner, and c) all other individuals who (directly or indirectly) are entitled to, or control, 25% or more of the capital, profits or voting rights
A Trust	List of trustees List of beneficiaries or class of beneficiaries Copy of the Trust document	Identity evidence for a) the trustee with responsibility for the transaction, and b) one other trustee, and c) all individuals or entities who: 1) have a specific interest in 25% or more of the capital of the trust property, or 2) have control over the trust, or 3) belong to a class of person whose main interest benefits under a trust which does not entirely operate for the benefit of specific individuals
Other legal structures set up by law	Any document which establishes, manages or regulates the structure A list of any individuals who benefit (if applicable) or a list of the classes whose main interest is served by the structure	Identity evidence for all individuals or entities who 1) are beneficiaries of 25% or more of the property where the individual beneficiaries have been determined, or 2) fall into a class of person whose main interest benefits under the structure where individuals in that class are not determined, or 3) control 25% or more of the structure of the property under the structure

We will require at least 2 forms of identification from Option B prior to you receiving a bidding number.

Bidder's Signature Date.....