



Flakebridge Farm, Tebay, Penrith, CA10 3UQ
Guide Price £1,500,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

An exciting opportunity to purchase a ring fenced equipped upland livestock farm in a desirable and accessible location within the Yorkshire Dales National Park, to the east of the Lake District.

Flakebridge Farm comprises a traditional stone built farmhouse dating back to 1787 which retains many original features and the steading contains a range of modern buildings. The farm as a whole extends to approximately 74.96 hectares (185.23 acres) and has approximately 25.53 hectares (63.08 acres) productive improved grassland, 18.82 hectares (46.50 acres) pasture, 29.11 hectares (71.93 acres) moorland and woodland shelterbelts. Furthermore, there are common rights on Langdale Fell and Ravenstonedale common.

There is diversified income potential as the farm has a thriving, established and award winning luxury glamping pods business.

Flakebridge Farm is available as a whole or in three Lots and is for sale by Private Treaty.

Whole - Guide Price £1,500,000

Lot 1 - Guide Price £825,000

Lot 2 - Guide Price £425,000

Lot 3 - Guide Price £250,000

- Six bedroom stone built farmhouse
- Two award winning luxury glamping pods
- Equipped steading with a range of modern buildings
- Improved grassland, moorland and woodland shelterbelts
 - Accessible location from the A685
 - Energy Performance Rating F

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www.vickersandbarrass.co.uk

LOCATION

Flakebridge Farm is situated within the Yorkshire Dales National Park, approximately 3.5 miles to the east of Tebay and 8.5 miles west of Kirby Stephen. The farm is ideally situated to take advantage of major road networks, being 3 miles to the M6 and 12.5 miles to the A66.

Local amenities can be found in Kirby Stephen, however larger towns with a range of facilities including supermarkets, restaurants and medical centres are at Kendal (16 miles), Penrith (22 Miles), Lancaster (35 miles) and Carlisle (40 miles).

The farm is also very well placed for education facilities; primary schools are located 4 miles away in Tebay and Orton, Kirby Stephen is 8 miles to the north. The prestigious Sedbergh school is located 15 miles to the south in the town of Sedbergh. Secondary schools include Settlebeck School in Sedbergh, Kirby Stephen Grammar School and Appleby Grammar School. Furthermore, the University of Lancaster is 35 miles to the south.

What3 words: couriers.glassware.belong



ACCESS

From the M6, exit at junction 38 and head east for 3.5 miles on the A685. From the east, exit the A66 at Brough and head south on the A685 towards Kirkby Stephen for 13 miles.

The farm is accessed along a farm drive which leads off the A685.

DESCRIPTION

Flakebridge Farm is an idyllic equipped upland farm in a beautiful setting with views across the surrounding landscape. The farm is extremely well located to access and explore the Yorkshire Dales and Lake District National Parks.

Centrally positioned, the steading comprises the farmhouse, a range of modern buildings and two glamping pods, the majority of the meadow is to the north of the steading and the pasture and moorland to the south, joining Langdale fell which is part of the Howgills.

The farm is for sale as a whole or in three lots, by private treaty. Other suggested lots and offers will be considered.



LOT 1 - Farmhouse, Buildings, Luxury Glamping Pods and 12.79 hectares (31.60 acres) meadow & pasture
Guide Price £825,000

Access to Lot 1 is obtained directly from the A685.

LOT 2 - 28.52 hectares (70.49 acres) predominantly meadow and some pasture and moorland
Guide Price £425,000

Lot 2 will be accessed through Lot 1 as shown by the blue line on the Steading and Sale Plans and also from the east, from the unnamed road heading west from Bowderdale.

LOT 3 - 33.65 hectares (83.14 acres) pasture, moorland and common rights.
Guide Price £250,000

Access to Lot 3 is obtained through Lot 1 as shown by the yellow line on the Steading and Sale Plan.

THIRD PARTY RIGHTS OF ACCESS

There is a third party right of way from the points marked A to B on the steading plan for a neighbouring landowner to access their land.



FARMHOUSE

The farmhouse is a traditional stone built house dating back to 1787, retaining many original features throughout. The house comprises the kitchen which is fitted with wall and base units, stainless steel sink and has plumbing for a washing machine and tumble drier. There is a utility room, also benefitting from base units and a larder and stone shelved pantry adjacent to the kitchen, providing ample storage. The larder gives access to the historic cellar which is currently not in use. There are three reception rooms, to the front of the house.

To the first floor are three double bedrooms and three single bedrooms. The family bathroom is fitted with a bath, shower, wash basin and WC. The landing provides access to the airing cupboard with modern electric eco hot water cylinder and loft which is insulated.

Externally there is a lawned garden to the front with a path leading to the front door.

SERVICES

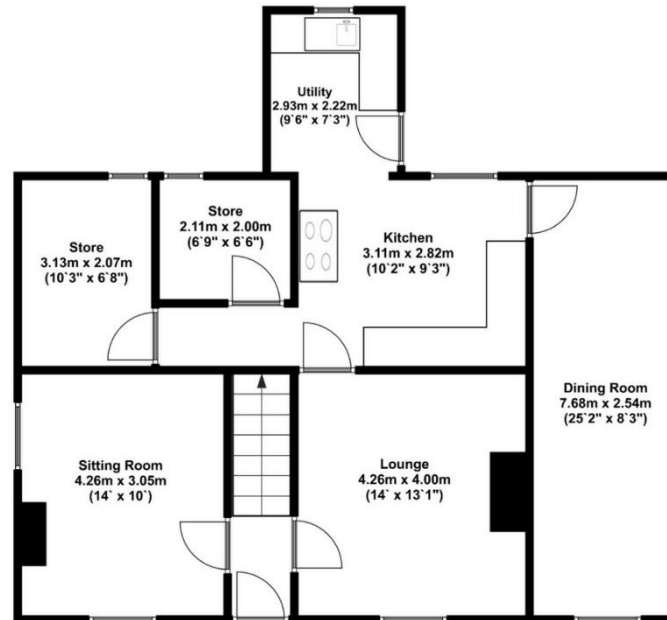
The property is served by mains electricity and mains water. The farmhouse has two multifuel stoves and there are smart eco electric heaters in all the rooms. We are advised there is grant funding available in the area for central heating systems. Drainage is to a septic tank.

EPC

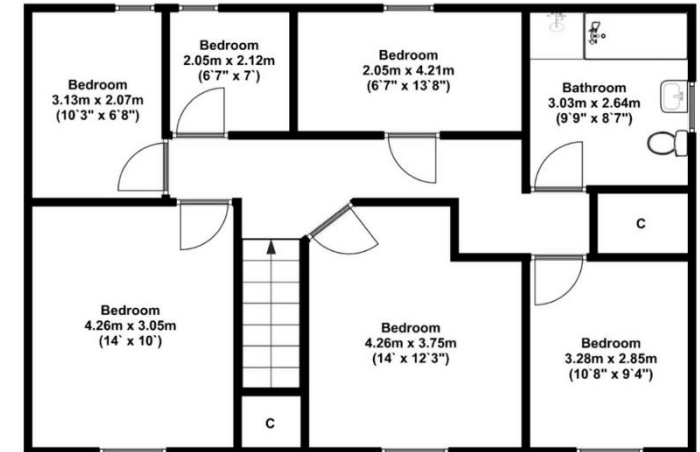
The EPC rating is F.

COUNCIL TAX BAND

Westmorland & Furness Council - Eden District - Tax Band D.



Ground Floor
Approx 95.00 Sq meters (1023.00 Sq feet).



First Floor
Approx 89.00 Sq meters (957.00 Sq feet).



BUILDINGS

There are three modern buildings which are all in excellent condition, to the west of the steading. They are identified on the steading plan and described below.

Building 1

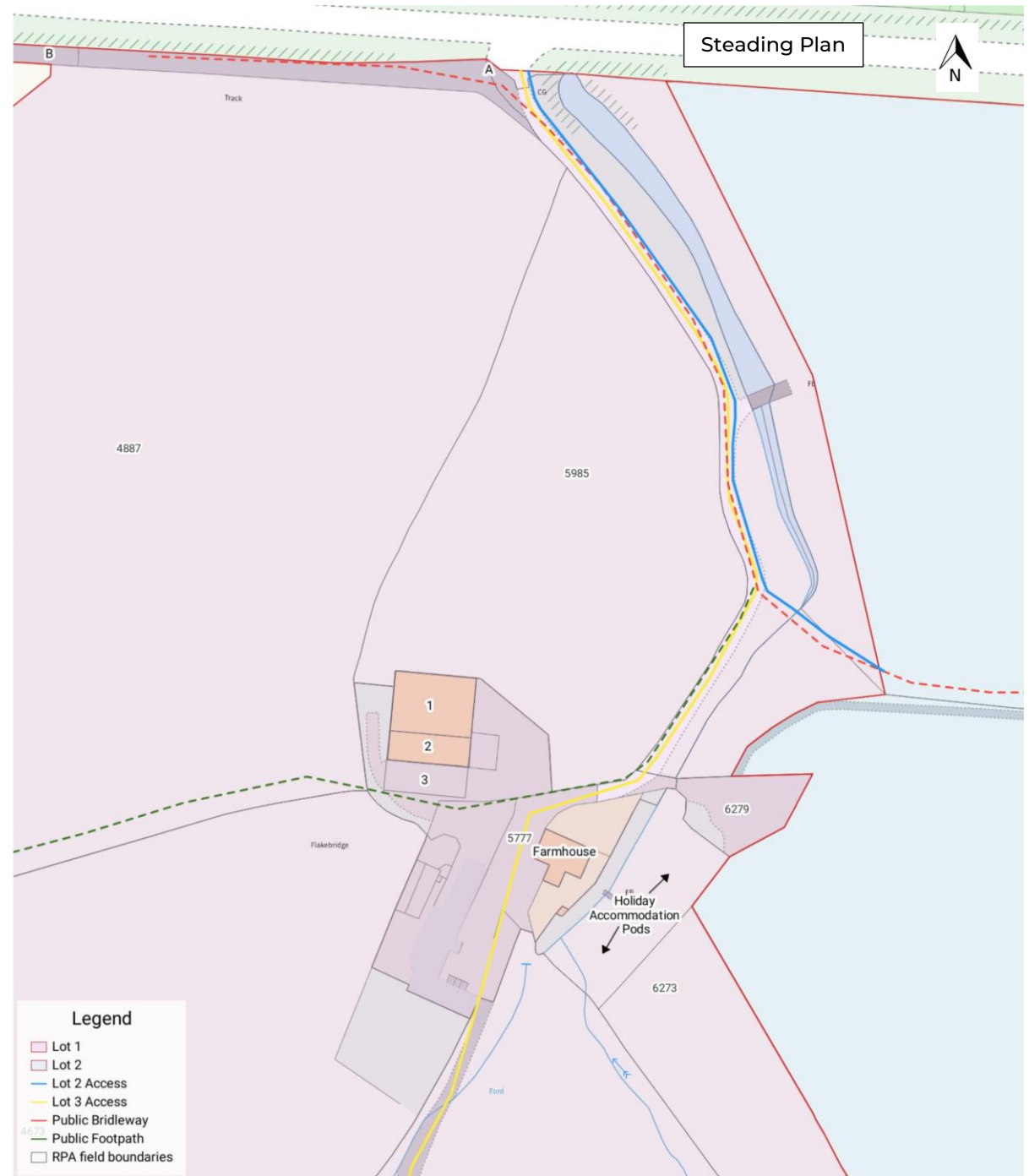
A general purpose steel portal frame agricultural building, with concrete floor, brick walls, yorkshire boarding and steel sheet cladding walls with a box profile sheet roof.

Building 2

Formerly a cubicle shed the building is now used for general purpose storage, there is a concrete slatted floor and underground slurry store. The building is steel portal frame with block walls, yorkshire boarding and fibre cement roof.

Building 3

This general purpose building has been recently constructed and has a steel portal frame, hardcore floor, concrete panels, yorkshire boarding and fibre cement roof.



LAND

The land is in good heart and is currently very well managed and farmed. It surrounds the steading extending to 73.89 hectares (182.58 acres) in total. The most northerly parcels are all productive, high yielding meadow fields some of which have recently been sown with a legume grass mix. As the land continues to the south the elevation increases, there are permanent pasture fields with the three most southerly parcels being classed as moorland. The boundaries are mainly stone walls, the majority of which are in excellent condition, having been recently improved by the current owners. Several of the fields to the north have a mains water connection and the remaining fields are served by a natural water supply.

The land is classified as Grade 4 and the moorland parcels are classified as Grade 5.

COMMON RIGHTS

There are grazing rights on Langdale Fell (CL42) for 396 ewes, 131 rough fell gimmer hogs, 34 cattle and 3 horses. There are shared rights on 50.371 acres land described as 'Potts' on Ravenstonedale common (CL39).



COUNTRYSIDE STEWARDSHIP

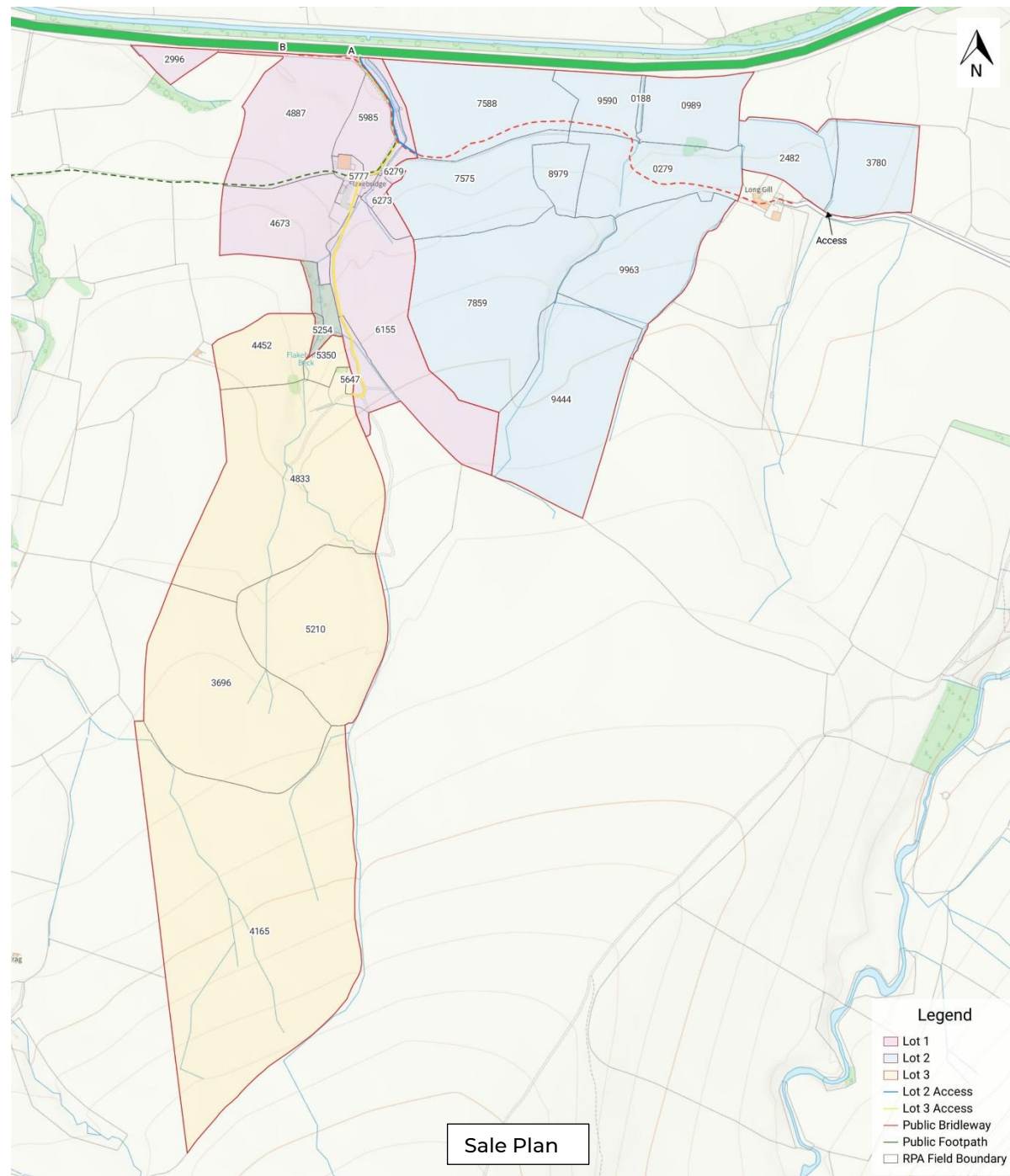
The land is subject to a Mid Tier Countryside Stewardship Scheme, ending on 31 December 2023 and Upland Wildlife offer, ending on 31 December 2026. Full details of the schemes can be obtained from the selling agent.

PUBLIC RIGHTS OF WAY

The farm is subject to public rights of way; a bridleway leads down the drive and heads east crossing parcels 7588, 9590 and 0279, this is shown by a red dashed line on the Sale Plan. A public footpath continues up the driveway and heads west, out of the farmyard, crossing parcel 4887, this is shown by a green dashed line on the Sale Plan.



Field Number	Hectares	Acres	Description
Lot 1			
NY6604 5777	0.36	0.89	Farmyard
	0.33	0.81	Water course & Pasture
	0.60	1.48	Pasture & Track
NY6604 6279	0.05	0.12	Pods Access
NY6604 6273	0.33	0.82	Pods & Meadow
NY6604 2996	0.40	0.99	Meadow
NY6604 4673	2.16	5.34	Meadow
NY6604 4887	3.12	7.71	Meadow
NY6604 5985	0.82	2.03	Meadow
NY6604 6155	3.98	9.83	Pasture
NY6604 6193	0.22	0.54	Pasture
NY6604 5254	0.10	0.25	Woodland
	0.32	0.79	Woodland
Total	12.79	31.60	
Lot 2			
NY6604 7575	2.80	6.93	Meadow
NY6604 7859	5.72	14.13	Meadow
NY6604 8979	0.72	1.78	Meadow
NY6604 0188	0.07	0.17	Meadow
NY6604 7588	3.20	7.92	Meadow
NY6604 9590	1.04	2.57	Meadow
NY6604 0989	1.64	4.05	Meadow
NY6604 3780	1.81	4.47	Meadow
NY6604 9963	2.98	7.36	Pasture
NY6604 0279	2.44	6.03	Pasture
NY6604 2482	1.50	3.71	Pasture
NY6604 9444	4.60	11.37	Moorland
Total	28.52	70.49	
Lot 3			
NY6604 4452	1.43	3.53	Meadow
NY6604 4833	7.34	18.14	Pasture
NY6604 5350	0.34	0.84	Pasture
NY6604 5647	0.03	0.07	Pasture
NY6604 3696	5.91	14.60	Moorland
NY6604 4165	14.18	35.04	Moorland
NY6604 5210	4.42	10.92	Moorland
Total	33.65	83.14	
Total	74.96	185.23	



HOLIDAY ACCOMODATION - PODS

'The Pods by the Stream' was established two years ago and is an extremely successful, award winning business comprising two luxury glamping pods 'Rivendell' and 'Rohan'. The glamping pods are fully booked year round with confirmed bookings into 2024. Many guests are returning for second and third stays and travel from across the world including Canada and the USA.

The business will be sold as a going concern, this includes two timber frame pods, each containing a double bedroom, shower room and living area with kitchenette, each with a private recreational area, luxury rattan outdoor furniture, hot tub and parking. This will also include the website and booking facilities.

The glamping pods are principally marketed through Pitchup, for which they are rated 10/10 and were voted the 7th best site in the UK out of 2350 sites in 2022, and 2nd best site in the North West. They have over 200 reviews, all of which are 5 star, across Google, Trip Advisor, Airbnb, Pitchup and Social Media. They won the Visit England Gold Accolade Award in 2022 & 2023. Furthermore they have also featured in the Teesside Evening Gazette, Liverpool Gazette and Manchester Evening News.

Further information about the business can be obtained from the selling agent and www.podsbythestream.co.uk, facebook and other social media platforms.





SPORTING & MINERAL RIGHTS

The sporting and mineral rights are excepted.

BOUNDARIES

There is a separate sale plan identifying the boundaries by inwards facing T marks, please ask the agent if you require a copy.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole or in three lots by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Westmorland & Furness Council
www.westmorlandandfurness.gov.uk
0300 373 3300

Planning - Yorkshire Dales National Park
www.yorkshiredales.org.uk
0300 456 0030

BUYERS PACK

Countryside stewardship scheme
EPC
Title
Holiday Accommodation Business
Boundary Plan

NOTES

Particulars prepared – June 2023
Photographs taken – June 2023

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property. Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters. The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.







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