

## AT PARK – ORTON



PARTICULARS OF THE SALE BY AUCTION OF A FARMHOUSE TOGETHER WITH  
TRADITIONAL BUILDINGS AND 0.67 ACRES / 0.27 HECTARES OF Paddock LAND  
SUBJECT TO A PROTECTED TENANCY UNDER THE RENT ACT 1977  
KNOWN AS

AT PARK  
PARK LANE  
ORTON  
PENRITH

CUMBRIA, CA10 3SD

Which is to be offered for sale by auction  
(subject to conditions and unless sold previously)

on

Thursday, 5<sup>th</sup> October, 2023

in The Exhibition Hall

J36 Rural Auction Centre, Crooklands, Milnthorpe

LA7 7FP (SatNav LA7 7NU)

At 7.00 p.m. prompt

## SITUATION

The property is located one mile from the village of Orton, with easy access onto the M6 at Junction 38. Both Kendal and Penrith are 17 miles away.

## DESCRIPTION

An attractive stone-built farmhouse with adjoining barn set within the Yorkshire Dales National Park.

The property is subject to a protected tenancy under The Rent Act 1977 and is in a basic state of repair. At Park is a suitable investment property.



The accommodation includes:-

### Storm Porch

Snug – 10'10" x 11'9" (3.32m x 3.60m)

Dining Room – 7'10" x 10'11" (2.39m x 3.34m)

Living Room – 11'4" x 16'3" (3.48m x 4.97m)

Kitchen – 8'9" x 7'7" (2.68m x 2.32m)

Pantry – 5'11" x 8'9" (1.82m x 2.67m)

### First Floor

#### Bathroom

Bedroom 1 – 15'1" x 17'2" (4.60m x 5.25m)

Bedroom 2 – 10'10" x 11'9" (3.31m x 3.59m)

Bedroom 3 – 7'10" x 10'9" (2.41m x 3.28m)

Bedroom 4 – 5'11" x 8'10" (1.81m x 2.70m)

## SERVICES

Private water supply, septic tank drainage and mains electricity.

## COUNCIL TAX

At Park is in Band D for Council Tax purposes.

### Outbuildings

The outbuildings include:-

Stone Barn – 16' x 39' (4.90m x 11.90m)

Lean-to (Front) – 15'3" x 38'4" (4.67m x 11.70m)

Lean to (Rear) – 10'10" x 9'1" (3.31m x 2.78m)

Loose Box – 14'7" x 10'7" (4.47m x 3.25m)



Lean-to Store – 9' x 6' (2.75m x 1.85m)  
Detached Stone Store – 7' x 9'5" (2.15m x 2.89m)

Note: The modern building is a Tenants Fixture and not included with the property.



Adjacent to the buildings is a paddock extending in total to approximately 0.67 acres / 0.27 hectares.

### ANTI-MONEY LAUNDERING REGULATIONS 2017

Due to new legislation brought into effect on 26<sup>th</sup> June 2017, we are obliged to undertake a check on any person intending to bid and prospective purchasers prior to any bid being accepted. Any prospective purchaser should therefore provide us with photographic identification (passport or driving licence) and proof of address (utility or Council Tax bill) at our office before the sale or to the auctioneer prior to the sale commencing.

### TENURE

The property is freehold, subject to a protected tenancy under The Rent Act 1977 as amended by The Housing Act 1980. The current rent for the property is £32.50 per week. This was last registered on 25<sup>th</sup> April, 1990.

Further details about the tenancy agreement can be obtained from the Auctioneers Office.

### SPECIAL NOTE

The Contracts and Conditions of Sale under which we are to offer the property for sale will NOT be read out on the auction day but will be available for inspection at the offices of the Auctioneers and Solicitors from 25<sup>th</sup> September, 2023. Any intending purchasers should take the opportunity to read these documents as the sale will be held subject to the same. Any purchaser will be deemed to have bought subject to the same whether, in fact, he/she has read them or not.

### VIEWING

By appointment with the Auctioneers.

### MISDESCRIPTIONS ACT

Every care has been taken in preparing these sales particulars, but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.

## SOLICITORS

The Rural Law Practice, J36 Rural Auction Centre, Crooklands, Milnthorpe. LA7 7FP. Tel: 015395 67571, e-mail: [info@thwlegal.co.uk](mailto:info@thwlegal.co.uk)

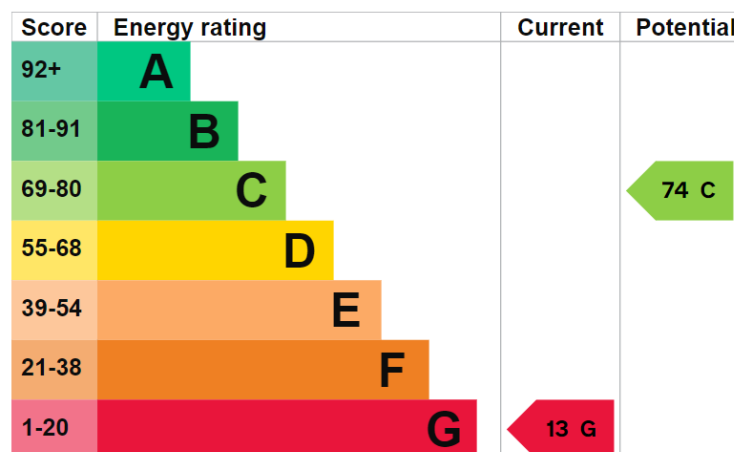
## AUCTIONEERS

NWA Property, J36 Rural Auctions Centre, Crooklands, Milnthorpe, LA7 7FP. Tel: 015395 66222, e-mail: [kathryn@nwauctions.co.uk](mailto:kathryn@nwauctions.co.uk)

### Energy rating and score

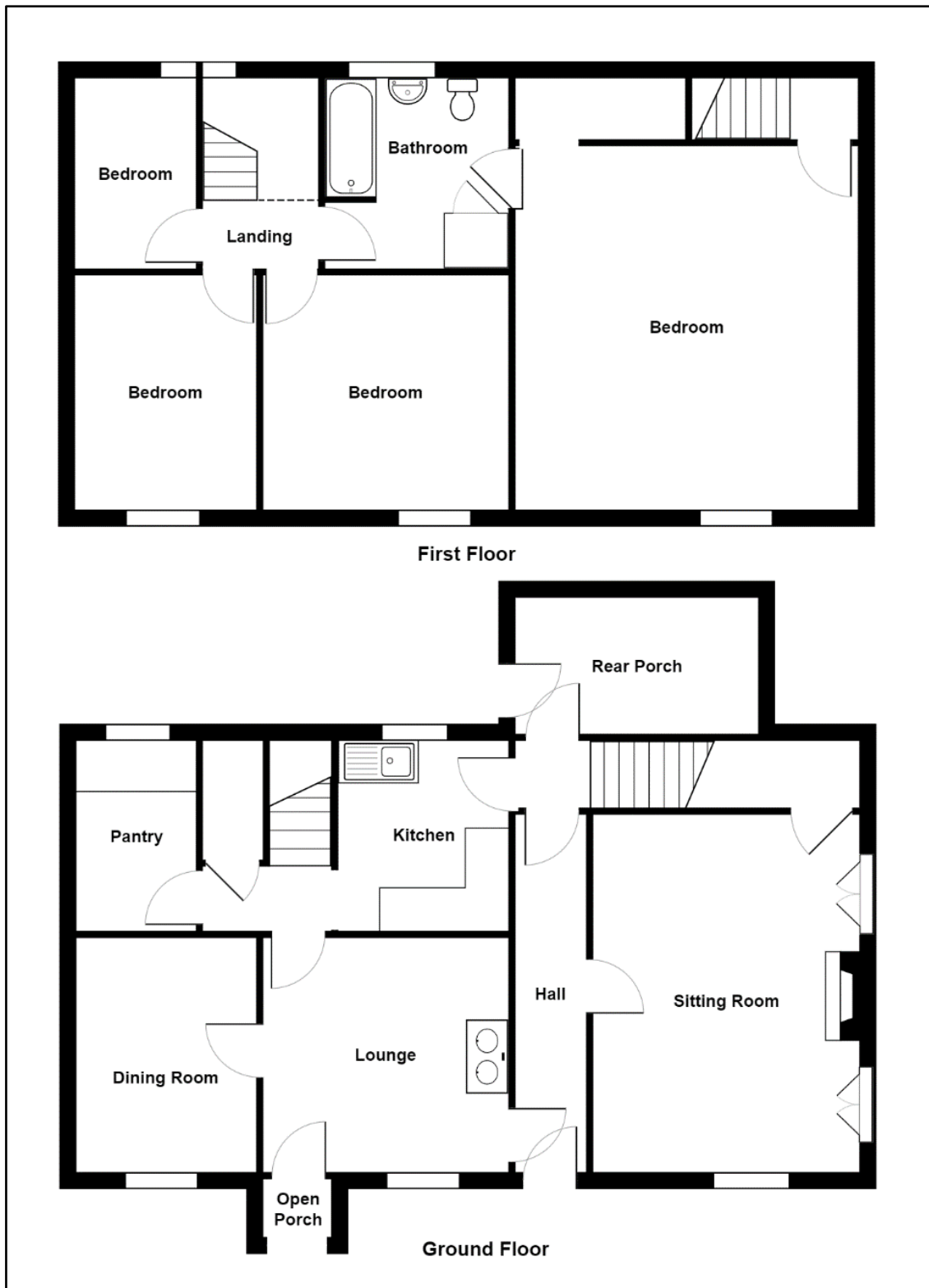
This property's current energy rating is G. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

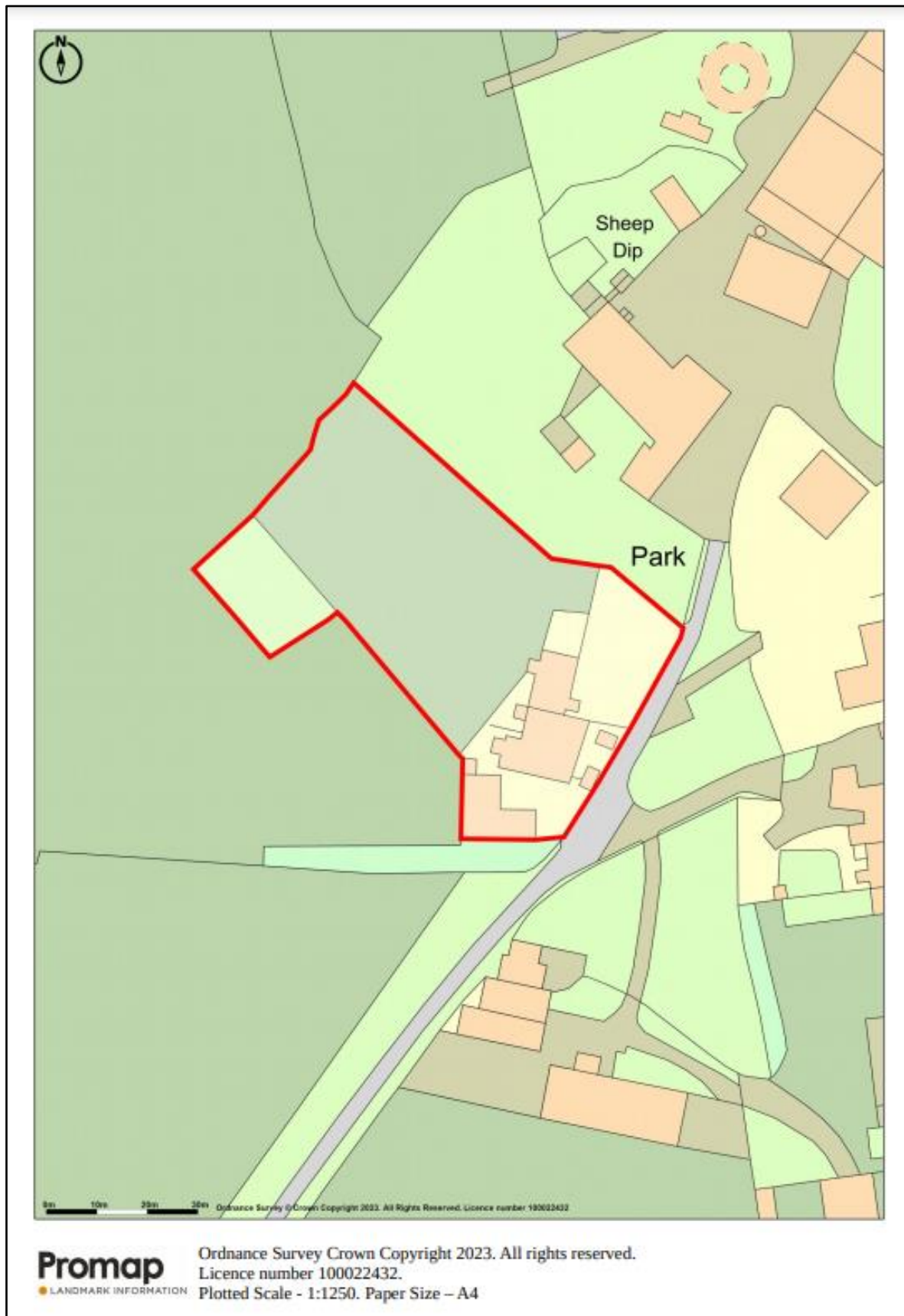


The graph shows this property's current and potential energy rating.

## Floor Plan – At Park



## Site Plan





## Location Plan

