



EPC Band G

PARTICULARS OF SALE OF:

West Farm
Newton Arlosh
Wigton
Cumbria
CA7 5ET

FOR SALE BY PRIVATE TREATY IN 5 LOTS OR AS A WHOLE

West Farm consists of a traditional Cumbrian 3 bedroomed farmhouse, range of traditional and more modern farm buildings and agricultural land. Lot 1 is 10.23 acres and consists of the house, buildings and adjoining fields. Lots 2, 3, 4 and 5 consist of good quality agricultural land ranging in size from 1.63 acres to 34.13 acres. In total the property extends to 73.92 acres or thereabouts.



Rear elevation of house and yard

Introduction / Location:

West Farm is situated in the delightful village of Newton Arlosh and has outstanding views overlooking the northern/western fells of the Lake District. The village is a short drive from the Solway Coast and is less than 15 miles from Carlisle and 7 miles from Wigton. The property is a traditional stone built rendered farmhouse with a date stone of 1751. The ground floor is spacious and benefits from two reception rooms, both with open fires and bay windows. Large kitchen/dining area with an oil-fired AGA, modern kitchen units and granite worktop. Shower Room with modern electric shower, wash handbasin and WC. Entrance/Cloak room. Walk in pantry and Understair cupboard. The first floor has three generous double bedrooms and a large family bathroom with bath, wash handbasin and WC. UPVC windows and doors throughout.

Directions:

Leave the A596 midway along the Wigton bypass signed Kirkbride. Continue along this road through the village of Oulton for a total of 4.4 miles before turning left signed Newton Arlosh and Industrial Estate. Continue along the road past the White Heather Hotel into the village of Newton Arlosh. At the T junction opposite The Joiners Arms Country Inn, turn left and proceed approximately 20m before turning right onto the tarmacadamed farm access drive.

Viewing

Viewing of Lot 1 is to be strictly by appointment with the Sole Agents, Ian Ritchie Land Agents Ltd, Shannondale, Newbiggin, Penrith CA11 0HT. Tel: 07885 813 686 or 07719 470 597. Email : office@ianritchielandagents.co.uk.

Lots 2, 3, 4 and 5 can be viewed on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

COVID-19: All viewings are to be undertaken in strict compliance with government guidelines.

Method of Sale

The property will be offered for sale by private treaty in 5 Lots or as a whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd. The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd. The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

General Description – Lot 1

The house is of stone and brick construction, rendered under a pan tile type roof. It can be described as follows:

Ground Floor

UPVC Front Door into Sitting Room

5.21m x 3.97m with UPVC front door leading to garden. Open fire with granite surround and mantle. Wooden T&G wall panelling. UPVC Bay window with views to front elevation. Carpeted throughout. Door to hallway.

Living Room

3.78m x 3.97m with carpet flooring. Open fire with granite surround and mantle. UPVC bay window with views overlooking the front garden. Wooden T&G wall panelling. Door to hallway.

Walk in Pantry

Shower Room

Tiled flooring and splash back panelling throughout. Electric Mira shower. Electric blow heater. Towel rail. Modern wash basin with built in storage unit and W.C.

Understair Cupboard

Kitchen/Diner

Open plan kitchen/diner measuring 4.05m x 4.13m. Very light and spacious with views looking out to rear yard. Modern fitted wall and floor units with granite worktop. 1½ stainless steel sink unit with mixer taps. Part tiled walls. Oil fired double oven AGA. Carpeted throughout.



Sitting Room



Dining Area/Kitchen



Living Room



Kitchen/Dining Area

Rear Hallway and Back UPVC Door

2.63m x 2.86m. T&G wall panelling and carpeted throughout. Back door to yard. Door to wash house.

Wash House

2.80m x 2.68m. UPVC door to front elevation. Lofted. Pot sink with hot and cold water.

First Floor

Access to the 1st Floor is taken from the hall adjacent to the sitting room via a staircase with half landing

Bathroom

4.15m x 2.73m. 3-piece bathroom suite in white. Electric towel rail and blow heater. UPVC window. T&G wall panelling. Carpeted throughout.



Bedroom 1

3.96m x 5.19m. Large Double. UPVC window. Old electric fire with tiled surround. T&G wall panelling.

Bedroom 2

3.84m x 3.91m. Double. T&G wall panelling. UPVC window. Carpeted throughout.

Bedroom 3

4.08m x 4.26m including full length airing cupboard with wooden louvered doors.

Front of house

The garden to the front of West Farm has a small flower bed with the remaining area consisting of mainly red chippings which could be used for parking.

Services

The property benefits from mains water, mains electricity and mains sewer. UPVC double glazing, oil fired AGA.

Council Tax

We understand that Allerdale Borough Council has scheduled the property as lying within Band C. According to information received from Allerdale Borough Council the total charge for the current year is £1721.25.

Buildings - Lot 1

The buildings located at West Farm are of both traditional and modern construction. They can be described as follows:

Attached to house – 2 Story barn of brick construction under box profile steel sheeted roof comprising:

- a) General storage/fuel tank/PTO electric generator.
- b) 4 Calf pens. Lofted.

Cattle loose house of concrete block and brick construction under monopitch box profile steel sheeted roof with adjoining outside WC.

General purpose/wood store of single-story brick construction under corrugated steel sheet roof with adjoining single car garage.

Traditional barn 2 story of brick and clay dobbin construction under box profile steel sheeted roof comprising:

- a) Garage. Lofted.
- b) Hay barn.

2 Lean-to general-purpose stores

Bull pen of brick construction under a corrugated steel sheeted roof with adjoining serving area.

7-Bay steel framed cattle loose house and former cubicle shed under dual pitch corrugated steel roof.

2-Bay cattle loose box under box profile steel sheeted roof with mixture of prefabricated concrete and concrete block walls.

2-Bay cattle loose house of concrete block construction clad and roofed with corrugated steel sheeting.

3-Bay Main dutch barn with stone floor, concrete block walls, partially clad with corrugated steel sheeting and lean-to to 1 gable end.

3-Bay cattle loose box of steel framed construction under box profile steel sheeted roof. Concrete block walls, with lean-to's off each gable end of similar construction.

Traditional building of clay dobbin and concrete block construction under corrugated steel sheeted roof.

Adjoining calf pen building and former bulk tank room under corrugated steel sheet roof.

16-Stall byre of stone construction under slate roof.

Covered former cattle collecting yard under monopitch box profile steel sheeted roof.

Byre/Cubicle shed for 43 of brick construction under box profile steel sheeted roof.

Lean-to cubicle shed for 45 with concrete block walls under corrugated steel sheet roof.

Cubicle shed for 33 of steel and timber framed construction under box profile steel sheeted roof.

3-Bay general purpose store of steel framed construction under corrugated steel sheeted roof.

Cubicle shed for 34 of timber and steel framed construction under corrugated steel sheeted roof.

6-Bay open silage pit with a mixture of shuttered concrete and wooden sleeper walls.

Land – Lot 1

In total to include the area occupied by the farmyard, access drive etc Lot 1 extends to 10.23 acres (4.14 hectares) as a whole. The main field enclosure lies to the rear elevation of the farmyard with a smaller paddock to the front elevation of the farmhouse adjacent to the farm access drive. Both fields are currently sown down to grass and are in good heart.

LOT 1	Ha	Ac
Yard/Paddock	0.93 (est)	2.30 (est)
1642	0.06	0.15
1048	3.11	7.68
9365	0.04	0.10
TOTAL	4.14	10.23

Lot 2

Lot 2 extends to 34.13 acres (13.81 hectares) or thereabouts. The Lot is accessed from a shared occupation lane as shown on the attached sale plan. It has a mains water supply and is in good heart. Fields 6661 and 5149 are currently in arable stubble with field 6056 being sown down to permanent grass.

LOT 2	Ha	Ac
6661	6.56	16.21
6056	1.12	2.77
5149	6.13	15.15
TOTAL	13.81	34.13

Lot 3

Lot 3 is a single field enclosure extending to about 1.63 acres (0.66 hectares) situated opposite Lot 2. It is accessed via a shared occupation lane and is currently sown down to permanent grass. The Lot has a mains water supply.

LOT 2	Ha	Ac
7337	0.66	1.63

Lot 4

Lot 4 consists of two field enclosures extending in total to 10.58 acres (4.28 hectares) or thereabouts. Both field enclosures are sown down to grass and are accessed by a shared occupation lane. The Lot has a mains water supply. Field 0185 has a right of way benefitting the property known as Watch Hill.

LOT 4	Ha	Ac
0185	2.39	5.91
1181	1.89	4.67
TOTAL	4.28	10.58

Lot 5

Lot 5 is situated adjacent to Lot 4 as shown on the sale plan. The three field enclosures are sown down to grass and extend to 17.35 acres (7.02 hectares) or thereabouts. The Lot has a mains water supply and can be accessed via two separate shared occupation lanes.

LOT 5	Ha	Ac
2705	2.57	6.35
3498	2.50	6.18
5010	1.95	4.82
TOTAL	7.02	17.35

AS A WHOLE	Ha	Ac
TOTAL	29.91	73.92

General Remarks

Tenure

We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and Completion:

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. This is to take place within four weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession will be given on completion which is to take place within four weeks of exchange of contracts.

Basic Payment Scheme (BPS)

All of the agricultural land has been used by the vendors to claim BPS for the 2020 scheme year. The purchaser(s) will be bound to abide by the rules of cross compliance so that penalties are not imposed by the Rural Payments Agency (RPA) and will indemnify the vendors for any breaches up to the 31st December 2020.

Entitlements for the BPS 2021 scheme year onwards will be transferred to the purchaser(s) of each Lot if they so desire. All transfers are to be undertaken by Ian Ritchie Land Agents Ltd and will be charged at £150 plus VAT per transfer at the purchaser(s) expense.

RPA rules stipulate that a minimum size for a holding to claim BPS is 5 hectares. Therefore, if the purchaser(s) of Lots 1, 3 or 4 do not have any other land to claim under the BPS they will not be able to claim under the scheme and in this case, entitlements will not be transferred.

The vendors have slightly fewer entitlements than land and therefore the number of entitlements to be transferred to each Lot will be as follows:

- Lot 1 - 2.97 entitlements
- Lot 2 - 13.77 entitlements
- Lot 3 - 0.62 entitlements
- Lot 4 - 4.24 entitlements
- Lot 5 - 6.97 entitlements

Ingoings

There are to be no other ingoing claims effecting the property.

Development Potential - Lot 1

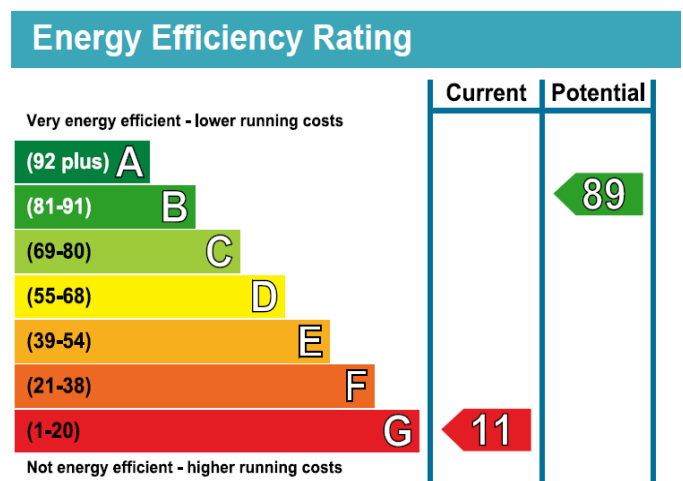
Outline Planning Permission for 9 dwellings was granted by Allerdale Borough Council on 20th October 2017 under planning reference 2/2015/0470. Any potential purchaser of Lot 1 wishing to consider developing the property should make their own enquiries direct to Allerdale Borough Council Planning department.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Energy Performance Certificate (EPC)

A full copy of the EPC can be obtained from the sole agents. The house currently lies within band G as shown below.



Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

Purchaser Registration

As part of Government Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

Solicitors

If you require any information of a legal nature, please contact the vendors solicitors:

Cartmell Shepherd Solicitors (Mark Jackson)
Montgomery Way
Rosehill Industrial Estate
Carlisle
CA1 2RW
Tel: 01228 514077
Email: mark.jackson@cartmells.co.uk

Further Photographs and Drone Footage

Additional photographs, drone footage and a virtual tour of the farmhouse and buildings can all be viewed on our website. The website address is www.ianritchielandagents.co.uk. From the Home page, select 'Properties for Sale' and then double click on the text saying 'West Farm, Newton Arlosh' which is located underneath the photograph of the farmhouse. From here you will be able to view particulars, additional photographs and the virtual tour.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. The vendors reserve the right to sell the property without notice.

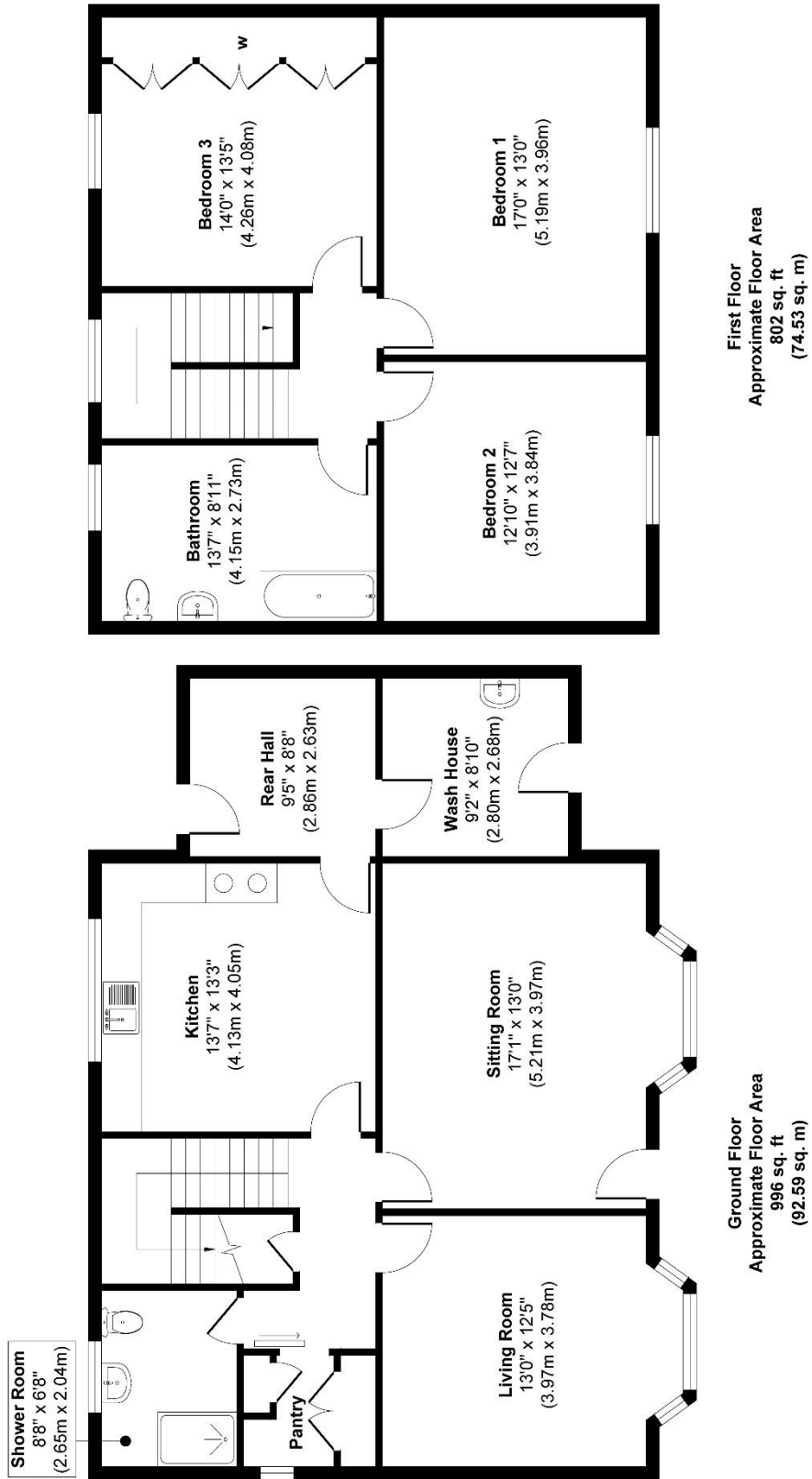
Sole Agents

Ian Ritchie Land Agents Ltd
Shannondale
Newbiggin
Penrith
Cumbria
CA11 0HT
Tel: 07885 813 686 Office: 07719 470 597
Email: ian@ianritchielandagents.co.uk

**Particulars prepared: September 2020
Photographs and drone footage taken July 2020**

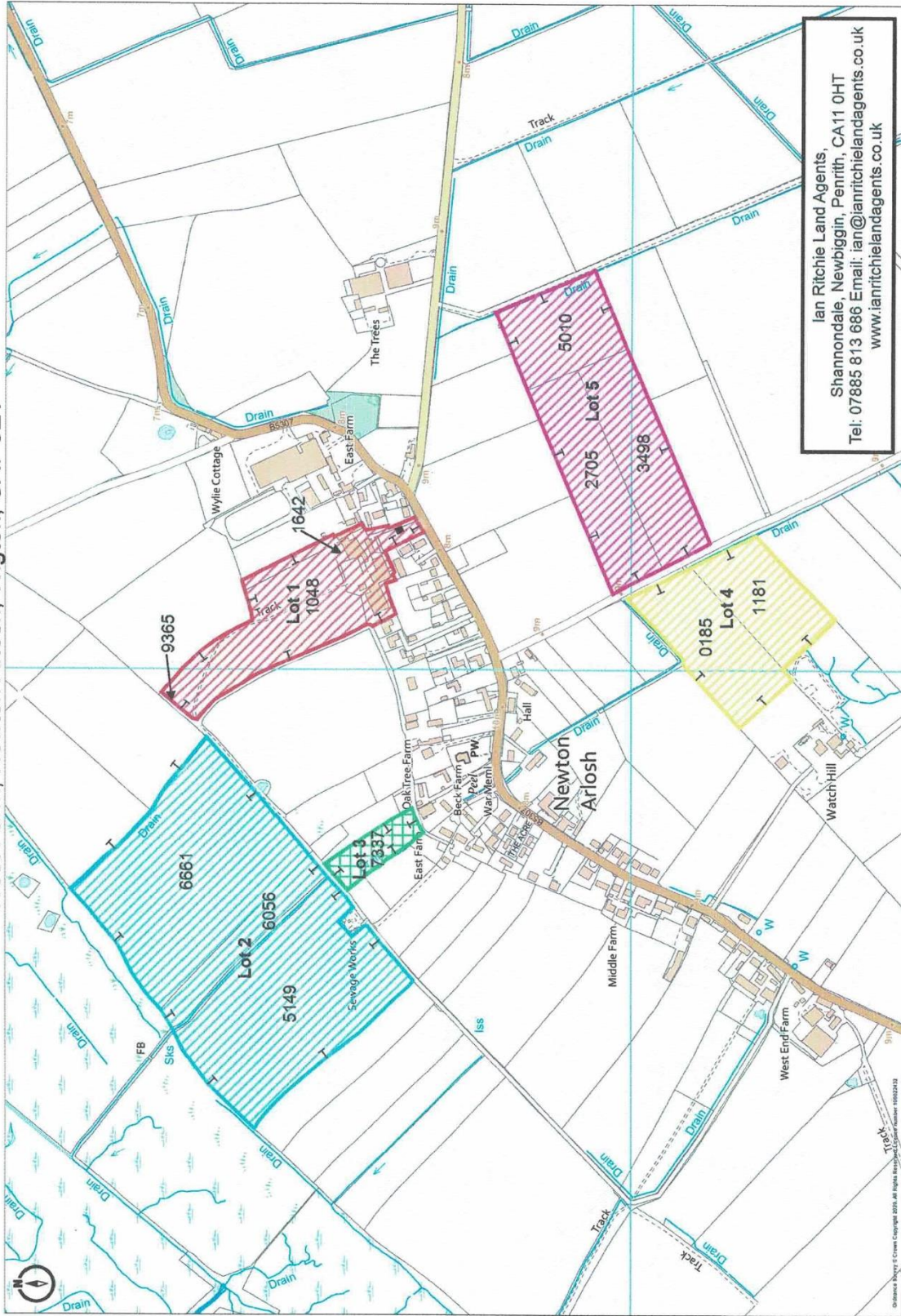
Farmhouse Floor Plan

West Farm



Approx. Gross Internal Floor Area 1798 sq. ft / 167.12 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

West Farm, Newton Arlosh, Wigton, CA7 5ET



Ian Ritchie Land Agents
 Shannondale, Newbiggin, Penrith, CA11 0HT
 Tel: 07885 813 686 Email: ian@ianritchielandagents.co.uk
www.ianritchielandagents.co.uk

West Farm, Newton Arlosh, Wigton, CA7 5ET



Promapv2
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2020. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:50000. Paper Size - A4

R Ian Ritchie
Land Agents

Ian Ritchie Land Agents
Shannondale, Newbiggin, Penrith, CA11 0HT
Tel: 07885 813 686 Email: ian@ianritchielandagents.co.uk
www.ianritchielandagents.co.uk