



Offers in the region of £600,000

Particulars of sale of:
Hill Top Farm
Nether Row
Hesket Newmarket
Wigton, Cumbria

CA7 8LA

EPC Band F

FOR SALE BY PRIVATE TREATY IN 2 LOTS OR AS A WHOLE

Hill Top Farm lies within the Lake District National Park and consists of a 3 bedroomed farmhouse, range of traditional and more modern farm buildings and agricultural land. Lot 1 is 50.37 acres and comprises of the house, buildings, and adjoining fields. Lot 2 consists of good quality agricultural land extending to approximately 4.62 acres situated approximately 0.6 of a mile due north east of Lot 1. In total the property extends to 54.99 acres or thereabouts.



Hill Top Farmyard



Lot 2

Introduction / Location:

Hill Top Farm is situated within the Lake District National Park in delightful open countryside on the southern flanks of the hamlet of Nether Row. The property has views overlooking the northern fells of the Lake District. The property is a short drive from the village of Caldbeck and is less than 16 miles from Carlisle and 9 miles from Wigton. The property is a traditional stone built rendered farmhouse. The ground floor is extremely cosy with a lovely country feel and benefits from a sitting room with multi-fuel stove, kitchen with modern kitchen units, shower room with modern shower, wash handbasin and WC and entrance/cloak room. The first floor has three generous double bedrooms. UPVC external doors and a mixture of UPVC and wooden double-glazed units throughout.

Directions:

From the centre of Caldbeck, at the Odd Fellows Arms, follow signpost for Uldale and Keswick B5299. Proceed for 0.2 miles and turn left at Fell View Primary School. Follow the road for 0.4 miles. At the junction turn left signposted Hesketh Newmarket. Continue for 0.1 miles and take the first right signposted Nether Row. Follow the road for 0.6 miles into the hamlet of Nether Row. Fork left onto the hardcore access drive which leads directly to the property.

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@ianritchieandagents.co.uk.

Lot 2 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 2 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-built construction and is part rendered under a slate roof. It has a mixture of UPVC and wooden double-glazed units. It can be described as follows:

Ground Floor

Main Door into Porch

1.18m x 2.13m with UPVC front door under a slate roof. Window with views to front elevation. Tiled floor. Wooden door to hallway.

Hallway

Laminate flooring with a lovely red brick wall feature leading down two steps to kitchen area.

Living Room

4.53m x 4.20m with carpet flooring. Multifuel stove which heats hot water and radiators. Windows to front and rear elevation. Understairs fitted cupboard. Door through to Dining Room.

Dining Room

3.30m x 4.00m with open fire and UPVC door to front elevation.

Shower Room

1.83m x 2.53m. Part tiled with modern wash basin with built in storage unit and W.C. Fully tiled shower unit.

Kitchen/Diner

Open plan kitchen/diner measuring 4.40m x 2.26m. Fitted wall and floor units. Stainless steel sink unit with views overlooking the garden. Part tiled walls. Carpeted throughout.



Living Room



Dining Room



Entrance Hall



Kitchen/Dining Area

First Floor

Access to the 1st Floor is taken from the hall adjacent to the main door.

Bedroom 1

4.39m x 4.47m. Large Double. Double glazed window. Carpeted throughout.



Bedroom 1

Bedroom 2

3.79m x 3.40m. Double. Double glazed window. Airing cupboard and separate built in store cupboard. Carpeted throughout.

Bedroom 3

4.57m x 3.58m. Large double. Double glazed window. Carpeted throughout.

Outside

The garden to the rear of Hill Top Farm has a flower bed border with the remaining area consisting of mainly lawn and a path of loose chippings.

Outside WC

Attached to the south east gable end of the property is a stone built, rendered outhouse under a slate roof with WC and wash hand basin.

Services

The property benefits from mains electricity. It has its own private water supply. Drainage is to septic tank. The telephone is installed subject to British Telecommunications regulations

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 £1782.14.



Shower Room

Buildings - Lot 1

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

Attached to house – Former Byre of traditional stone-built construction under a slate roof now used as a coal shed and workshop. Fully lofted. Subject to any necessary planning or building regulations approval this barn could be used to extend the accommodation in the farmhouse at both ground and first floor levels.

Separate Barn of traditional stone-built construction under a sandstone flag roof. The former hay barn is now converted to cattle loose boxes. Galvanised feed barriers with locking yokes.

Lean-to to end elevation of stone-built construction under a slate roof. Used as garage.

Lean-to to rear elevation concrete block walls under corrugated steel sheeted roof. Consisting of loose box and 8 stall byre.

Former Milking Byre - 16 Stall Byre concrete block construction under asbestos cement roof.

Former Cooling House of concrete block construction under asbestos cement roof. Now used as a feed store.

Cattle Loose Box of concrete block construction under mono pitched box profile steel sheeted roof. Tubular steel feed barriers.

Nissan Hut concrete block walls. Used as a sheep shed.

Land – Lot 1

In total to include the area occupied by the farmyard, access drive etc Lot 1 extends to 50.37 acres (20.39 hectares) or thereabouts. The land adjacent to the farmyard is good quality in bye land with field number 5026 consisting of rough grazing which adjoins Caldbeck Common. Field 5026 is classified as access land under the Countryside Rights of Way Act 2000.

LOT 1	Ha	Ac
Farmyard	0.15 (est)	0.37 (est)
4561	0.10	0.25
4761	0.02	0.05
4758	0.07	0.17
4557	0.03	0.07
4452	0.44	1.09
4447	0.30	0.74
4968	0.77	1.90
5258	1.26	3.11
5748	2.34	5.78
5026	14.91	36.84
TOTAL	20.39	50.37

Lot 2

Lot 2 extends to 4.62 acres (1.87 hectares) or thereabouts. The Lot is accessed from a shared access lane as shown on the attached sale plan. The two field enclosures are in good heart, are sown down to permanent pasture but do not have a mains water supply.

LOT 2	Ha	Ac
6439	0.70	1.73
5937	1.17	2.89
TOTAL	1.87	4.62

AS A WHOLE	Ha	Ac
TOTAL	22.26	54.99

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 of sale.

Basic Payment Scheme (BPS)

All the agricultural land has been used by the vendors to claim BPS for the 2021 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 2021.

Entitlements for the BPS 2022 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 of Lot 2 does 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.

Entitlements to be transferred to each Lot will be as follows:

Lot 1 – 20.02 SDA Entitlements
Lot 2 – 1.86 SDA Entitlements

Fell Rights

The property has Fell Rights on Caldbeck Common for 216 sheep or 54 cattle or 27 ponies. The Fell Rights are only used for Basic Payment Scheme purposes and are not physically used to graze animals on the common. A preliminary apportionment has been prepared (but not agreed with Cumbria County Council) and it is proposed to include in the sale of Lot 1 a total of 197.94 sheep grazing rights and with the sale of Lot 2 a total of 18.06 sheep grazing rights.

In addition to the above a preliminary apportionment of Basic Payment Scheme English Moorland Entitlements has also been prepared and it is proposed to transfer a total of 43.07 EMOR Entitlements with Lot 1 and 3.93 EMOR Entitlements with Lot 2. Please be advised that these apportionments are provisional and maybe subject to change.

Ingoings

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

Matters of Title

The property is sold subject to all existing burdens (footpaths, bridleways, 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 F as shown below.

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	

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 (Emma Blamire & Mark Jackson)
Montgomery Way
Rosehill Industrial Estate
Carlisle
CA1 2RW
Tel: 01228 514077
Email: emma.blamire@cartmells.co.uk
mark.jackson@cartmells.co.uk

Further Photographs and Drone Footage

Additional photographs, drone footage and a virtual tour of the farmhouse, buildings and land 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 click on the text saying 'Hill Top Farm' which is located to the right of the photograph of the farmhouse. From here the particulars, additional photographs and the virtual tour of the property can be downloaded and viewed.

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.

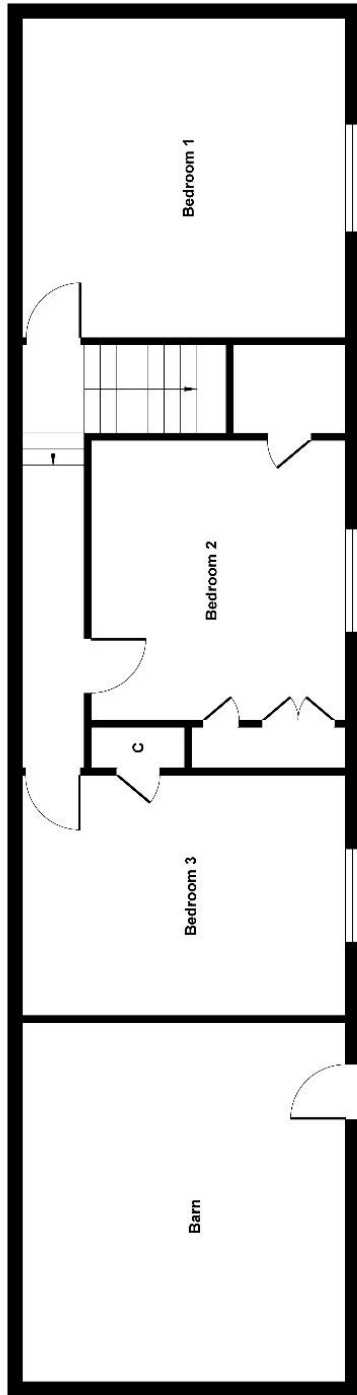
Sole Agents

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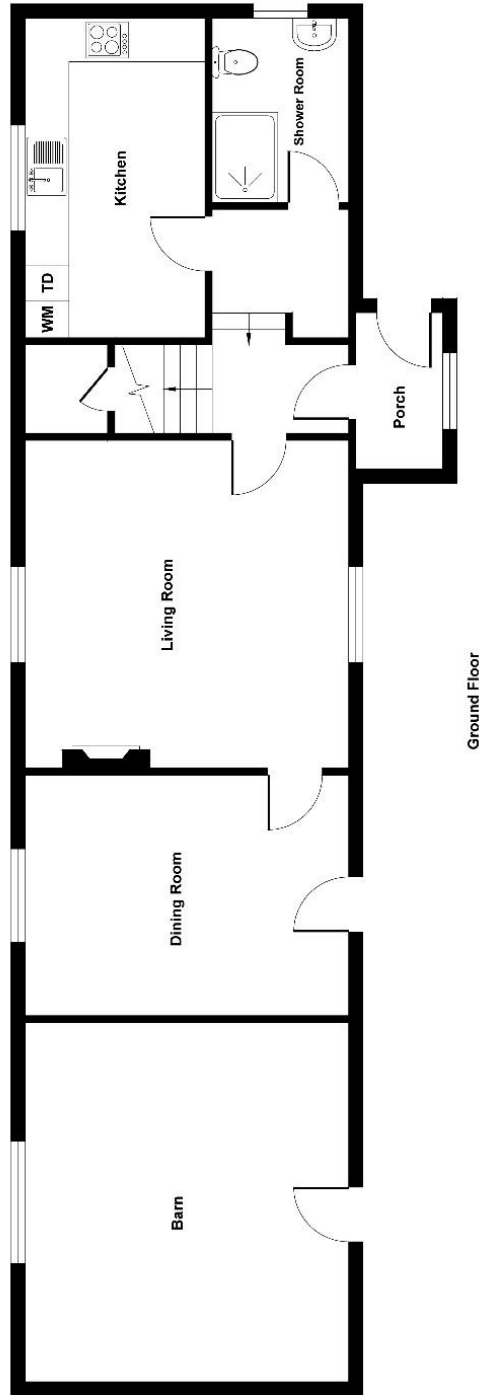
Particulars prepared: June 2021
Photographs and drone footage taken May 2021

Farmhouse Floor Plan

Hill Top Farm



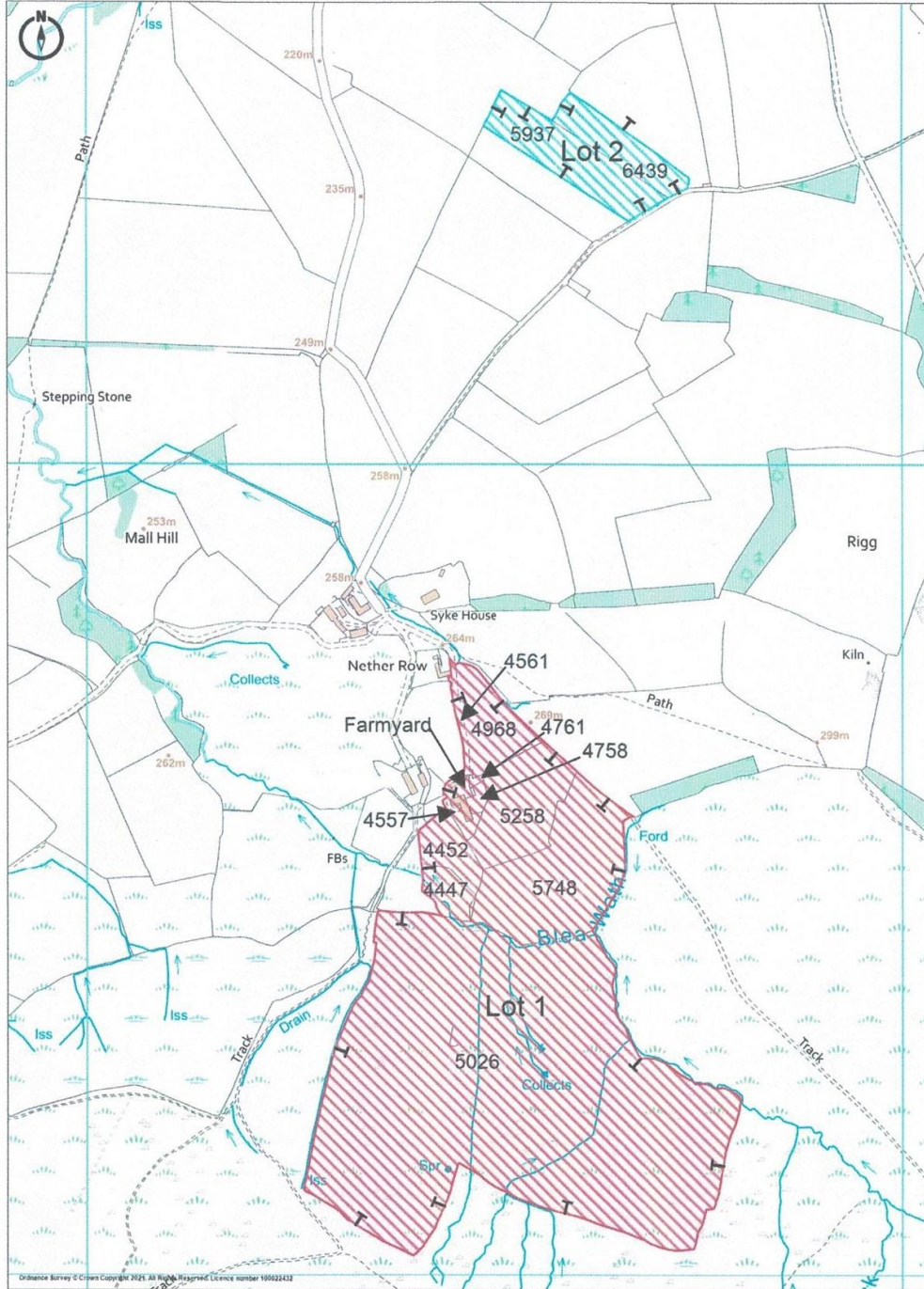
First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Hill Top Farm, Nether Row, Hesket Newmarket, Wigton, CA7 8LA



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LANDMARK INFORMATION

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Plotted Scale - 1:7500, Paper Size - A4

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Land Agents

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