



Particulars of sale of:

Newtown Farm

Newtown, Blackford

Carlisle

CA6 4ET

Newtown Farm, Newtown, Blackford

Carlisle, Cumbria CA6 4ET

A FORMER DAIRY FARM WITH A LARGE GRADE II LISTED FARMHOUSE, SEPARATE BUNGALOW AND FORMER COTTAGE WITH POSSIBLE PLANNING POTENTIAL

Carlisle 3 miles – Longtown 5 miles – Penrith 25 miles
(all distances are approximate)

Farmhouse with 4 reception rooms, 6 bedrooms and 2 bath/shower rooms.

Livestock buildings with redundant parlour,
cubicle housing,
silage pits and slurry towers.

Traditional courtyard buildings.

Separate 2/3 Bedroom Bungalow known as Broadacres

Former Cottage known as Jocks Cottage

Extending as a Whole to approximately 311.29 acres (125.98 hectares) or thereabouts

FOR SALE IN 9 LOTS, A COMBINATION OF LOTS OR AS A WHOLE



Introduction / Location:

Newtown Farm is situated in the delightful village of Newtown which is also sometimes referred to as Newtown of Rockcliffe. The property is 2 miles north of Junction 44 (Carlisle North) of the M6 Motorway, not far from the border with Scotland. The village has a Primary School and Church which are located close to the property.

Directions:

Leave the M6 at Junction 44 and take the A7 north signed for Hawick and Galashiels. Proceed for approximately 1.5 miles before turning left signed for Newtown. Proceed past the church and school (on the right), Broadacres (Lot 7) is the first property on the right-hand side. Continue past Broadacres, over a bridge and Newtown Farm is on the right.

The What3words location of Newtown Farm (Lot 1) is: hopefully.prefer.suspend

The What3word location of Broadacres (Lot 7) is: survive.basically.grapes

Viewing

Viewing of farmhouse and buildings (Lot 1), Broadacres (Lot 7) and Jocks Cottage (Lot 9) 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@ianritchie.landagents.co.uk.

The Sole Agents may decide to hold viewing days for the property which will be advertised in advance.

Lots 2, 3, 4, 5, 6 and 8 can be viewed on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

Method of Sale

The property will be offered for sale by private treaty in 9 Lots, combination of 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.

Summary of Property

Lot 1 - Guide Price - £750,000

Consists of the Grade II Listed Farmhouse with 4 reception rooms, 6 bedrooms, bathroom, shower room, a range of traditional and modern buildings together with land extending in total to 25.06 acres (10.14 ha) or thereabouts.

Lot 2 - Guide Price - £595,000

Land adjoining Lot 1 extending to 78.41 acres (31.73 ha) or thereabouts.

Lot 3 - Guide Price - £460,000

Land extending to 57.66 acres (23.34 ha) or thereabouts. Situated opposite Lot 2.

Lot 4 - Guide Price - £480,000

Land extending to 56.06 acres (22.69 ha) or thereabouts adjoining Lot 3.

Lot 5 - Guide Price - £480,000

Land extending to 65.46 acres (26.49 ha) or thereabouts adjoining Lot 4.

Lot 6 - Guide Price - £155,000

Land extending to 19.40 acres (7.85 ha) or thereabouts with roadside frontage, opposite Lot 5.

Lot 7 - Guide Price - £400,000

Broadacres – 2/3 bedroomed bungalow in open countryside with off road parking, garden and garage together with land extending as a Whole to 8.08 acres (3.27 ha) or thereabouts. The property is suitable for a number of uses and would be ideal for equestrian use.

Lot 8 - Guide Price - £30,000

A single field enclosure in the middle of the village extending to 0.94 acres (0.38 ha). The field has roadside frontage and would make an excellent pony paddock. We understand that the field is affected by a covenant preventing building on this land.

Lot 9 - Guide Price - £50,000

Jocks Cottage – Former cottage with adjoining orchard extending in total to 0.22 acres (0.09 ha) or thereabouts. The property may be suitable to redevelop for residential use or as a holiday cottage subject to any necessary planning consents required.

Guide Price as a Whole: £3,400,000

Lot 1 – Farmhouse, buildings and land

The farmhouse at Newtown Farm is a Grade II listed building with a date stone of 1743. The Historic England List Entry number is 1087609. It is of brick and stone construction under a slate roof, providing spacious accommodation over two floors.

The ground floor benefits from 4 reception rooms, kitchen with oil-fired AGA, hallway, walk-in pantry and understairs cupboard. Shower room with wash handbasin and WC.

The first floor has five good sized bedrooms and a former Hired Lads room providing either a sixth bedroom or games/hobby room, family bathroom with wash handbasin, WC and bath with overhead shower unit

The house has ample parking in the farmyard at the rear of the property.

The farm buildings are conveniently situated to the rear elevation of the farmhouse. Some of the traditional buildings may be suitable for conversion to residential units, holiday lets or other alternative uses (subject to any necessary planning consents).

Lot 1 is sold subject to an overage clause – please see separate paragraph later in these particulars.

Ground Floor

Kitchen

5.50m x 3.34m. Floor and wall units. Double sink with drainer and mixer taps. Oil fired AGA. Ceiling hooks.

Sitting/Dining Room

5.28m max x 5.52m max. Electric fire, electric radiator, carpet flooring. Ceiling hooks.

Snug/Office

2.75m x 3.75m. Carpet flooring.

Walk in Pantry

2.22m x 3.04m max. Sandstone sconces.

Downstairs Shower Room

2.71m max x 3.55m max. Shower cubicle, WC and wash handbasin. Electric heated towel rail. Electric fan heater. Part tiled. Carpet flooring.

Hallway

Electric storage heater, carpet flooring. Access to front and side doors. Understair cupboard.

Lounge

4.30m x 4.32m max. Fireplace, electric storage heater, carpet flooring.

Music Room/Sitting Room

4.30m x 3.77m max. Fireplace, electric storage heater, carpet flooring.



First Floor

Bedroom 1

Large Double Room. 5.64m max x 4.31m. Tiled fireplace, carpet flooring.

Bedroom 2

Double Room. 3.75m max x 4.30m. Fireplace, carpet flooring.

Bedroom 3

Double Room. 3.76m x 4.47m. Electric storage heater, carpet flooring.

Bedroom 4

Large Single Room. 3.84m x 2.78m. Carpet flooring.

Bedroom 5

Double Room. 5.28m x 3.58m max. Carpet flooring. Access through to former Hired Lads room.

Bedroom 6 (Former Hired Lads Room)

Double Room. 5.52m x 3.37m max. Suitable for use as a games or hobby room.

Bathroom

1.83m max x 3.81m max. 3-piece suite with shower over bath. Part tiled. Airing cupboard.



Outside

To the front elevation of the farmhouse is a small lawned area. The rear elevation of the farmhouse opens onto the working farmyard and is also attached to buildings in agricultural use at both gables.

Services

The property benefits from a mains water supply and mains electricity. The vendors believe that drainage is to septic tank. Please note that no formal investigation has been carried out as to the operation of the septic tank. This may not meet current General Binding Rules 2020 and the property is being sold on this basis.

Council Tax

We understand that Carlisle City Council has scheduled the property as lying within Band E.



Buildings

The farm buildings are of both traditional and modern construction. They are situated adjacent to the farmhouse and can be described as follows:

Traditional Building of Brick Construction under a slate roof attached to the northern gable end of the house comprising:

- a) Garage – Lofted
- b) Garage – Lofted

Traditional Building of Brick Construction under a slate roof lying on two story's attached to the eastern gable of the farmhouse. The building is a former threshing barn and is part lofted. It is currently used for general purpose storage.

Adjoining Gin Case of brick construction under a slate roof used as farm workshop.

Brick Built Building under asbestos cement roof – a former 32 stall byre now used for the storage of fencing materials and other general-purpose storage.

Two Story Traditional Range of brick construction under slate and box profile roof with external stone and brick staircase comprising:

- a) Crusher/bagger shed – Lofted.
- b) General Store – Lofted.
- c) Loose Box – Lofted.
- d) Loose Box – Lofted.
- e) Former 12 Stall Byre – Lofted.
- f) Stable – Lofted.

Further Traditionally Constructed Building of brick construction under a mixture of slate and asbestos cement rooves. The building is a former byre which has been subsequently converted to cubicle accommodation which connects through to a covered cow collecting yard which then leads through to a redundant 20:20 herringbone parlour fitted with cake loft above.

Adjoining Building of Brick Construction under slate roof being used as a veterinary medicine store, milking parlour engine house and former bulk tank room.

Adjoining Single Story Building of brick construction under slate roof consisting of 3 cattle loose boxes.

8-Bay Dutch Barn used as covered cattle feeding area with two full length lean-to's of timber framed construction under corrugated steel sheeted roof. The lean-to's were formerly used as cubicle sheds and are currently being used for general purpose agricultural storage. Cubicles have been removed.

2-Bay Steel Portal Framed Extension to above mentioned dutch barn with adjoining lean-to's. Buildings have corrugated steel sheeted rooves and were used as cubicle accommodation and as a covered feeding area. Cubicles have been removed.

10-Bay Lean-To Cubicle Shed of steel and timber framed construction providing accommodation for 75. Corrugated steel sheeted roof.

11-Bay Cubicle Shed of steel and timber framed construction under corrugated monopitch steel sheeted roof with feeding stance, providing accommodation for 36.

3 Ring Above Ground Slurry Storage Tower

5 Ring Above Ground Slurry Storage Tower

7-Bay Hay Barn of timber pole construction under corrugated steel sheeted roof with full length lean-to of timber construction clad with corrugated steel sheeting. Stone floor.

2 Adjoining Open Air Silage Pits with a mixture of timber and concrete sleeper walls. The tyres currently located in the silage pits will be disposed of prior to completion of sale.

15-Bay Steel Framed Building under asbestos cement roof and asbestos cement cladding above concrete block walls. 10 bays are being used for cattle loose housing and feeding with the remaining 5 bays being used for general purpose storage of crop and machinery.

Please note: Any agricultural machinery within the buildings is specifically excluded from the sale and will be removed prior to completion of sale.

Land

Lot 1 extends in total to 25.06 acres (10.14 ha) or thereabouts to include the farmyard, access lane, former railway line and agricultural land. Each of the field enclosures are sown down to permanent pasture. The Lot benefits from a shared mains water supply.

Guide Price - £750,000

LOT 1	Ha	Ac
Farmyard	0.99	2.45
9463	0.04	0.10
1252	0.23	0.57
0957	0.16	0.40
0661	0.15	0.37
1549 pt a	0.28 (est)	0.69 (est)
0769	2.06	5.09
8982	6.17	15.25
Lane	0.06 (est)	0.14 (est)
TOTAL	10.14	25.06

Lot 2

Lot 2 is situated adjacent to lot 1 and extends to 78.41 acres (31.73 ha) or thereabouts to include approximately 0.67 acres (0.27 ha) of former railway and hardcore track. The Lot is watered with a shared mains water supply and is accessed from the council highway over a good quality hardcore track. All of the agricultural land is currently sown down to permanent pasture.

Guide Price - £595,000

LOT 2	Ha	Ac
1549 pt b	0.11 (est)	0.27 (est)
1748	0.02	0.05
Lane	0.16 (est)	0.40 (est)
3362	3.73	9.22
2274	3.05	7.54
3784	6.08	15.02
2408	8.17	20.19
3835	10.41	25.72
TOTAL	31.73	78.41

Lot 3

Lot 3 is situated opposite Lot 2 and adjacent to Lot 4 as shown on the sale plan. It has roadside frontage on part of its northern boundary. In total the Lot extends to approximately 56.66 acres (23.34 ha) and includes approximately 1.68 acres (0.68 ha) of former railway line. The land is sown down to permanent pasture and has a shared mains water supply.

Guide Price - £460,000

LOT 3	Ha	Ac
1549 pt c	0.68 (est)	1.68 (est)
2932	10.24	25.30
5729	6.48	16.01
3413	4.15	10.25
1303	1.79	4.42
TOTAL	23.34	57.66

Lot 4

Lot 4 is situated adjoining Lot 3 and Lot 5. The six field enclosures are all sown down to permanent pasture and extends in total to 56.06 acres (22.69ha) The Lot has roadside frontage along its northern boundary and benefits from a shared mains water supply.

Guide Price - £480,000

LOT 4	Ha	Ac
0332	5.09	12.58
9448	0.75	1.85
8931	5.72	14.13
0110	1.81	4.47
7427	5.19	12.82
5825	4.13	10.21
TOTAL	22.69	56.06

Lot 5

Lot 5 lies in three field enclosures with roadside frontage along part of its northern and western boundaries. It extends to 65.45 acres (26.49 ha) or thereabouts, has a shared mains water supply and joins Lot 4.

Guide Price - £480,000

LOT 5	Ha	Ac
3319	6.05	14.95
5495	9.45	23.35
8595	10.99	27.16
TOTAL	26.49	65.46

Lot 6

Lot 6 consists of two adjoining fields extending in total to 19.40 acres (7.85 ha) or thereabouts. The Lot has a shared mains water supply and has roadside frontage along its western and southern boundaries.

Guide Price - £155,000

LOT 6	Ha	Ac
2443	3.61	8.92
4048	4.24	10.48
TOTAL	7.85	19.40

Lot 7 - Broadacres

Broadacres is a 2/3 bed roomed bungalow situated in a rural setting with open views over the adjoining countryside. The property is rough cast under a slate hipped roof with UPVC windows and UPVC rear door. The accommodation includes: Living room, dining room/third bedroom, kitchen, hallway, bathroom and two double bedrooms. The bungalow has its own driveway with off road parking, surrounding garden area and garage and is offered for sale with the adjoining field which extends to 7.86 acres (3.18 ha) or thereabouts.

The property is sold subject to an overage clause – please see separate paragraph.



Sitting Room

3.91m max x 5.37m max. Dual aspect with bay window. Open fire, radiator, carpet flooring.

Dining Room/Bedroom 3

4.28m max x 3.52m max. Open fire, carpet flooring.

Kitchen

2.90m x 3.77m. Floor and wall units. Sink with drainer. Worktops. Beko Cooker. Plumbed for washing machine. Pantry.

Bedroom 1

Double Room. 4.98m x 3.92m max. Bay window, tiled fireplace, carpet flooring.

Bedroom 2

Double Room. 3.81m x 3.03m. Laminate flooring.

Bathroom

2.08m max x 2.60m max. 3-piece suite with shower over bath. Part tiled, cupboard, wooden flooring.

Outside

To the front of the bungalow is a garden laid down to lawn and flower beds. Gravelled areas to the front and side elevation for parking which leads to a garage/general store. Further lawned areas are located to the side and rear of the property.

The bungalow is offered with the adjoining field as shown on the sale plan. The field is currently sown down to permanent pasture and extends to 7.86 acres (3.18 ha) or thereabouts.

Services

The property benefits from a shared mains water supply and mains electricity, oil fired central heating, double glazing and septic tank drainage. Please note that no formal investigation has been carried out as to the operation of the septic tank. This may not meet current General Binding Rules 2020 and the property is being sold on this basis.

Council Tax

We understand that Carlisle City Council has scheduled the property as lying within Band C.



Guide Price - £400,000

LOT 7	Ha	Ac
Broadacres	0.09 (est)	0.22 (est)
4155	3.18	7.86
TOTAL	3.27	8.08

Lot 8

Lot 8 is a single field enclosure situated in the village extending to 0.94 acres (0.38 ha) or thereabouts. The field has roadside frontage and would make an excellent pony paddock. We understand it is affected by a covenant preventing building on this land. The property is sold subject to an overage clause – please see separate paragraph.

Guide Price - £30,000

LOT 8	Ha	Ac
8153	0.38	0.94
TOTAL	0.38	0.94



Lot 4

Lot 9 – Jocks Cottage

Former Cottage with adjoining orchard extending in total to 0.22 acres (0.09 ha) or thereabouts. The property may be suitable to redevelop for residential use subject to any necessary planning consents required. Please note that the Lot is **not** subject to any overage clause. The property is sold without any services.



Guide Price - £50,000

LOT 9	Ha	Ac
Jocks Cottage	0.01	0.02
9852	0.08	0.20
TOTAL	0.09	0.22



Lot 7



Lot 1

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. 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.

Basic Payment Scheme (BPS)

All of the agricultural land has been used by the vendors to claim BPS for the 2022 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 2022.

Entitlements for the BPS 2023 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 £250 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 Lot 7 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 number of entitlements to be transferred to each Lot will be as follows:

- Lot 1 – 9.05 Entitlements
- Lot 2 – 31.57 Entitlements
- Lot 3 – 23.34 Entitlements
- Lot 4 – 22.69 Entitlements
- Lot 5 – 26.49 Entitlements
- Lot 6 – 7.85 Entitlements
- Lot 7 – 3.18 Entitlements
- Lot 8 – No Entitlements
- Lot 9 – No Entitlements

Access Arrangements Affecting Lots 1, 2 and 3

Lot 2 is to have a right of access over the track marked A-B on Lot 1.

Lot 3 is to have a right of access over the track marked A-B-C over Lots 1 and 2.

Ingoings

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

Overage/Clawback Clause

Lot 1, Lot 7 and Lot 8 are sold subject to an overage clause lasting for a 20-year period from completion of sale. A payment of 30% of the increase in value of the property above agricultural value will be payable to the vendors if any residential development occurs. The trigger for the overage will be on grant of planning approval or at the point of any material change of use of the land for residential purposes. The overage clause would not be triggered by the construction of an agricultural building but would be by any type of house. The purchaser(s) will be responsible for the vendors legal fees. Further details on the clause are available from the vendors solicitors by specific request. For the avoidance of doubt Jocks Cottage (Lot 9) is **not** subject to the overage clause.

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)

The Farmhouse on Lot 1 is Listed and is therefore exempt from providing an EPC.

Broadacres (Lot 7)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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 Anti-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:

Atkinson Ritson Solicitors (Chris Porter)
15 Fisher Street
Carlisle
CA3 8RW
Tel: 01228 525221
Email: chris_p@atkinsonritson.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 'Newtown Farm' which is located next to 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.

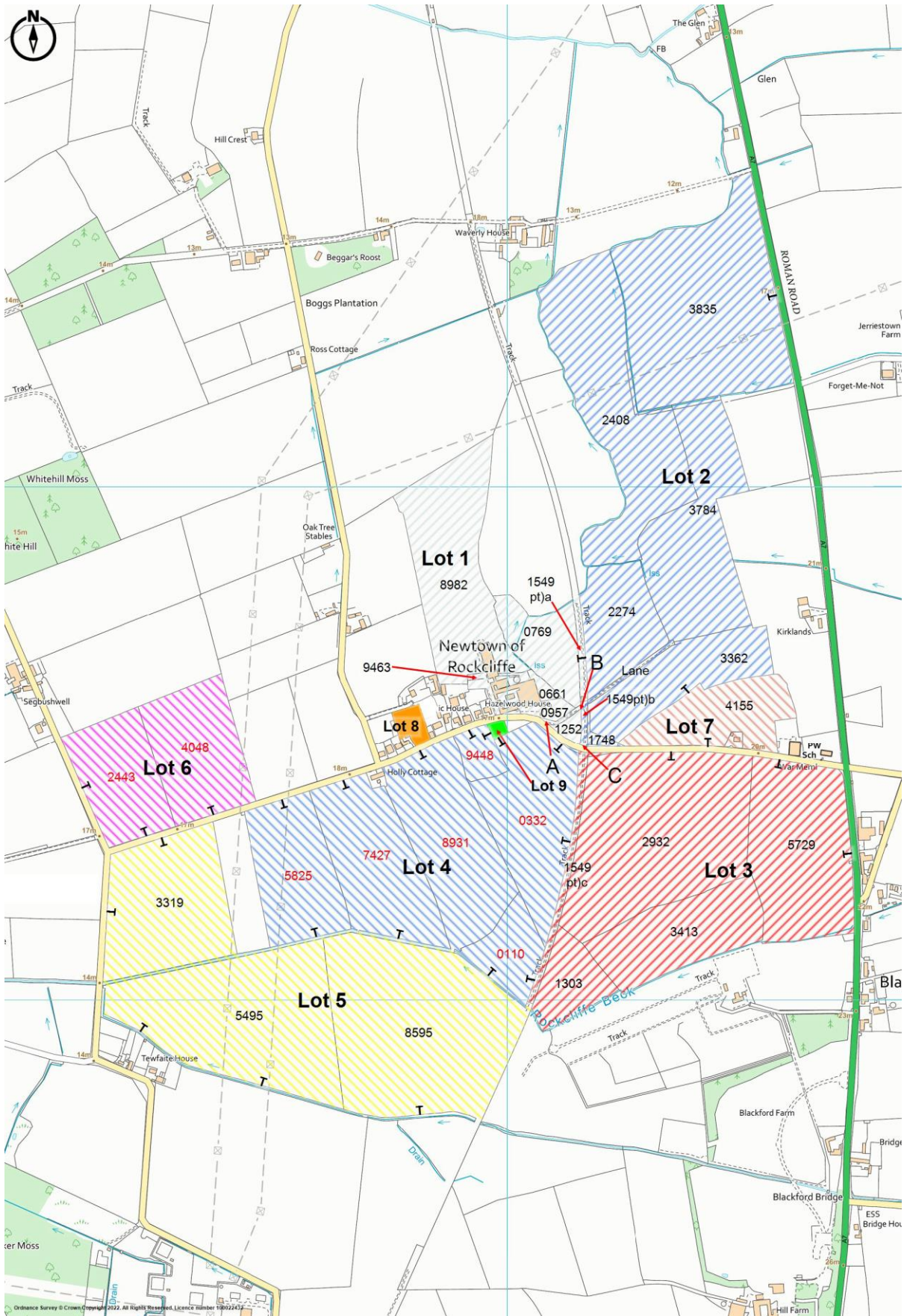


Sole Agents

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Particulars revised: August 2022
Photographs taken June 2021 and 2022
Drone Footage taken June 2021

Sale Plan - Newtown Farm, Newtown, Blackford, Carlisle CA6 4ET



Location Plan – Newtown Farm, Newtown, Blackford, Carlisle CA6 4ET

