



Guide Price £650,000

Particulars of sale of:

Braemar
How Mill, Carlisle
Cumbria
CA8 9JU

EPC Band F

FOR SALE BY PRIVATE TREATY

Braemar is a delightful Dorma bungalow set in its own spacious grounds in open countryside approximately 3 miles due southwest of the market town of Brampton, together with buildings and land extending to 4.52 acres (1.83 ha) or thereabouts as a Whole. The property is suitable for a variety of uses subject to any necessary planning permission for change of use.

Introduction / Location:

Braemar is situated in delightful open countryside approximately 3 miles due southwest of Brampton close to the desirable villages of Hayton and How Mill. The property is a brick built Dorma bungalow under slate rooves and provides comfortable accommodation on two floors.

The property has stood empty for several years and needs modernisation but has tremendous potential to become an extremely desirable property.

To the outside are spacious grounds, several large multipurpose buildings and adjoining paddocks, with additional land available by separate negotiation. The property is therefore suitable for numerous uses and will appeal to anyone looking for a secluded property with land attached.

Directions:

From the north or south, leave the M6 at Junction 43 and take the A69 following signposts for Newcastle and Hexham. Continue into the village of Warwick Bridge past the fuel station. Turn right signed Castle Carrock and Heads Nook at the crossroads / traffic lights. Proceed approximately 50m before turning left signed Hayton, Castle Carrock and How Mill Station. Continue along this road for 1.6 miles before taking the fourth turning on the right. Continue into the village of How Mill for approximately 0.2 miles before turning left at the T junction and then turning immediately right following signposts for Faugh. Continue for a further 0.1 miles before turning onto the second driveway on the left-hand side. Braemar is located at the end of the driveway.

Main Workshop, Former Piggery and Machinery Sheds



Viewing

Viewing of the property 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.

Method of Sale

The property will be offered for sale by private treaty 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.

Guide Price

The property has a guide price of £650,000 for the bungalow, buildings and land extending as a Whole to 4.52 acres (1.83 ha) or thereabouts.

General Description

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

Ground Floor

Open Porch with Main Entrance Door

Hallway

1.79m x 4.14m with wooden entrance door to side elevation. Fitted cupboards. Carpet flooring.

Living Room

6.95m max x 5.31m max. A very light and spacious room with two large windows overlooking the garden area to the front. Sandstone fireplace with log burner and feature drinks bar. Carpeted throughout.



Bathroom

2.68m x 2.60m. The bathroom has a 'wet room' style gravity fed shower enclosure, 4-piece bathroom suite featuring a jacuzzi bath. Towel rail. Tiled walls and flooring.



Kitchen/Diner

Spacious dining area measuring 4.97m max x 5.73m max. Featuring an Oil-fired AGA making this room very warm and cosy. Window looking out to side elevation. Door through to Utility Room. Wooden flooring.



Back Kitchen

2.32m x 2.60m with wall and floor units. Part tiled with 1½ stainless steel sink unit and mixer tap. Electric double oven and hob. Wooden parquet flooring.



Utility Room

A very useful sized room measuring 2.10m x 3.17m complete with storage cupboards, sink and oil-fired boiler (not functioning). Also plumbed for washing machine. Tiled flooring and part tiled walls.

WC and wash handbasin

Main Hallway

4.68m max x 2.62m max with open plan staircase.

Sun Porch/Conservatory

4.68m x 3.45m max. Overlooking the front elevation of the house this room is the perfect place for relaxation. It is of brick construction with wooden framed windows and french doors under a flat felt roof and polycarbonate roof sheeting. Please be advised the roof needs to be replaced.



Bedroom 1

3.65m x 3.34m. Double room with wash handbasin. Carpeted throughout.

Bedroom 2

3.00m x 3.62m. Double room with built in cupboard. Carpeted throughout.

First Floor Accommodation

Bedroom 3

3.85m x 3.07m with vanity unit and built-in cupboard. Carpeted throughout.

Cupboard

Separate space housing hot water cylinder.

Bedroom 4

2.80m x 3.31m with built-in cupboard and drawers. Carpeted throughout.



Outside

Outside the property are extensive grounds to include sizeable lawns, terraced front garden, orchard with fruit trees, sandstone flagged areas and carparking area.

Immediately adjacent to the bungalow is a garage, adjoining workshop and former wash house.

Services

The property benefits from mains electricity, mains water and has 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. The telephone is installed subject to British Telecommunications regulations

Council Tax

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

Buildings

The buildings are of semi modern construction and in the past have been used for commercial agricultural engineering purposes. However, we understand that business rates are not payable on them. They consist of the following:

Main workshop (9.71m x 6.30m) of concrete block construction under asbestos roof.

Lean-To (9.71m x 3.90m) of similar construction.

Adjoining Former Piggery (10.71m x 7.63m) of brick and concrete block construction under asbestos roof used for storage of machinery.

Steel Framed Machinery Shed (22.20m x 8.55m) under asbestos roof with concrete floor. Used for storage of tractors.

Adjoining Shed (14.51m x 8.52m) of similar construction.

Lean-To Building (17.48m x 5.63m) adjoining the two above buildings. Stone floor, concrete block walls, asbestos roof.

Land

All of the agricultural land is currently sown down to permanent pasture and is used for the grazing of livestock. The land has a mains water supply and lies immediately adjacent to the bungalow and buildings. In total the Whole property extends to 4.52 acres (1.83 ha). The majority of the land lies on sand and is free draining and is therefore suitable for equestrian use.

LOT 1	Ha	Ac
Bungalow & Yard	0.49(est)	1.21 (est)
1949	0.36	0.89
2752	0.07	0.17
2745	0.91	2.25
TOTAL	1.83	4.52



Adjoining Land Available

Additional agricultural land and woodland lying next to the property could be made available by separate negotiation. The additional land extends to approximately 58.34 acres (23.62 ha) or thereabouts and adjoins the eastern boundary of the property.

General Remarks

Tenure

We understand that the title of the property is freehold. It 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 of sale.

Basic Payment Scheme (BPS)

All 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.

RPA rules stipulate that a minimum size for a holding to claim BPS is 5 hectares. Therefore, because the property being sold is below this threshold there are to be no Entitlements included in the sale.

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		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	23 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:

Cartmell Shepherd Solicitors
Montgomery Way
Rosehill Industrial Estate
Carlisle
CA1 2RW
Tel: 01228 516666
Email: enquiries@cartmells.co.uk

Further Photographs and Drone Footage

Additional photographs, drone footage and a virtual tour of the bungalow 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 'Braemar' which is located to the right of the photograph of the bungalow. 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.

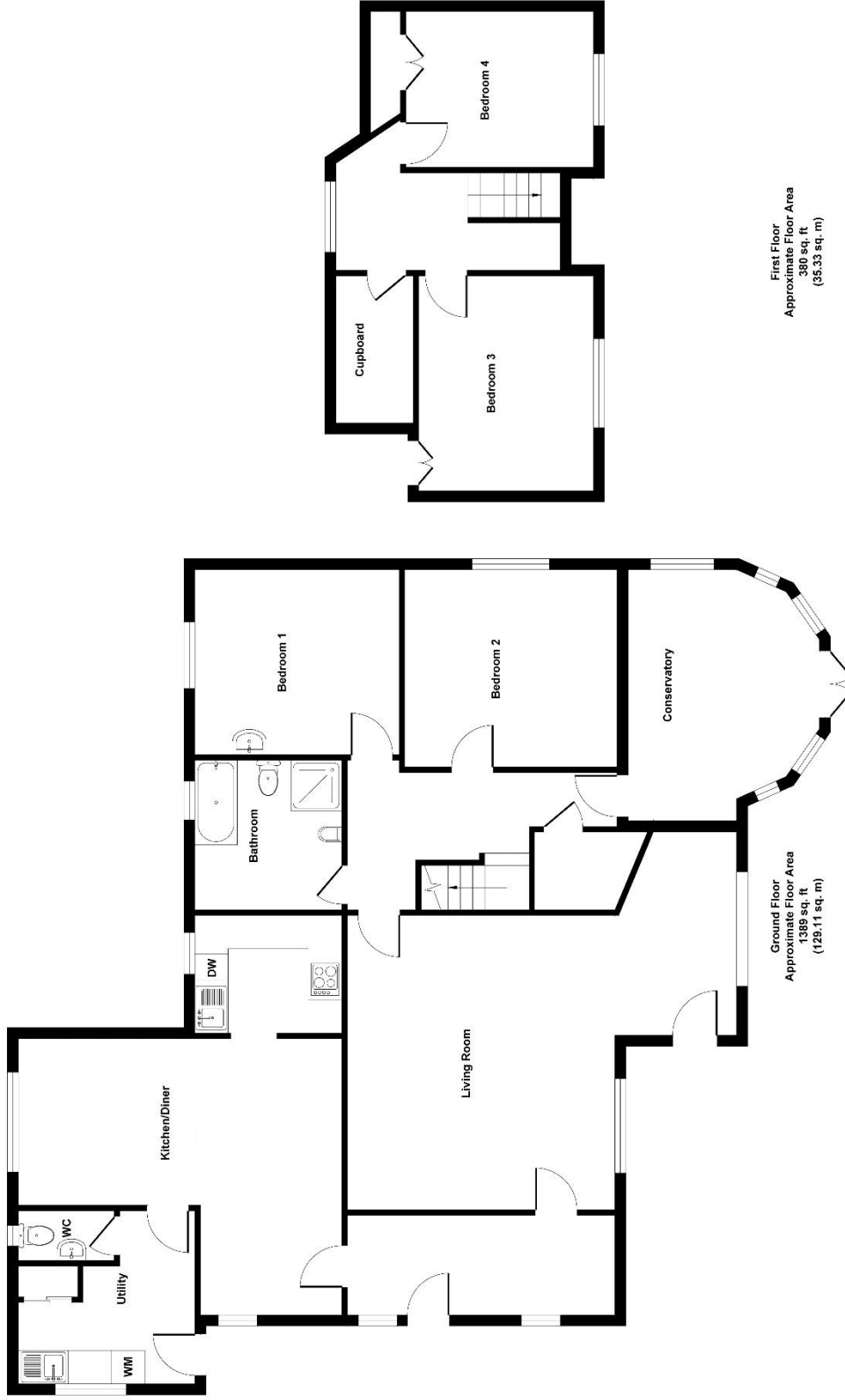


Sole Agents

Ian Ritchie Land Agents Ltd
Shannondale
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Penrith
Cumbria
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Email: ian@ianritchielandagents.co.uk

Particulars prepared: August 2022
Photographs and drone footage taken May 2022

Braemar



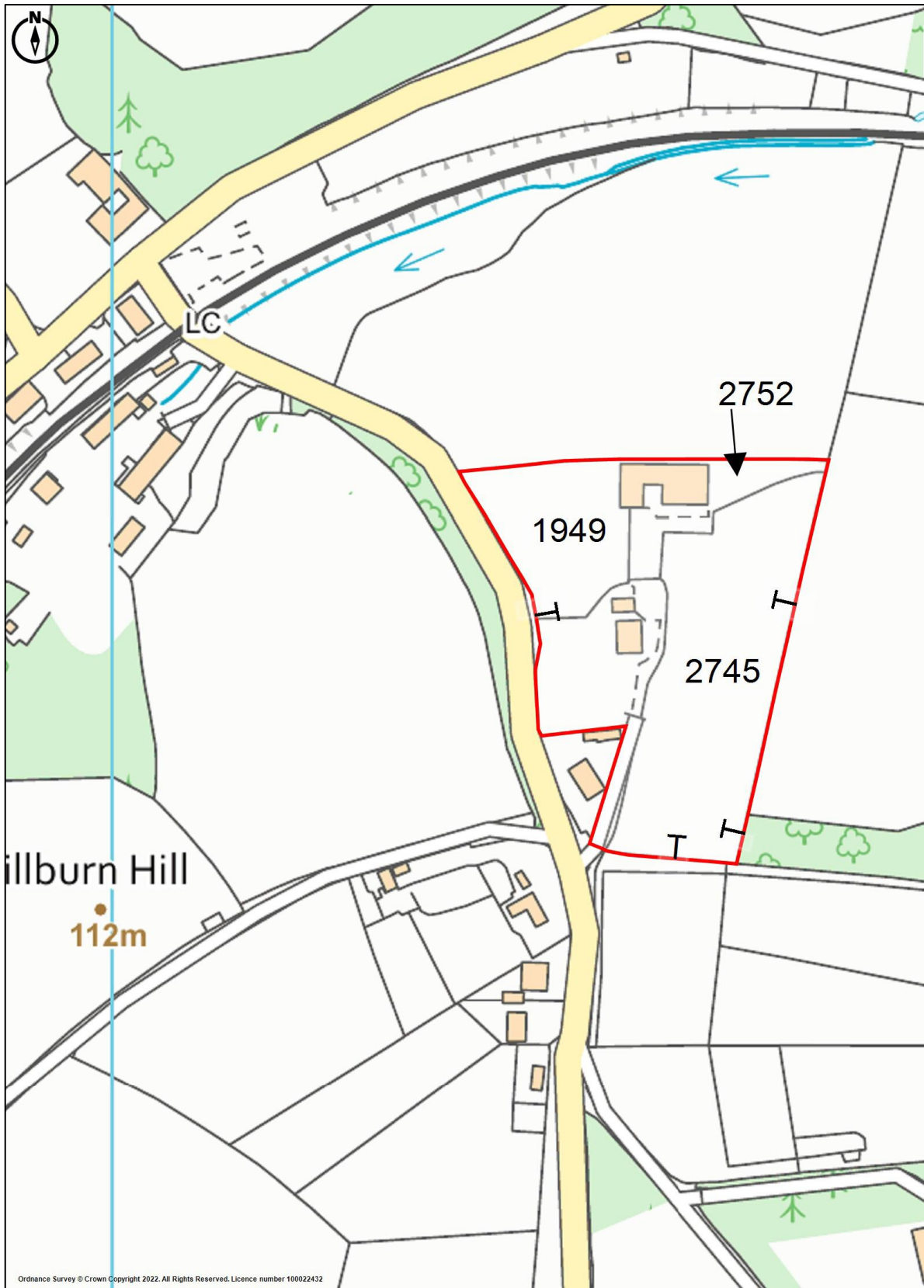
First Floor
Approximate Floor Area
390 sq. ft
(35.33 sq. m)

Ground Floor
Approximate Floor Area
1239 sq. ft
(123.11 sq. m)

Approx. Gross Internal Floor Area 1769 sq. ft / 164.44 sq. m

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

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