

REF: T26/V6

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Land Agents

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South House Farm
Soulby, Kirkby Stephen,
Cumbria
CA17 4PT

South House Farm, Soulby, Kirkby Stephen

Cumbria CA17 4PT

A LOCALLY RENOWNED AND PRODUCTIVE STOCK REARING FARM AND FORMER DAIRY FARM WITH SPACIOUS FOUR BEDROOMED FARMHOUSE, MODERN AND TRADITIONAL RANGE OF FARM BUILDINGS ALL WITHIN THE YORKSHIRE DALES NATIONAL PARK

Kirkby Stephen 4 miles – Appleby 7.5 miles – J40 M6 Penrith 21 miles – J38 M6 Tebay 10 miles
(all distances are approximate)

Farmhouse with large living room, large kitchen/dining area, 4 bedrooms, bathroom with separate shower. Outside WC.

A good range of traditional and modern buildings to include, covered silage pit, cubicle accommodation for 188 overall, slurry tower, cattle loose housing, sheep sheds and former 14/7 herringbone parlour with collecting yard. All located either adjoining or adjacent to the farmhouse.

Extending as a Whole to approximately 284.62 acres (115.19 hectares) or thereabouts

Lot 1 – 63.73 acres (25.79 ha)
Lot 2 – 17.76 acres (7.19 ha)
Lot 3 – 98.02 acres (39.67 ha)
Lot 4 – 73.48 acres (29.74 ha)
Lot 5 – 31.63 acres (12.80 ha)

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

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within



Introduction / Location:

South House Farm is situated between Appleby and Kirkby Stephen within the Yorkshire Dales National Park in the Upper Eden Valley. The holding is a locally renowned stock rearing and former dairy farm within a broader landscape of other productive mixed livestock rearing farms.

The farm is well connected to surrounding livestock markets and transport connections together with the associated local amenities.

The sale of South House Farm, Soulby provides an opportunity to purchase a fully equipped productive stock rearing farm together with a four bedroomed farmhouse, modern and traditional buildings. The farm has previously been a dairy and livestock rearing farm and came out of dairy in 2014/15.

South House Farm is located 7.5 miles from the historic market town of Appleby and 4 miles from Kirkby Stephen both of which provide a useful range of amenities including primary and secondary schools, supermarkets, leisure facilities and medical services with an auction mart at Kirkby Stephen. There is also good access to the A66 connecting the M6 J40 at Penrith to Scotch Corner in North Yorkshire. M6 J38 is also conveniently located at Tebay.

Directions:

Please refer to the attached location plan.

The What3words location of South House (Lot 1) is: **detonated.ranch.lined**, and the postcode if using satnav is **CA17 4PT**.

Viewing

The property will be made available to view on two viewing dates, Saturday 25th March 2023 and Wednesday 29th March 2023. Further viewing of the farmhouse and buildings (Lot 1) will be available by appointment with the joint selling agents William Bashall and Ian Ritchie.

William: 07850 009109 or 01768 881559

Email: wjb@wbashall.co.uk

Ian: 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.

Method of Sale

The property will be offered for sale by private treaty in 5 Lots, combination of Lots or as a whole. Offers are to be made in writing to William Bashall Associates, Stoup Hill, Little Salkeld, Penrith CA10 1NN on behalf of the joint selling agents William Bashall Associates and 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 the Joint Agents.**

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 - £1,150,000

Consists of the four bedroomed farmhouse and range of traditional and modern buildings together with land extending in total to 63.73 acres (25.79 ha) or thereabouts.

Lot 2 - Guide Price - £180,000

Land adjacent to Lot 1 extending to 17.76 acres (7.19 ha) or thereabouts. To include traditionally constructed farm building and adjoining Nissen hut.

Lot 3 - Guide Price - £830,000

Land extending to 98.02 acres (39.67 ha) or thereabouts. Situated opposite Lots 1 and 2.

Lot 4 - Guide Price - £440,000

Land extending to 73.48 acres (29.74 ha) or thereabouts adjoining Lots 3 and 5.

Lot 5 - Guide Price - £220,000

Land extending to 31.63 acres (12.80 ha) or thereabouts adjoining Lots 3 and 4.

Guide Price as a Whole: £2,820,000

Lot 1 – Farmhouse, buildings and land

The dwelling at South House Farm is a substantial traditional farmhouse built in the late 1800's with a two-story extension added in the 1980's. It is of predominately stone construction under a slate roof and has mainly uPVC double glazing. It provides spacious accommodation over two floors as follows:

The ground floor benefits from a sizable living room with open fire with archway through to adjoining room which could be used as a dining room/office/playroom. Open plan kitchen with dining area, utility room and outside WC. The first floor has four good sized bedrooms with the family bathroom with 4-piece suite and separate shower cubicle. The house has ample parking to the front and rear elevations with one of the modern farm buildings being repurposed for use as a carport with adjoining garage. The farm buildings are conveniently situated in close proximity to the farmhouse. Some of the traditional buildings may be suitable for conversion to residential units, holiday lets, to extend the farmhouse accommodation or other alternative uses (subject to any necessary planning and building regulation consents).

Ground Floor

Outside WC and Wash Hand Basin

Rear Entrance Lobby

With coat hooks

Utility Room

2.13m x 2.62m. Stainless steel sink unit with single drainer and cupboard underneath. Tiled splashback. Shelving. Power points. Ceramic tiled floor. Plumbed for washing machine. Oil fired central heating boiler.

Kitchen/Diner

3.45m x 6.82m. Open plan with adjoining dining area. Floor and wall units. 1½ sink unit with drainer. Built in electric oven and ceramic hob. Part tiled walls. Ceramic tiled floor. Telephone point.

Sitting/Dining Room

7.97m x 3.97m. Open fireplace with back boiler for hot water in stone surround. Front entrance lobby. Carpet flooring.



Hallway and Staircase

Louvre door cupboards and understair cupboard providing generous storage. Carpet flooring.

First Floor

Landing

Airing Cupboard with hot water cylinder with electric immersion heater. Access to attic. Battery operated smoke alarm. Carpet flooring.

Bedroom 1

Double Room. 3.46m x 3.99m. Carpet flooring.

Bedroom 2

Double Room. 4.45m x 3.37m. Laminate flooring.

Bathroom

3.30m x 2.59m. 4-piece suite with separate shower. Part tiled walls.

Bedroom 3

Double Room. 3.64m x 3.93m. Dual aspect. Carpet flooring.

Bedroom 4

Single Room. 2.64m x 3.28m. Built-in wardrobe. Carpet flooring.

Outside

To the front elevation of the farmhouse is a small lawned area with flower beds. To the rear elevation of the farmhouse is access to the carport, modern farm buildings and main farmyard.

Services

The property is served by a mains single phase electricity supply, mains water supply 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. Prospective purchasers should make their own enquiries.

Council Tax

We understand that Eden District Council has scheduled the property as lying within Band D.



Buildings

The farm buildings comprise both modern and traditional agricultural buildings and are situated around the main farm steading.

1. Workshop – 15.10m x 7.25m

Stone built under part box profile and part slate roof, lofted workshop with adjoining byre and lofted stable. Part of this building was a former dwelling.

2. Loose Box – 20.40m x 7.35m

Concrete block rendered loose box under corrugated asbestos cement roof with steel roof trusses and central raised feed passage.

3. Lean-to – 27.85m x 5.65m

Stone and timber construction lean-to under corrugated steel sheeted roof used as sheep shed.

4. Former Milking Byre – 15.70m x 9.00m

Rendered concrete wall with corrugated asbestos cement roof on steel roof trusses. Sheep race on external elevation.

Adjoining 4-Bay steel portal framed former Milking Parlour and covered collecting yard. 14/7 Herringbone Parlour with feed hoppers (all last used 2014/15).

5. Loose Box – 14.20m x 7.45m

Concrete block loose box with mono pitch corrugated steel sheeted roof on timber frame.

6. Three Loose Boxes – 17.60m x 9.90m

Three adjoining former Nissen Huts with brick and concrete block walls under asbestos curved corrugated roof.

7 & 9. Former Byre now Calf Pens and Storage – 24.10m x 4.30m with adjoining sink mew.

Asbestos cement roof.

8. Former Cooling House and adjoining A I Pens – 14.30m x 3.20m

Rendered block walls under corrugated roof. Bulk tank and associated equipment have been removed.

10. General Purpose Building – 18.35m x 8.50m

4-Bay steel framed mono pitch general purpose building with box profile cladding and roof. Partly stone-faced walls; part open and part enclosed garage with roller shutter door.

11. Lean-To Garage/Car Port – 6.00m x 5.50m

12. Crop and Machinery Store – 26.10m x 8.00m

Concrete and timber frame with concrete block and stone walls with corrugated steel sheet cladding and mono pitch corrugated steel sheet roof.

13. Sheep Shed – 26.00m x 9.25m

Timber frame and stone constructed walls under mono pitch corrugated steel sheeted roof.

14. Cubicle Shed – 36.36m x 24.00m

8-Bay steel framed under corrugated asbestos cement roof with central feed passage and 2 scraper passages. Cubicles for 118 on mats; part slatted.

15. Slurry Store

5 Ring 193,000-gallon slurry store with reception pit and PTO pump.

16. Cubicle Shed and Calving Box – 33.33m x 10.30m

7-Bay lean-to with cubicles for 42 under cover feed trough and corrugated fibre cement roof.

17. Silage Clamp – 27.27m x 13.45m

6-Bay steel portal frame covered silage clamp with rendered block walls under a corrugated asbestos cement roof.

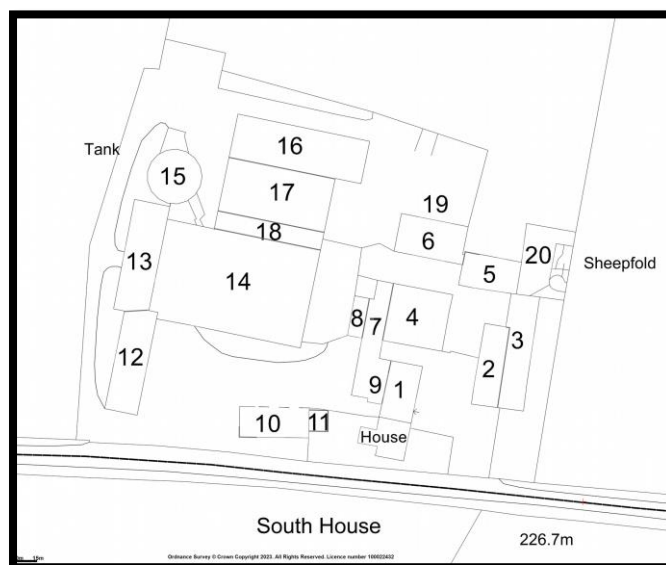
18. Lean-to Cubicle Housing – 27.27m x 4.80m

Cubicles for 28 young stock. Asbestos cement roof. Internal feed trough.

19. Midden

Open midden area. Part slatted with reception pit and PTO pump with underground pipe to slurry store. Dirty water system (sold as seen).

20. Sheep Handling Pens and Dipper Facility



Land

Lot 1

Lot 1 extends in total to 63.73 acres (25.79 ha) or thereabouts to include the farmyard, with all but one field lying to the north of the farmyard as shown on the attached sale plan. The land lies between 220m and 235m above sea level. Each of the field enclosures are sown down to permanent pasture. The Lot benefits from a mains water supply. Prior to the completion of sale the vendor will erect a stock proof fence between the points marked A-B-C- to the northern boundary of the steading at Gallansay Farm within field 0613pt. The Lot is fenced for cattle and sheep.

Guide Price - £1,150,000

LOT 1	Ha	Ac
Farmyard	0.95 (est)	2.35 (est)
9316	2.40	5.93
0613 pt	4.80 (est)	11.86 (est)
0547	12.22	30.20
8528	3.49	8.62
8292	1.93	4.77
TOTAL	25.79	63.73

Lot 2

Lot 2 is situated adjacent to lot 1 and extends to 17.76 acres (7.19 ha) or thereabouts. Included within the Lot is a traditionally built farm building with former Nissen Hut attached to it. The Lot has roadside frontage along its western and southern boundaries with the Carlisle to Settle railway line to its eastern boundary. All of the agricultural land is currently sown down to permanent pasture and has a mains water supply.

Guide Price - £180,000

LOT 2	Ha	Ac
1905	1.96	4.84
3308	5.23	12.92
TOTAL	7.19	17.76

Lot 3

Lot 3 is situated to the south of Lots 1 and 2 and extends to approximately 98.02 acres (39.67 ha). The Lot can be accessed on its northern boundary from the council highway and from its western boundary off the hardcore track known as Newclose Lane. The Lot also benefits from two separate traditionally constructed farm buildings located within field number 9553 and 9323. The land is sown down to permanent pasture and has a mains water supply.

Guide Price - £830,000

LOT 3	Ha	Ac
7971	4.39	10.85
6851	5.41	13.37
1275	6.08	15.02
9553	5.26	13.00
1344	5.02	12.40
8637	4.34	10.72
0323	0.12	0.30
7626	2.43	6.00
9323	1.23	3.04
1122	2.06	5.09
8511	3.33	8.23
TOTAL	39.67	98.02

Lot 4

Lot 4 joins Lots 3 and 5. In total the Lot extends to 73.48 acres (29.74 ha) or thereabouts. Access to the Lot can be taken along its western boundary from the hardcore track known as Newclose Lane. The Lot benefits from a mains and natural water supply and is sown down to permanent pasture.

Guide Price - £440,000

LOT 4	Ha	Ac
6983	16.01	39.56
8095	2.02	4.99
8979	2.17	5.36
3001	8.36	20.66
4517	0.43	1.06
4507	0.75 (est)	1.85 (est)
TOTAL	29.74	73.48

Lot 5

Lot 5 extends in total to 31.63 acres (12.80 ha) or thereabouts. It is currently sown down to permanent pasture and benefits from a traditionally constructed farm building lying within field number 1062. Access to the Lot is taken from Crosby Garrett via Station Road over a bridge across the Carlisle to Settle railway line. The access route is shown on the sale plan as a red line.

Guide Price - £220,000

LOT 5	Ha	Ac
0678	3.30	8.15
1062	3.77	9.32
2868	5.73	14.16
TOTAL	12.80	31.63



Lot 1



Lot 2



Lot 3



Lots 3 & 4





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. Vacant possession will be given on completion.

Basic Payment Scheme (BPS)

All of the agricultural land will be used by the vendors to claim BPS for the 2023 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 2023.

Payments under the BPS will be de-linked from 2024 and therefore in so far as it will be possible to do so the appropriate number of Entitlements for each Lot will be transferred by Ian Ritchie Land Agents Ltd to the new owners when the next transfer window opens. Each transfer will be charged at £250 plus VAT per transfer at the purchaser(s) expense.

Water Supply – Lot 1

The farm buildings on Lot 1 are currently served by a mains water supply. The property also has a borehole fitted which in the past has served some of the buildings. However for the avoidance of doubt the borehole is currently disconnected and is not in use. As such the borehole and any associated equipment are included in the sale at no extra charge but are not guaranteed to work. The purchaser of Lot 1 will need to re-connect the supply themselves and re-commission the supply if they wish to use it in the future.

Ingoings – Lot 1

The purchaser of Lot 1 will be charged an ingoing payment of £23,000 over and above the purchase price for the silage in store and the 2 slurry pumps. The dirty water system is included in the sale free of charge. The vendors do not know whether it works.

There are to be no ingoings for any other Lot.

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 joint agents. The house currently lies within band E as shown below.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

Boundary Maintenance

The boundary maintenance liability for the land 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 joint 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.

Further Photographs and Drone Footage

Additional photographs, and a virtual tour of the farmhouse and buildings can all be viewed on www.ianritchielandagents.co.uk. From the Home page, select 'Properties for Sale' and then click on the text saying 'South House' 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.

Image Capture Dates

Please be advised that some aerial photographs were taken in the summer of 2021. As such three feed bins shown in these aerial photographs have since been removed and are not included in the sale.

All other photographs and videos have been taken in February and March 2023.

Solicitors

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



Kilvington Solicitors (Alex Sykes)
Market Square
Kirkby Stephen
Cumbria
CA17 4QT
Tel: 017683 71495
E: alex@kilvingtonsolicitors.co.uk

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the joint 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 of the joint agents or 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.

Joint Selling Agents

WILLIAM BASHALL
ASSOCIATES

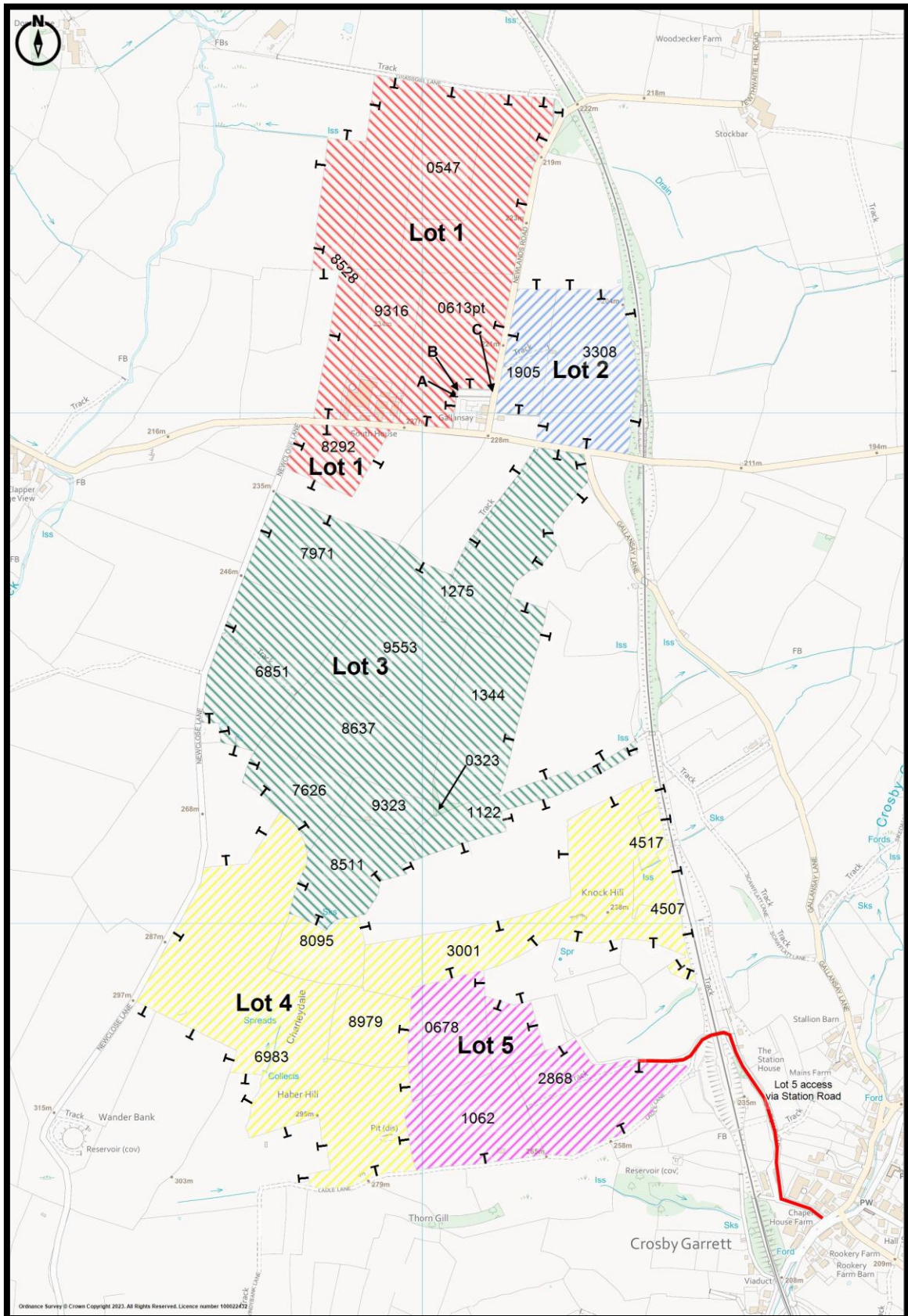
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Particulars prepared: March 2023
Photos taken March 2021 and Feb/March 2023
Video footage taken Feb/March 2023

Sale Plan – South House Farm, Soulby, Kirkby Stephen CA17 4PT



Location Plan – South House Farm, Soulby, Kirkby Stephen CA17 4PT

