



Particulars of sale of:  
**Bellbank Farm**  
**Roweltown, Carlisle**  
**CA6 6PN**

EPC BAND E

# Bellbank Farm, Roweltown, Carlisle

## Cumbria CA6 6PN

A WELL-PRESENTED STOCK REARING FARM TOGETHER WITH AREAS OF MATURE WOODLAND WITH TRADITIONALLY CONSTRUCTED FOUR BEDROOMED FARMHOUSE AND A RANGE OF BOTH TRADITIONAL AND MODERN FARM BUILDINGS LOCATED IN OPEN COUNTRYSIDE COMMANDING VIEWS OVER TO THE LAKE DISTRICT FELLS

Brampton 11 miles – J43 M6 Carlisle 17 miles (all distances are approximate)

Farmhouse with Living room and adjoining dining area, sitting room, large kitchen, 4 bedrooms (one en-suite), family bathroom.

A good range of traditional and modern buildings to include cubicle accommodation for 71, open silage pit, open midden, general purpose buildings. The traditional buildings adjoin the farmhouse with the modern buildings situated approximately 100m to the northeast.

Extending as a Whole to approximately 121.16 acres (49.04 hectares) or thereabouts

Lot 1 – 67.47 acres (27.31 ha) or thereabouts

Lot 2 – 36.84 acres (14.91 ha) or thereabouts

Lot 3 – 16.85 acres (6.82 ha) or thereabouts

**FOR SALE BY PRIVATE TREATY IN 3 LOTS, A COMBINATION OF LOTS  
OR AS A WHOLE**

The What3Words location for the entrance to Lot 1 is [spacing.airliners.socket](#)

The What3Words location for access to Lot 2 is [loafer.spots.superbly](#)

The What3Words location for access to Lot 3 is [lamps.stubble.sapping](#)

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





### Introduction / Location:

Bellbank Farm is situated in an extremely scenic part of north Cumbria, southeast of the village of Roadhead and due north of the town of Brampton. The area is well known for the breeding and rearing of good quality cattle and sheep with the property lying within a broader landscape of other productive mixed livestock rearing units.

The farm is well connected to surrounding livestock auction marts (located at Carlisle, Longtown and Hexham) and transport connections together with the associated local amenities.

The sale of Bellbank Farm, Rowelton provides an opportunity to purchase a well-equipped productive stock rearing farm together with a four bedroomed farmhouse and mixture of both traditional and modern buildings. The property may also be of interest to those purchasers wishing to use it for equestrian purposes together with a wider range of outdoor pursuits.

The farm is located in open countryside down its own private access drive. The nearest primary school is Shankhill C of E Primary School and is located at Hethersgill. The nearest secondary school is William Howard School located at Brampton.

### Directions:

Leave the M6 at Junction 43 and take the A69 following signposts for Hexham, Newcastle and Brampton. After 2.6 miles in the village of Warwick Bridge turn left signposted Little Corby, Newby and Irthington. Continue into the village of Newby East and turn right signed Irthington and Brampton. After 1.1 miles turn left onto the A689 signposted Carlisle and then take the first right signpost Airport, General Aviation and Irthington. Continue through the village of Irthington. Turn right onto the A6071 following signposts for Brampton and Walton. Go over the river bridge and turn left following signs for Walton and Roadhead. Continue through the village of Walton following signs for Kirkcambbeck, Gilsland and Roadhead. At the next junction turn left following signs for Kirkcambbeck, Roadhead and Langholm on the B6318. Continue following signs for Roadhead and Langholm for 4.7 miles before turning right signposted Bewcastle Church. Take the first right onto the farm access drive.

Please refer to the attached location plan which may be of use if a different route is preferred.

The What3Words location of the access drive to Bellbank Farm is spacing.airliners.socket

The What3Words location for access to Lot 2 is loafer.spots.superby

The What3Words location for access to Lot 3 is lamps.stubble.sapping

The postcode if using Satnav is CA6 6PN, but please be advised that some Satnav's do not link to the correct location.

### Viewing

Lot 1 (House, buildings and land) can be viewed by prior appointment only 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](mailto:office@ianritchielandagents.co.uk)

Lots 2 and 3 (land only) 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 3 Lots, a combination of Lots or as a Whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd using the offer form which can be downloaded from the Sole Agent's website.

**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/Guide Prices

#### Lot 1 - Guide Price - Excess of £840,000

Consists of the four bedroomed farmhouse and range of traditional and modern buildings together with land and woodland extending in total to 67.47 acres (27.31 ha) or thereabouts.

#### Lot 2 - Guide Price - £250,000

Land adjoining Lot 1 extending to 36.84 acres (14.91 ha) or thereabouts.

#### Lot 3 - Guide Price - £110,000

Land and woodland extending to 16.85 acres (6.82 ha) or thereabouts. Situated adjacent to Lots 1 and 2.

**Guide Price as a Whole: £1,200,000**

### Lot 1 – Farmhouse, buildings and land

The farmhouse is stone built under a slate roof benefitting from central heating and double glazing. To the front (north-western) elevation of the farmhouse is the front garden consisting of a lawned area together with adjoining patio and to the rear (south-eastern) elevation of the farmhouse is the main traditional farmyard with traditional farm buildings. The ground floor accommodation is as follows:

#### Ground Floor

##### UPVC doorway to Living Room

5.40m max x 4.20m. TV point. Sandstone fireplace with Clear View multifuel stove fitted with back boiler to heat hot water.



##### Adjoining Dining Room

3.28m x 3.73m max with Worcester oil fired central heating boiler in corner alcove cupboard. UPVC doorway to front elevation of farmhouse.

##### Sitting Room

4.30m x 3.79m max with fireplace with sandstone surround and fitted electric fire.

##### Office/Games Room

3.57m x 3.24m.

##### Hallway with Staircase to First Floor Accommodation (see later)

Telephone point. Understair cupboard.

##### Side Hallway with UPVC Door to Farmyard

4.17m x 1.20m with coat rail and tiled flooring.

##### Kitchen

5.44m x 2.73m. Tiled flooring. Part tiled walls. Modern fitted floor and wall units. Plumbed for dishwasher and washing machine. Electric cooker point. Stainless steel sink unit with mixer tap and single drainer. French doors to patio area to front elevation of house.





### First Floor

Access to the first floor is taken via staircase with half landing from the main hallway on the ground floor. The accommodation is as follows:

#### Bedroom 1

Double Room. 3.31m x 3.86m. Carpet flooring.

#### Bedroom 2

Double Room. 4.31m max x 4.27m with airing cupboard fitted with hot water cylinder with electric immersion heater. En-suite shower room with electric shower, WC and wash handbasin with vanity unit. Heated towel rail. Carpet flooring.



#### Bedroom 3

Double Room. 4.72m max x 2.84m max. Carpet flooring.

#### Main Bathroom

1.72m x 2.35m with 3-piece suite with electric shower over bath. Lino flooring. Heated towel rail.



#### Bedroom 4

Double Room. 3.28m x 3.71m. Carpet flooring.

### Outside

To the front elevation of the farmhouse is a lawned area, patio and outside WC. Traditionally constructed farm buildings are attached to both gable ends of the farmhouse and may be suitable to extend the living accommodation of the farmhouse (subject to any planning and building regulations consents that may be required).



### 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 Cumberland Council has scheduled the property as lying within Band C.

## Buildings

The farm buildings consist of both modern and traditional agricultural buildings. They are situated in two distinct blocks with traditional buildings situated immediately adjacent to the farmhouse together with some slightly more modern constructed buildings with the most modern range of buildings located approximately 100m to the northeast of the farmhouse. The buildings can be described as follows:

- 1. Traditional Building** under slate roof consisting of a former byre now converted to dog kennels.
- 2. Two Story Traditionally Constructed Building** under slate roof comprising:
  - a) General Store.
  - b) Former Threshing Barn now used as Workshop.
  - c) Lean-to General Store.
- 3. Adjoining Single-Story Building** of stone and concrete block construction under a slate roof consisting of two adjoining general stores.
- 4. Nissen Hut** of predominately corrugated steel sheet construction.
- 5. Traditional Single-Story Building** under a slate roof comprising:
  - a) 10 Stall Byre.
  - b) Loose Box.
- 6. Further Traditional Single-Story Building** under a slate roof consisting:
  - a) Five Stall Byre now Kennels.
  - b) Former Ten Stall Byre now Kennels.
- 7. 7-Bay Timber Framed Hay Barn** rooved and clad with corrugated steel sheeting.
- 8. Single-Story Traditional Building** consisting of two adjoining loose boxes under corrugated steel sheeted roof.
- 9. Sheep Handling Pens** of concrete block construction.
- 10. 4-Bay Steel Portal Framed General Purpose Building.** Concrete block walls. Box profile steel sheet cladding under fibre cement roof. 3-Bays have a concrete floor with 1-Bay having a stone floor.
- 11. 5-Bay General Purpose Building** under monopitch box profile roof with concrete block walls.

## 12. Open Midden

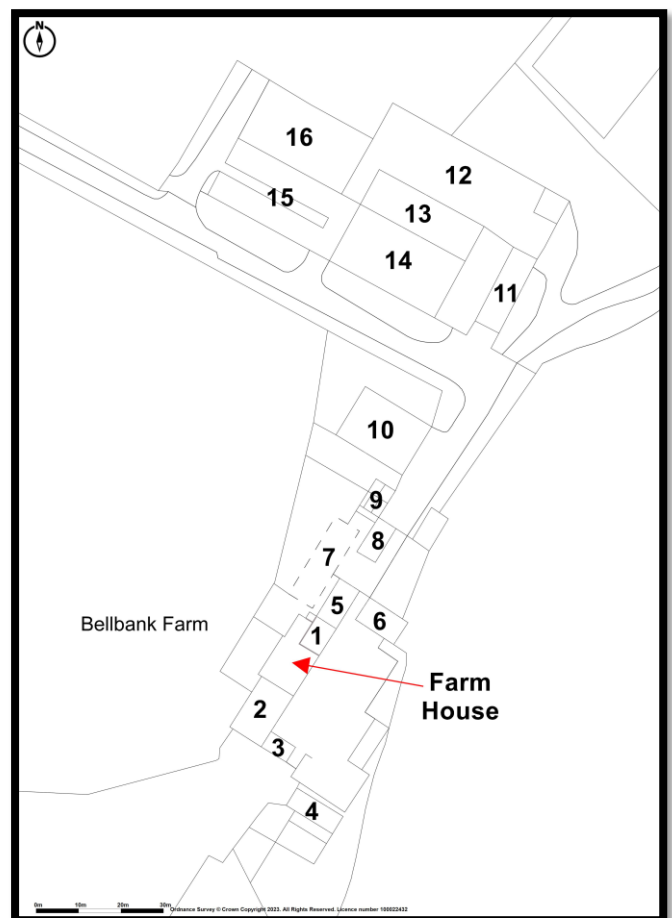
**13. 6-Bay Former Cubicle Shed** of steel portal framed construction under asbestos cement roof with timber space board side cladding above concrete block walls. The building has had the majority of cubicles removed and is now used as cattle loose housing.

**14. 6-Bay Cubicle Shed for 71 Together with adjoining Loose Housing** of steel portal framed construction with mushroom cubicles for 71. Some of the cubicles have mattresses fitted. Concrete block walls under asbestos cement roof.

**15. Open Feeding Yard** with tubular steel feed barrier.

**16. Open Silage Pit** with asphalt floor with a mixture of both shuttered concrete and concrete block walls.

## Farmyard Plan





## Land

### Lot 1

Lot 1 in total to include the farmyard, access tracks, farmland and woodland extends in total to 67.47 acres (27.31 ha) or thereabouts. The farmhouse lies approximately 135m above sea level. Each of the agricultural fields are sown down to permanent pasture with the wooded areas (some of which are classified as Ancient Woodland) consisting of predominantly broadleaved hard wood trees with some additional areas of soft woods. The Lot benefits from a shared mains water supply.

### Guide Price – Excess of £840,000

LOT 1	Ha	Ac
6635	0.79	1.95
Access Drive	0.32 (est)	0.79 (est)
Side Track	0.07 (est)	0.17 (est)
5251	0.05	0.12
6449	1.73	4.27
6755	0.07	0.17
7941	0.50	1.24
8237	0.03	0.07
5734	2.04	5.04
6526	0.07	0.17
6426	0.01	0.02
6215	0.93	2.30
4711	8.59	21.23
5093	8.85	21.87
6897	3.26	8.06
<b>TOTAL</b>	<b>27.31</b>	<b>67.47</b>



### Lot 2

Lot 2 is situated immediately adjacent to lot 1 and extends in total to 36.84 acres (14.91 ha) or thereabouts. The Lot has roadside frontage and is sown down to permanent pasture.

### Guide Price - £250,000

LOT 2	Ha	Ac
2249	5.00	12.35
4349	3.20	7.91
3731	6.62	16.36
2523	0.09	0.22
<b>TOTAL</b>	<b>14.91</b>	<b>36.84</b>



### Lot 3

Lot 3 is situated to the northeast of Lots 1 and 2 and consists of a single field enclosure together with an area of woodland to the west. The total area of Lot 3 extends to 16.85 acres (6.82 ha) or thereabouts. It has a shared mains water supply and roadside frontage.

### Guide Price - £110,000

LOT 3	Ha	Ac
4062	0.26	0.64
6464	6.56	16.21
<b>TOTAL</b>	<b>6.82</b>	<b>16.85</b>



## 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 31<sup>st</sup> December 2023.

The land will be transferred by the Sole Agents at a cost to the purchaser(s) of £250 plus VAT per transfer on the assumption that the purchaser(s) is/are already registered with the R.P.A.

For the avoidance of doubt any payments for the 2023 BPS scheme will be retained by the vendor.

### Lot 1 – Feed Storage Towers

We understand that the vendors will remove the feed storage towers after exchange of contracts and prior to completion. As such both towers are specifically excluded from the sale.

### Ingoings

There are to be no ingoings for any of the Lots.

### 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.

## Historic Sporting Use

The current and previous owners of the farm have, over the years, reared and released pheasants and some partridge on the property as part of their own non-commercial shoot.

## Sporting Rights

Sporting Rights have been exercised over the farm by its current and previous owners for many years and whilst not forming part of the property's Title they have been acquired by prescription and as such are included in the sale insofar as they are owned without any additional charge.

## Energy Performance Certificate (EPC)

A full copy of the EPC can be obtained from the Sole Agents. The house 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	47 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 Sole 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 video footage of the farmhouse and buildings can all be viewed on the website of the Sole Agents,

[www.ianritchielandagents.co.uk](http://www.ianritchielandagents.co.uk).

From the Home page, select 'Properties for Sale' and then click on the text saying 'Bellbank Farm' which is located next to the photograph of the farmhouse. From here it is possible to view particulars, offer form, additional photographs of the property, video footage of the farmhouse and buildings and drone footage of the farmhouse, buildings and land.

### Image Capture Dates

All of the photographs and video footage were taken during the summer of 2023.

### 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.**

### Solicitors

If you require any information of a legal nature, please contact to vendors solicitors Katherine Pretswell-Walker at:



Cartmell Shepherd Solicitors  
Montgomery Way  
Rosehill Industrial Estate  
Carlisle  
CA1 2RW  
Tel: 01228 514077

Email:  
[katherine.pretswell-walker@cartmells.co.uk](mailto:katherine.pretswell-walker@cartmells.co.uk)

### Sole Agents

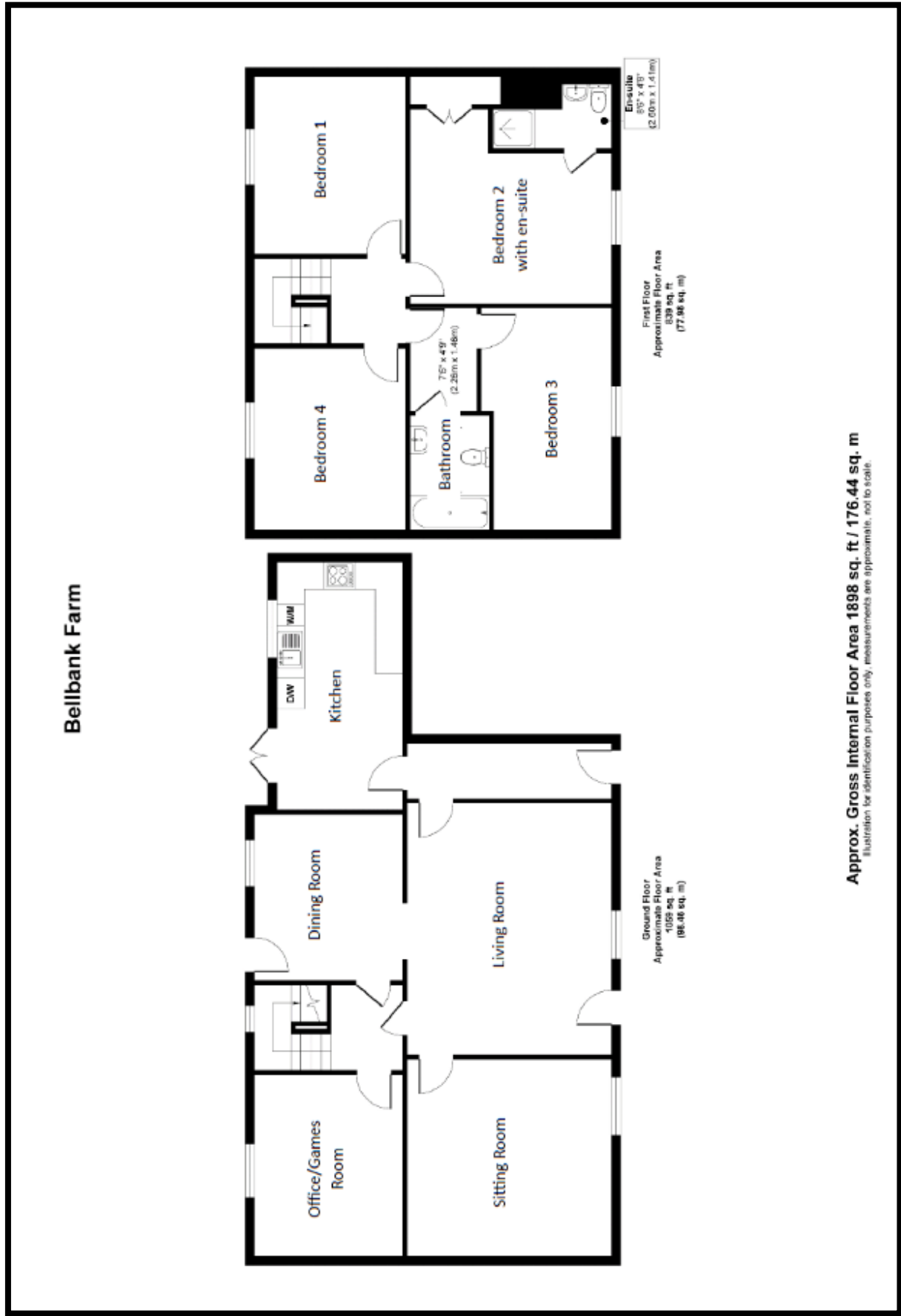


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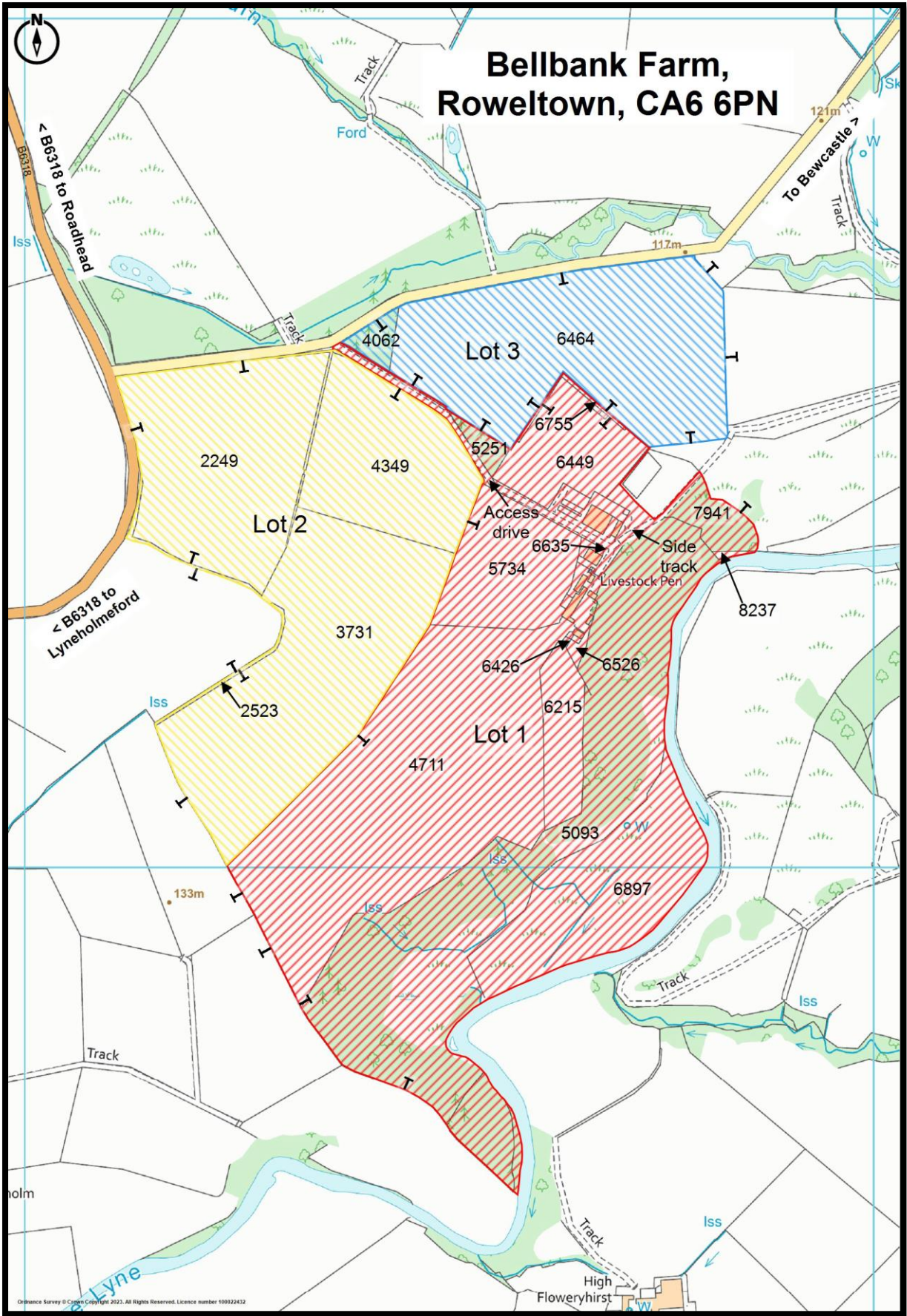
Particulars prepared: September 2023  
Photos taken August 2023  
Video footage taken August 2023

# Floor Plan



**Approx. Gross Internal Floor Area 1898 sq. ft / 176.44 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.

# Bellbank Farm, Roweltown, CA6 6PN



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# Location Plan

