



Particulars of sale of:  
**Seaville Farm,**  
**Seaville, Silloth**  
**CA7 4PT**

# Seaville Farm, Seaville, Silloth

## Cumbria CA7 4PT

A PERFECT BUSINESS OPPORTUNITY TO PURCHASE A SMALL HOLDING WITH A GREAT RANGE OF BOTH TRADITIONAL AND MODERN BUILDINGS AND LAND TOGETHER WITH 5 ADJOINING HOLIDAY LETS AND 1 STANDALONE HOLIDAY LET LOCATED WITHIN THE SOLWAY COAST AREA OF OUTSTANDING NATURAL BEAUTY

Silloth on Solway 4 miles – Cockermouth 20 miles – Junction 43 of M6 22 miles  
(all distances are approximate)

Substantial Grade II Listed Farmhouse with living room, sitting room, kitchen, downstairs bathroom, utility room, 3 bedrooms and family shower room.

A good range of traditional and modern buildings currently used for crop storage, cattle loose housing and workshops, together with five adjoining holiday letting units in fully converted former traditional farm building and a sixth self-contained 3 bedroomed unit with wheelchair access, together with various parcels of land extending as a Whole to 39.90 acres (16.15 ha) or thereabouts.

The property is offered as a Whole or as a combination of Lots.

Lot 1 – Farmhouse, Buildings, Holiday Lets and Land extending to total 20.14 acres (8.15 ha) or thereabouts

Lot 2 – 6.08 acres (2.46 ha) or thereabouts

Lot 3 – 9.36 acres (3.79 ha) or thereabouts

Lot 4 – 4.32 acres (1.75 ha) or thereabouts

**FOR SALE BY PRIVATE TREATY IN 4 LOTS, A COMBINATION OF LOTS OR AS A WHOLE**

The What3Words location for the entrance to Lot 1 is [costumed.ordinary.unit](https://www.what3words.com/costumed.ordinary.unit)

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



### Introduction / Location:

Seaville Farm is located only 4 miles from the Victorian Seaside town of Silloth, on the unspoilt Solway Coast which is classified as an Area of Outstanding Natural Beauty. The farmhouse commands stunning views across the Solway Firth to the Scottish hills beyond. Walks from the farm lead to the SSSI wildlife site of Border and Skinburness Marsh and onto coastal paths.

This northwest corner of Cumbria sees the majestic fells of the Lake District give way to undulating coastal plain of the Solway Firth. Across the tidal sea estuary, the mountains of Scotland stand proud and on a clear day the skyline is filled with high peaks. All around Seaville Farm lies open farmland with the sandy beaches of Silloth and Allonby a short car journey away. Further afield is the border city of Carlisle with the northern Lake District and Bassenthwaite Lake with Keswick beyond being about 40 minutes' drive to the southeast. Junction 43 of the M6 motorway lies 22 miles to the east.

The nearest primary schools are located at Abbeytown and Silloth, with secondary schools located at Silloth and Wigton.

The sale of Seaville Farm provides an opportunity to purchase an extremely well presented and appointed property with well-established Letting Units providing a lucrative source of income. The property may also hold further development potential to either extend the farmhouse accommodation, to increase the number of Letting Units or to possibly change use to residential occupation subject to any necessary planning and buildings regulations consents that may be required.

### Directions:

Leave the A596 on the western end of Wigton Bypass and turn onto the B5302 following signs for Abbeytown and Silloth. Continue through the village of Abbeytown and then travel 1.4 miles before taking the second right hand junction signed Whinclose and Seaville. Follow for 0.6 miles and Seaville Farm is the first property on the right-hand side.

The What3Words location of the access drive to Seaville Farm is [costumed.ordinary.unit](https://www.what3words.com/costumed.ordinary.unit)

The postcode if using Satnav is CA7 4PT, but please be advised that some Satnav's do not link to the correct location.

### Viewing

Lot 1 (House, buildings, holiday lets 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, 3 and 4 (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 4 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 - £1,205,000

Consists of the Grade II Listed, 3 bedroomed farmhouse and range of traditional and modern buildings together with holiday lets and land and woodland extending in total to 20.14 acres (8.15 ha) or thereabouts.

#### Lot 2 - Guide Price - £72,000

A single field extending to 6.08 acres (2.46 ha) or thereabouts.

#### Lot 3 - Guide Price - £108,000

A single field extending to 9.36 acres (3.79 ha) or thereabouts.

#### Lot 4 - Guide Price - £48,000

A single field extending to 4.32 acres (1.75 ha) or thereabouts.

**Guide Price as a Whole - £1,433,000**



## Lot 1 – Farmhouse, buildings, holiday lets and land

The Farmhouse is a Grade II Listed 3 bedroomed property and is of predominantly stone and brick construction under a slate roof.

The ground floor accommodation is as follows:

### Ground Floor

#### Front door to Hallway

4.24m x 1.23m with internal door and electric heater.

#### Sitting Room

4.23m x 4.10m max. Open fire with granite surround.

#### Understair Cupboard/Cloakroom

#### Downstairs Bathroom

2.72m x 2.66m. Bath, WC and wash handbasin. Laminate floor. Part tiled walls.

#### Separate Shower Room (used as dog shower)

1.10m x 1.65m. Part tiled walls. Tiled floor. Shower head.

#### Lounge

4.22m max x 4.05m. Open fireplace with stone chimney breast.

#### Kitchen/Diner

4.27m max x 3.85m. Solid oak fitted kitchen units with worktops. Part tiled walls. Stainless steel sink unit with mixer tap and single drainer. Rayburn double oven oil fired stove with feature splashback surround. Engineered board flooring. Rear door to porch.

#### Porch

2.72m x 1.82m. Tiled floor. Outside door. Slate roof.

#### Utility 1

3.90m x 2.64m. Stainless steel sink unit with single drainer. Fitted wall and floor units with worktop. Part tiled walls. Terraza floor. Access via ladder to former hired lads room used for general storage and housing hot water cylinder with electric immersion heaters.

#### Utility 2

Accessed from Utility 1.  
4.36m x 2.56m. Fitted kitchen units.



### First Floor

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

#### Bedroom 1

Double Room. 4.74max x 3.69m. Fitted wardrobe. Loft access.

#### Bedroom 2

Large Double Room. 5.93m max x 4.12m.

#### Bedroom 3

Double Room. 4.11m max x 3.98m max. Fitted cupboard with louvre doors.

#### Family Shower Room

3.58m x 2.45m with WC, wash handbasin and large shower unit. Extractor fan. Engineered wood flooring. Hydro-lock sheeted walls.

### Outside

To the front elevation of the farmhouse is a well presented lawned area with herbaceous borders.

### Services

The property is served by a mains single phase electricity supply, mains water supply and has septic tank drainage. The vendor has confirmed that the septic tank is of fibre glass design, was installed in 2002 and serves the farmhouse and all of the holiday let units. 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.

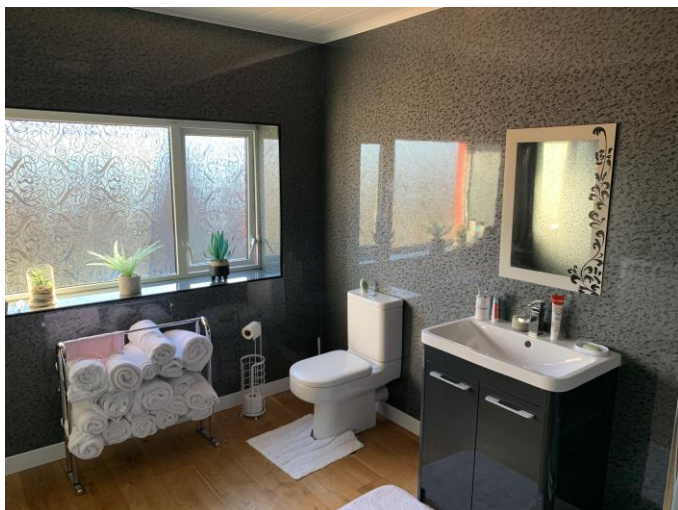
### Council Tax

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

### Business Rates

We understand that the holiday lets are subject to Business Rates, the property reference number is 507800000700 with a Rateable Value (RV) of £11,000. Due to this Rateable Value and the vendors having no other business premises, they received the Small Business Rates Relief (SBRR) and so no Business Rates are currently payable. On checking the government website, the RV is stated as £11,000 – still qualifying for SBRR.

Prospective purchasers should make their own enquiries and seek their own advice on rateable values prior to making an offer to purchase the property.



## Buildings

The farm buildings consist of both modern and traditional agricultural buildings. They are situated next to the farmhouse as follows:

### 1. Traditional Building attached to Farmhouse

A former stable block of brick construction under a slate roof used as a garage and also housing laundry room with lofted general storage area above. Subject to any necessary planning and building regulations consents this barn may be suitable to either extend the current accommodation in the farmhouse or to convert as either a separate residential dwelling or holiday letting unit.

**2. L-Shaped Traditional Building** of predominantly stone construction under a slate roof with part rendered walls currently used for the storage of round bales of hay and straw.

**3. 3½-Bay Steel Framed Covered Collecting Yard** under corrugated steel sheeted roof.

**4. Former Bulk Milk Tank Room** under asbestos cement roof used for general agricultural storage.

**5. Former Byre** of brick construction under a box profile steel sheeted roof comprising:

- a) AI stall
- b) Cattle Loose House

**6. Former Milking Parlour** under box profile steel monopitch roof converted to cattle loose housing.

**7. 8-Bay Former Cubicle Shed** now converted to cattle loose housing. Concrete block walls. Steel roof trusses. Box profile steel sheeted roof. Steel feed barriers. Concrete floor.

**8. 7-Bay Cattle Loose House** with concrete block walls. Box profile steel sheeted roof with solar panel array. Also housing inverter and PTO generator.

**9. 8-Bay Cattle Loose House and General Storage Building.** Mixture of concrete panel and concrete block walls. Box profile steel sheeted roofing and cladding.

**9a Adjoining Cattle Loose House.** Steel framed construction under box profile steel sheeted roof with timber space board cladding.

**10. Machinery Shed** under monopitch box profile steel sheeted roof.

**11. 7-Bay Cattle Loose House.** Concrete block walls under box profile steel sheeted roof.

**12. 4-Bay Cattle Loose House.** Concrete panel walls. Box profile steel sheeted roof.

**13. Single Bay Straw Storage Building.** Box profile steel sheet roof and cladding.

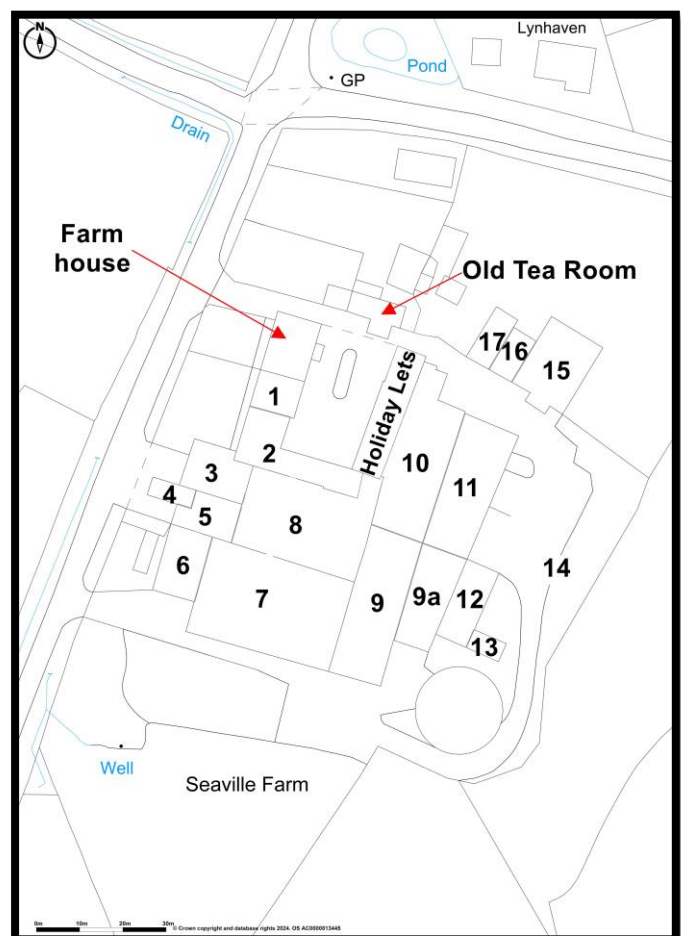
**14. Hard Standing Area** used for the storage of round bales, farm machinery and farmyard manure.

**15. 4-Bay Calf Loose House Building.** Concrete block walls. Timber space board clad. Corrugated steel sheet roof with polystyrene insulation below.

**16. Workshop** of concrete block and timber framed construction under corrugated steel sheet roof.

**17. Workshop.** Concrete block walls. Steel roof trusses. Corrugated steel sheeted roof.

## Farmyard Plan





### **Holiday Lets**

The 6 holiday lets consist of 5 adjoining units with a sixth separate holiday let (which was formerly a tearoom). The 5 holiday lets are located within a sympathetically converted traditionally constructed former barn and lie to the rear elevation of the main farmhouse in a courtyard. Each holiday let has its own individual name and are described as follows:

### **The Millers Cottage – Sleeps 4**

This provides accommodation on ground and first floor as follows:

#### **Sitting Room**

5.65m x 2.86m. Engineered wooden flooring.

#### **Kitchen**

3.45m max x 2.06m max. Laminate floor. Part tiled walls. Fitted wall and floor units. Stainless steel sink unit with single drainer. Electric cooker. Laminate flooring.

#### **First Floor**

##### **Bedroom 1**

3.97m x 3.02m max. Laminate flooring.

##### **Bedroom 2**

3.53m max x 2.33m max. Fitted cupboards. Laminate flooring.

##### **Shower Room**

3.01m max x 1.90m max. Tiled walls. Shower cubicle. WC and wash handbasin. Laminate flooring.

##### **Services**

Self-contained oil-fired underfloor heating to ground and first floor.

### **The Swallows Nest – Sleeps 4**

This provides accommodation on ground floor only as follows:

#### **Sitting Room**

3.92m x 3.19m. Laminate flooring.

#### **Kitchen**

2.23m x 1.63m. Electric Cooker. Stainless steel sink unit with single drainer. Wall and floor units. Laminate flooring.

#### **Bedroom 1**

4.75m x 1.93m.

#### **Bedroom 2**

4.38m max x 2.66m max

#### **Shower Room**

2.07m x 1.59m with WC, wash handbasin and shower unit.

#### **Services**

Oil fired underfloor heating.



### **The Hayloft – Sleeps 4**

The Hayloft is located above Swallows Nest and provides accommodation on the first floor only and can be described as follows:

#### **Sitting Room**

4.00m max x 3.26m

#### **Kitchen**

3.00m x 1.54m. Fitted wall and floor units. Electric Oven. Part tiled walls. Stainless steel sink unit with single drainer.

#### **Bedroom 1**

4.91m x 3.11m.

#### **Bedroom 2**

3.48m max x 2.99m

#### **Bathroom**

2.21m x 1.95m with bath, WC and wash handbasin. Part tiled walls.

#### **Services**

Oil fired underfloor heating.



### **The Granary – Sleeps 4**

The Granary is located above The Coach House and provides accommodation on the first floor only and can be described as follows:

#### **Sitting Room**

4.39m x 3.72m

#### **Kitchen**

3.51m x 1.98m. Fitted wall and floor units. Electric Oven. Part tiled walls. Stainless steel sink unit with single drainer.

#### **Bedroom 1**

3.30m max x 3.64m with En-suite shower room 2.30m x 1.17m with shower, WC and wash handbasin. Cupboard 1.39m x 1.11m

#### **Bedroom 2**

3.41m x 3.17m with En-suite shower room 2.20m x 1.18m with shower, WC and wash handbasin.

#### **Services**

Oil fired underfloor heating.



### **The Coach House – Sleeps 4**

The Coach House is located below The Granary and provides accommodation on the ground floor only and can be described as follows:

#### **Sitting Room**

4.22m x 3.82m.

#### **Kitchen**

2.92m x 1.77m. Fitted wall and low-level floor units. Low level Electric Oven and Stainless-steel sink unit with single drainer. Part tiled walls. Tiled floor.

#### **Bedroom 1**

4.30m max x 2.97m with En-suite shower room 1.97m x 1.19m with shower, WC and wash handbasin. Tiled walls.



#### **Bedroom 2**

4.32m max x 3.29m. Laminate flooring.

#### **Shower Room**

2.21m x 1.83m with WC, wash handbasin and shower unit. Tiled walls and floor.

#### **Services**

Oil fired underfloor heating.

### **The Tearoom – Sleeps 5**

The Tearoom as its name suggests was formerly known as The Cups and Saucers Tearoom. It has recently been converted and adapted to provide wheelchair access. The building is of cavity wall construction under a slate and tiled roof with accommodation on the ground floor only. It has yet to be let out as a holiday unit, but at the time of completion of these particulars works to convert the property were nearly completed. The letting unit has been specially adapted to provide wheelchair access with ample parking, wheelchair access doors, specially adapted kitchen and wet room.

It can be described as follows:

#### **Main Entrance Doorway to Kitchen Kitchen**

4.80m x 3.22m. Recently installed floor units with low level oven, hot plates and sink.

#### **Back Porch to Patio Area**

#### **Sitting Room**

4.87m x 3.83m max. Multi fuel stove

#### **Sunroom**

4.43m x 2.72m

#### **Bedroom 1**

5.28m max x 2.95m with built in cupboard. En-suite wet room 2.38m x 1.64m with shower, WC and wash handbasin.

#### **Bedroom 2**

4.00m x 3.54m.

#### **Jack and Jill/En-suite Shower Room**

1.59m x 2.30m with shower, WC and wash handbasin.

#### **Bedroom 3**

4.03m max x 2.33m max.

#### **Services**

Oil-fired central heating.





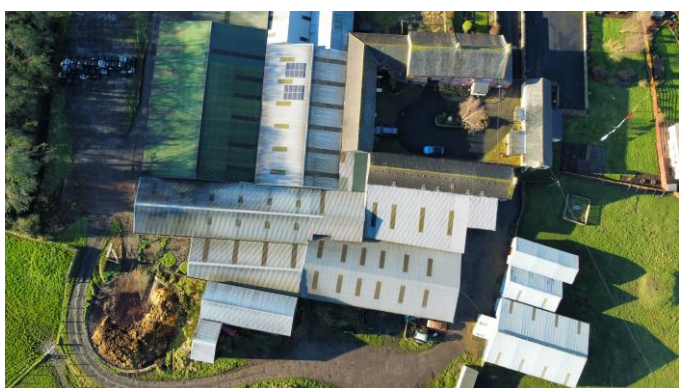
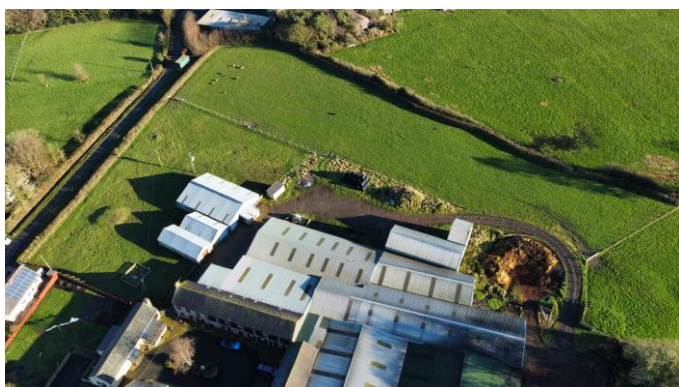
## Land

### Lot 1

Lot 1 in total to include the farmyard, access tracks, farmland and woodland extends in total to 20.14 acres (8.15 ha) or thereabouts. The Lot is ring fenced, benefits from a mains water supply, has roadside frontage from the west and is fenced for cattle and sheep.

**Guide Price - £1,205,000**

LOT 1	Ha	Ac
Farmyard	1.52 (est)	3.75 (est)
6333	0.32	0.79
6426	0.63	1.56
5515	5.68	14.04
<b>TOTAL</b>	<b>8.15</b>	<b>20.14</b>



### Lot 2

Lot 2 is a single field enclosure and extends in total to 6.08 acres (2.46 ha) or thereabouts and is sown down to permanent pasture. The Lot has roadside frontage, is fenced for cattle and sheep and has a mains water supply.

**Guide Price - £72,000**

LOT 2	Ha	Ac
2183	2.46	6.08



### Lot 3

Lot 3 is a single field extending to 9.36 acres (3.79 ha) or thereabouts. It has a shared mains water supply and roadside frontage to the northeast boundary.

**Guide Price - £108,000**

LOT 3	Ha	Ac
2457	3.79	9.36



### Lot 4

Lot 4 extends to 4.32 acres (1.75 ha) or thereabouts. The lot has a mains water supply and roadside frontage.

**Guide Price - £48,000**

LOT 4	Ha	Ac
4658	1.75	4.32

## 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.

### Ingoings

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

### Listed Building Status

We understand that the farmhouse is a Grade II Listed building dating back to the late 18<sup>th</sup> or early 19<sup>th</sup> century. The List Entry Number on the Historic England website is 1289446. The Listing specifically mentions that the lean-to extension (which houses the utility rooms) and the barn adjoining the house (currently used as a garage and housing the laundry room) are of no interest from a Listing point of view. The full Listing can be viewed on the Historic England website by searching under the List Entry Number quoted above.

### Holiday Letting Business

The holiday letting business has currently been 'moth balled' and the vendors are not taking bookings for the forthcoming year. Moving forward, this will enable the successful purchaser of the property to manage the letting business to their own specifications either in house by setting up their own bespoke website or using a holiday letting company.

Historically the current owners let the units through a specialist letting company who organised the bookings and advertised the properties using their own website on behalf of the owners. The contract for this letting agreement has now lapsed so the new owners are not contractually obliged to continue using the existing letting agents.

In the last season of letting each letting unit was let out for a minimum of 3 nights occupation at a rate of £80 per night during high season and £30 per night off season.

## 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 is listed and therefore does not require an EPC.

Each of the holiday lets has an EPC. A full copy of the EPC can be obtained from the Sole Agents. To summarise each of the holiday lets have an EPC banding as follows:

The Millers Cottage – Band D  
The Swallows Nest – Band C  
The Hayloft – Band D  
The Granary – Band C  
The Coach House – Band D  
The Old Tea Room – Band D

## 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, buildings, holiday lets and land 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 'Seaville 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 and video/drone footage.

### Image Capture Dates

All of the photographs and video footage were taken during January 2024.

### 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 Mark Jackson at:



Cartmell Shepherd Solicitors  
Montgomery Way  
Rosehill Industrial Estate  
Carlisle  
CA1 2RW  
Tel: 01228 514077  
Email: [mark.jackson@cartmells.co.uk](mailto:mark.jackson@cartmells.co.uk)

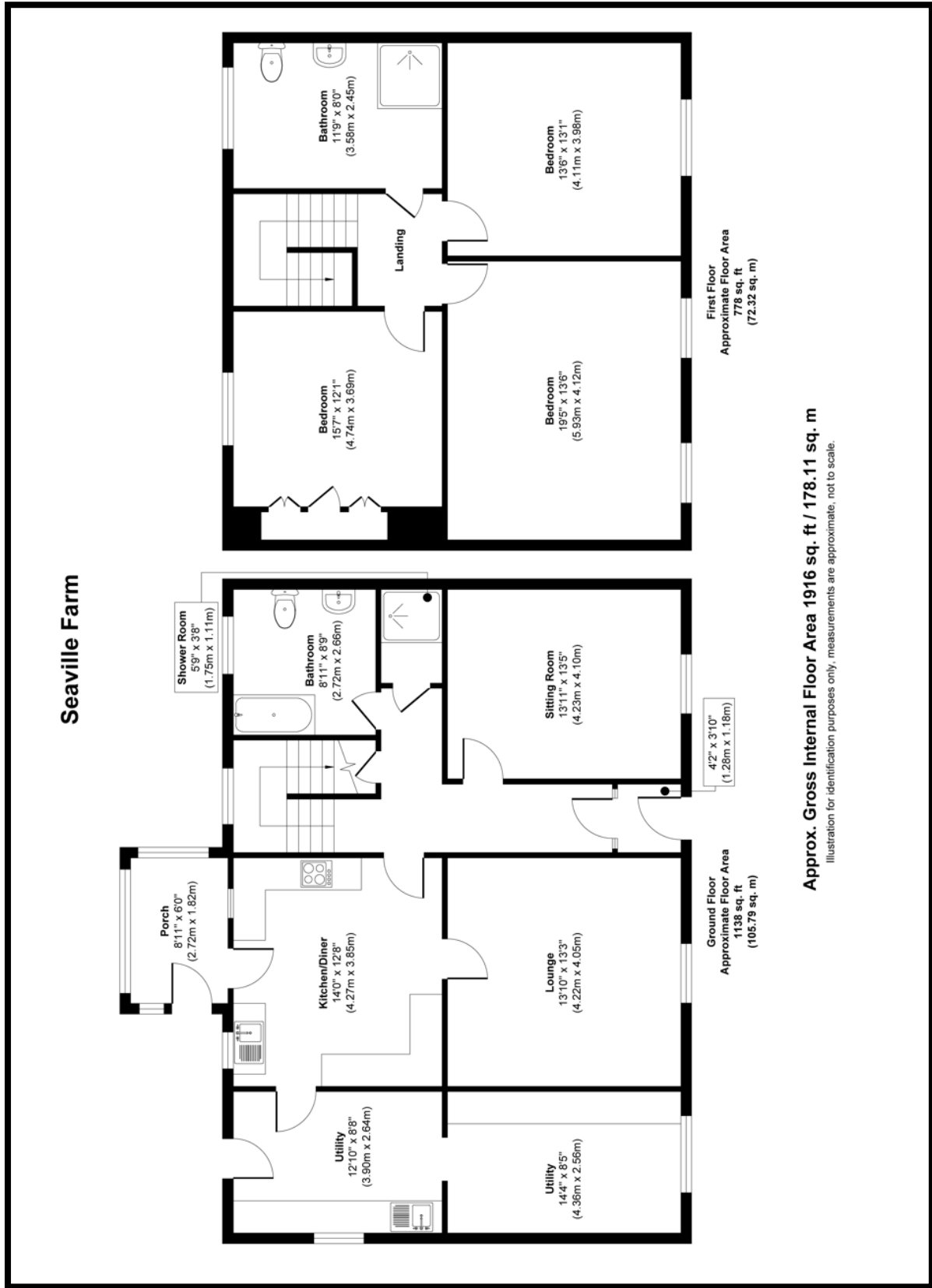
### Sole Agents



Ian Ritchie Land Agents Ltd  
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Tel: 07885 813 686 Office: 07719 470 597  
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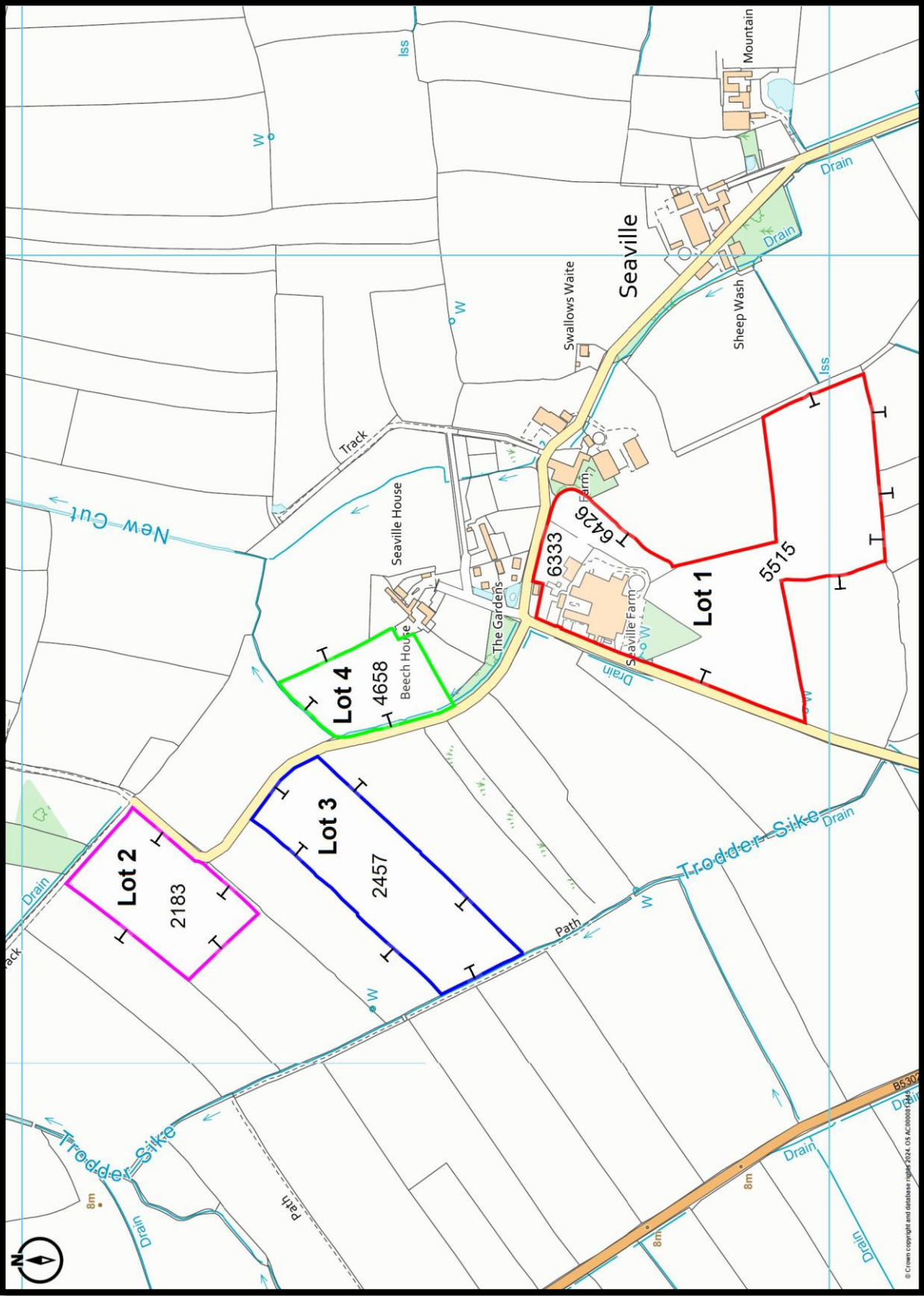
# Floor Plan



**Approx. Gross Internal Floor Area 1916 sq. ft / 178.11 sq. m**

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

# Sale Plan





# Location Plan

