



Particulars of sale of:
Bank End,
Hesket Newmarket
Wigton CA7 8HR

Bank End, Hesket Newmarket, Wigton Cumbria CA7 8HR

AN EXCEPTIONALLY WELL PRESENTED FARM BORDERING THE LAKE DISTRICT NATIONAL PARK IN UNSPOILT RURAL SURROUNDINGS PROVIDING THE OPPORTUNITY TO PURCHASE A UNIQUE AND DESIRABLE PROPERTY, THE TYPE OF WHICH RARELY COMES ONTO THE MARKET IN THIS AREA

Junction 41 of M6 9 miles – Keswick 15 miles – Penrith 13 miles
(all distances are approximate)

Traditional Cumbrian 4 bed farmhouse with adjoining 2 bed annex presented to a high standard with a range of traditional and modern farm buildings located next to a quiet council adopted highway nestling in a particularly scenic part of Cumbria next to the border of the Lake District National Park. Offered with agricultural land and woodland in various sized Lots extending as a Whole to 41.70 acres (16.87 ha) or thereabouts.

Lot 1 – Farmhouse, Annex, Buildings, Land and Woodland
extending to total 22.52 acres (9.11 ha) or thereabouts

Lot 2 – 16.46 acres (6.66 ha) or thereabouts

Lot 3 – 2.72 acres (1.10 ha) or thereabouts

FOR SALE BY PRIVATE TREATY IN 3 LOTS OR AS A WHOLE

The What3Words location for the entrance to Lot 1 is [recruited.trophy.crop](https://www.what3words.com/location/recruited.trophy.crop)

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



Introduction / Location:

Bank End is located on the northeastern border of The Lake District National Park (River Caldew is the boundary) in unspoilt open countryside, yet only 9 miles from junction 41 of the M6 with the market town of Penrith and city of Carlisle just a short car journey away.

The nearest primary school is Fellview Primary School at Caldbeck with secondary schools located at Wigton (Nelson Thomlinson), Dalston (Caldew School) and Penrith (Queen Elizabeth Grammar School and Ullswater Community College).

Bank End is a former dairy farm which has been downsized over the years and is being used by the current owners for the farming of sheep and cattle.

The property is presented to a high standard with the farmhouse and adjoining annex being suitable for multi-generational living or possibly for an alternative use such as Airbnb, holiday let etc.

The traditionally constructed farm buildings may hold possible development potential to provide either additional residential accommodation, holiday lets etc subject to any necessary planning and buildings regulations consents that may be required.

Directions:

From the north or south leave M6 at junction 41 and take the B5305 following signs for Wigton and Silloth for 6.5 miles.

Turn left signed Hesketh Newmarket and Caldbeck and continue for 1.4 miles before turning right signed Hall Field. Continue for a further 1 mile and Bank End is on the right-hand side of the council highway.

The What3Words location of the main entrance to the farmyard to Bank End is recruited.trophy.crop The postcode if using Satnav is CA7 8HR, but please be advised that some Satnav's do not link to the correct location.

Viewing

Viewing 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@ianritchieandagents.co.uk

Method of Sale

The property will be offered for sale by private treaty in 3 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 – Offers in excess of £1,110,000

Consists of the 4 bedroomed farmhouse and 2 bedroomed annex together with a range of traditional and modern buildings, land and woodland extending in total to 22.52 acres (9.11 ha) or thereabouts.

Lot 2 – Offers in excess of £200,000

A block of land with roadside frontage extending to 16.46 acres (6.66 ha) or thereabouts.

Lot 3 – Offers in excess of £40,000

A single field extending to 2.72 acres (1.10 ha) or thereabouts with roadside frontage.

Guide Price as a Whole – Offers in excess of £1,350,000

Lot 1 – Farmhouse, buildings and land

The house is a 4 bedrooomed Cumbrian farmhouse together with adjoining 2 bed annex. The property is of stone construction, rough cast under a slate roof.

The ground floor accommodation is as follows:

Ground Floor

uPVC Front door to Hallway

4.60m x 1.20m.

Sitting Room

4.61m max x 4.32m max. Woodburning Stove with stone surround and oak mantlepiece. Electric storage heater. Fitted shelving.

Dining Room

4.56m x 4.55m max. Open fire with Baxi grate with slate surround. Feature alcove. Electric storage heater.

Pantry

3.14m x 3.79m. Tiled floor. Electric cooker point. Fitted floor units. Electric smoke alarm. Fire door to annex.

Kitchen

4.37m x 3.86m. Composite sink with mixer tap. Part tiled walls. Plumbed for washing machine and dishwasher. Modern wall and floor units. Solid fuel double oven AGA (also heating hot water) with extractor fan above. Separate storage cupboard. Door to rear porch.

Rear Porch

1.73m x 1.94m. uPVC double glazed windows and door. Tiled floor. Slate roof.

Understair Cupboard/Cloakroom

1.94m x 2.50m.

Sitting Room



Dining Room

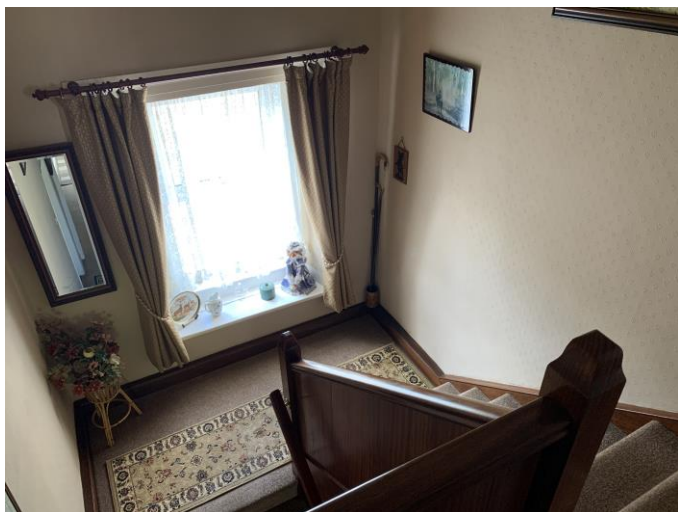


Kitchen



First Floor

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



Bedroom 1

Double Room. 3.15m x 4.02m.
Adjoining boxroom. 2.28m x 2.70m.

Bedroom 2

Large Double Room. 4.49m max x 4.58m.

Bedroom 3

Double Room. 4.04m x 3.58m.

Bathroom

4.61m x 1.42m with WC, wash handbasin, heated towel rail, electric fan heater, bath with Triton Rapide electric shower over bath. Extractor fan and lino floor.

Bedroom 4

Large Double Room. 4.04m x 4.28m max. Fitted cupboard with water tank and hot water cylinder fitted with electric immersion heater. Loft access.

Services for the House

Mains Electricity, mains water and septic tank drainage are shared with the annex. The house benefits from double-glazed units and electric storage heaters. The telephone is installed subject to British Telecommunications Regulations. The solid fuel AGA heats hot water which is backed up by an electric immersion heater.

Bedroom 1



Bedroom 4



Outside

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

To the rear of the farmhouse is an outside WC with lofted area (over the kitchen in the annex).

The property benefits from a main access point to the house and adjoining yard together with a separate roadside access to the modern buildings to the rear of the farmhouse.

Council Tax

We understand that Westmorland and Furness Council has scheduled the property as lying within Band E. The amount payable for the 2024/25 year is £2746.65.

Annex

The annex is attached to the main house and can be accessed from the front elevation via its own door or from an internal door leading from the pantry in the farmhouse to the kitchen in the annex. As such the annex can be used to extend the accommodation in the farmhouse, but it could also be used as a granny flat, for Airbnb, as a separate studio area etc (subject to any change of use application that may be necessary). As mentioned above the annex joins the main house and can be described as follows:

uPVC Front Door to Sitting Room

Sitting Room

4.31m max x 6.75m max. Feature range with electric fire. Wooden open plan staircase.

Bedroom 1

Double Room. 2.97m x 3.46m max. Loft Access.

Shower Room

1.43m x 1.57m. WC and wash handbasin with splashback. Heated towel rail. Extractor fan. Hyco instant hot water system. Electric Aqua Profile Plus Shower, part tiled.

Kitchen/Diner

3.78m x 2.88m. 1½ stainless steel sink unit. Modern wall and floor units. Moffat Electric cooker and hob with extractor fan. Part tiled walls. Hyco instant hot water system. Plumbed for washing machine. Electric circuit board. Access through to main house.

First Floor

Access to the first floor is taken from the sitting room via an open plan staircase. The first-floor accommodation is compact and comprises of:

Bedroom 2

2.78m x 4.02m.

Services for the Annex

Mains Electricity, mains water and septic tank drainage are shared with the main house. Wooden double-glazed units. Electric storage heaters. Electric fire alarm. Hyco instant hot water system.

Annex Sitting Room



Annex Kitchen



Annex Bedroom 1



Buildings

The farm buildings consist of both modern and traditional agricultural buildings situated to the side and rear elevation of the farmhouse. They can be described as follows:

1. Traditional Two-Storey Lofted Haybarn

Comprising of a loose box with feed trough, separate 10 stall byre and former dairy. Subject to any necessary planning and building regulations consents this barn may be suitable to convert to either a separate residential dwelling or holiday letting unit.

2. Lean-to 12 Stall Byre with fibre cement roof currently used as lambing shed.

3. Adjoining Single Storey Traditional Building under corrugated steel sheeted roof consisting of a former 10 stall byre which is now used as a lambing shed.

4. Further Traditional Building of single storey construction under a slate roof comprising:

- 2 Adjoining Loose Boxes – used for the storage of coal and firewood.
- Single Loose Box.
- Garage.

5. Former Cattle Loose House of concrete block construction under fibre cement roof with concrete floor. The building is now used as the farm workshop but still has tubular steel feed barrier and water trough in situ.

6. Open Midden with concrete panel walls leading onto underground reception pit for:

7. KellQuip Group Steel Slurry Tower (Built 2010) with approximate capacity of 70,000 gallons.

8. 5½-Bay Steel Portal Framed Silage Pit with reinforced concrete shuttered walls, concrete floor, effluent tank. Fibre cement roof.

9. 6-Bay Cattle Feeding Shed of steel portal framed construction with tubular steel central feed passage, calf creep in 2-bays, fibre cement roof.

10. 6-Bay Full Length Lean-To Cubicle Shed for 42. Rubber mats. Central scraper passage to slatted tank.

11. Bull Pen of concrete block construction under monopitch roof with outside pen area.

12. Sheep Handling Pens of timber construction with concrete floor.

Aerial View from North



Aerial view from South East



Buildings 11 to 7 left to right



Building 1



Land

Lot 1

The land on Lot 1 lies to the north and south of the council adopted highway. The area to include the farmyard, farmland and woodland extends in total to 22.52 acres (9.11 ha) or thereabouts. The land is in good heart, fenced for cattle and sheep and has a mains water supply. Opposite the main farmyard lying within field 0102 are additional buildings as follows:

4 – Bay Haybarn of wooden pole construction with box profile steel roof, clad with corrugated steel sheet.

4 – Bay Lean-To under corrugated steel roof with **Additional 2-Bay Lean-To** under box profile steel roof.

Hard Standing for Round Bale Storage

All of the above buildings are used for the storage of crop and machinery and in the past have also been used for lambing sheep. The buildings have a mixture of stone or soil floors.

The southern block of land on Lot 1 is partly joined by the River Caldew which is the boundary of the Lake District National Park.

Offers in excess of - £1,110,000

LOT 1	Ha	Ac
Farmyard	0.31 (est)	0.76 (est)
9215	0.04	0.10
9915pt	0.37 (est)	0.91 (est)
8882pt	1.76 (est)	4.35 (est)
8019	0.50	1.24
7712pt	0.14 (est)	0.35 (est)
8510	0.42	1.04
9313	0.02	0.05
0102	2.64	6.52
1202	1.37	3.39
1514	1.44	3.56
9217	0.10	0.25
TOTAL	9.11	22.52

Lot 2

Lot 2 lies due east of Lot 1 as shown on the attached sale plan. The Lot extends to 16.46 acres (6.66 ha) and lies in 4 fields with a wooded conservation area in the north west of part of 4811. The Lot has roadside access from part of its southern boundary. It does not have a mains water supply.

Offers in excess of - £200,000

LOT 2	Ha	Ac
6798	0.12	0.30
7603	2.21	5.46
6814	2.08	5.14
4811	2.25	5.56
TOTAL	6.66	16.46



Lot 3

Lot 3 is a single field extending to 2.72 acres (1.10 ha) or thereabouts. It has roadside frontage along its northern boundary and is located opposite Lot 2. The field does not have a mains water supply.

Offers in excess of - £40,000

LOT 3	Ha	Ac
5688	1.10	2.72



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

Lot 1 – The purchaser of Lot 1 will be bound to take over the 2 slurry pumps in the farmyard at a total cost of £400, and any large square baled silage remaining in store at the time of completion of sale at a rate of £15 per bale.

Lots 2 and 3 – There are to be no ingoing claims.

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.

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.

Energy Performance Certificate (EPC)

Bank End – Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Annex – Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

Further Photographs and Drone Footage

Additional photographs and video footage of the farmhouse, annex, buildings and land can all be viewed on the website of the Sole Agents, www.ianritchielandagents.co.uk.

From the Home page, select 'Properties for Sale' and then click on the text saying 'Bank End' 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 April 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 the vendors solicitors Richard Miller at:


Burnetts

Burnetts Solicitors
Victoria House
Wavell Drive
Rosehill
Carlisle
CA1 2ST
Tel: 01228 552296
Email: rm@burnetts.co.uk

Sole Agents

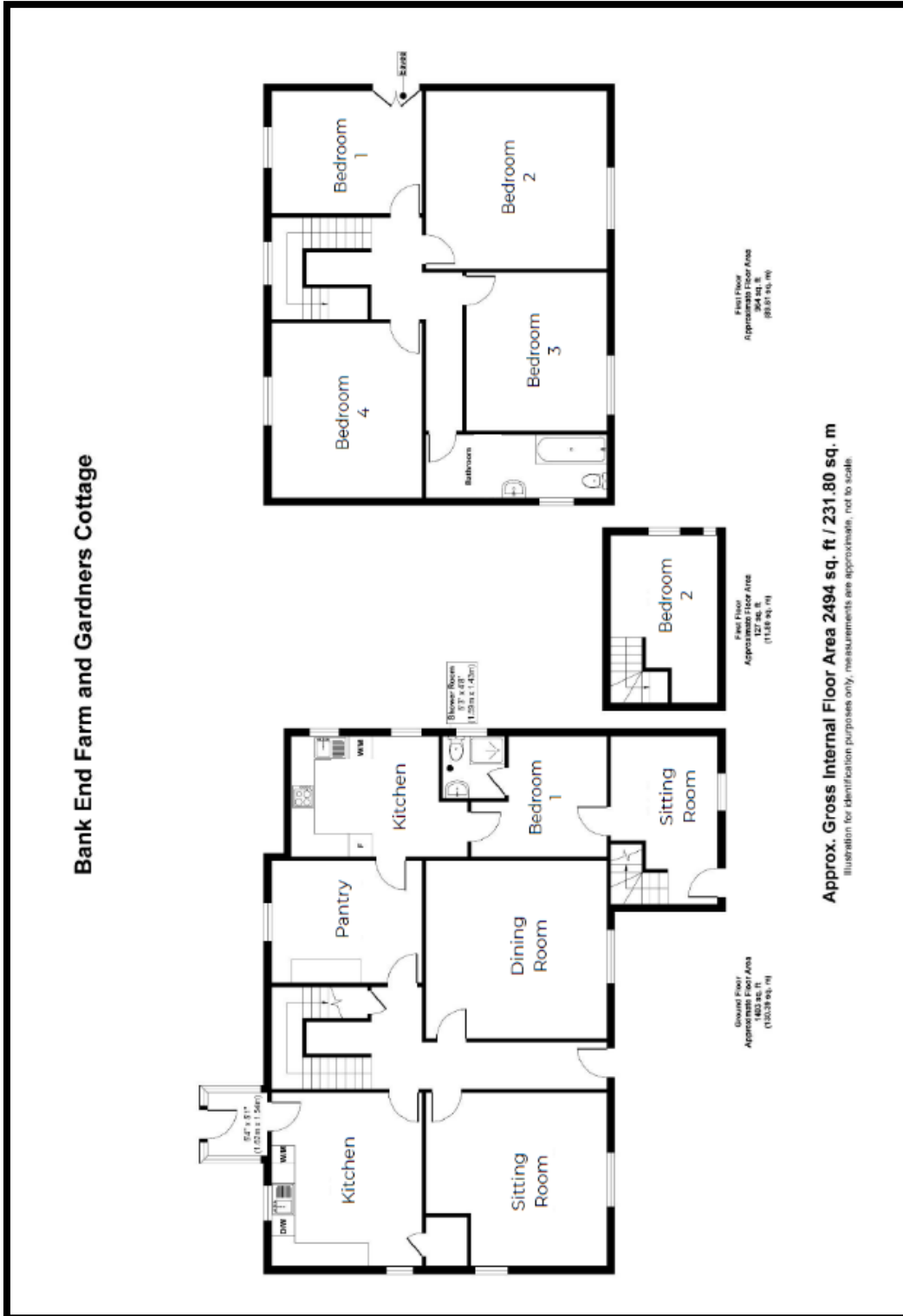

Ian Ritchie
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Particulars prepared: May 2024
Photos taken April 2024
Video footage taken April 2024

Floor Plan

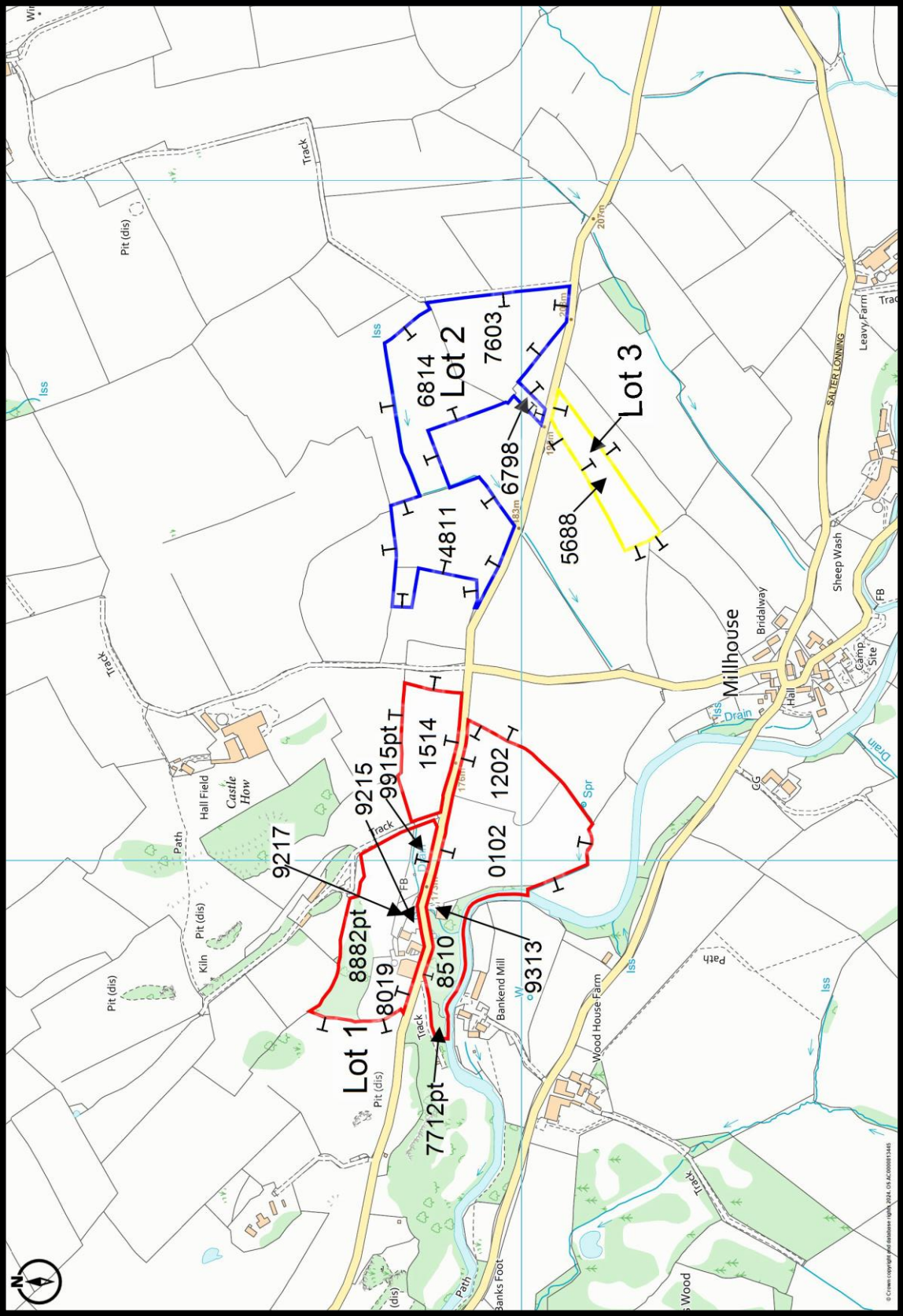
Bank End Farm and Gardners Cottage



Approx. Gross Internal Floor Area 2494 sq. ft / 231.80 sq. m

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

Sale Plan



Location Plan of Bank End

