

Ref: B47

PRELIMINARY PARTICULARS



HOPES



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Particulars of Sale of

CALVO STUD FARM, CALVO, SILLOTH, CUMBRIA, CA7 4PJ



EPC: Band F

A well equipped dairy and livestock rearing farm consisting of a 5 bedroomed farmhouse with a 2 bedroomed annex, a range of both traditional and modern buildings to include 12:12 Herringbone parlour, cubicle accommodation for 118 together with land extending in total to approximately 215.89 acres(87.38ha) or thereabouts.

FOR SALE BY PUBLIC AUCTION IN 3 LOTS OR AS A WHOLE

on Tuesday 3rd July, 2018 at 1pm within Hopes Auction Mart.

Sole Agents:

Hopes Auction Company Limited
Syke Road
Wigton
Cumbria
CA7 9NS
Tel: 016973 44901

Solicitors:

Milburns Solicitors
25-26 Church Street
Whitehaven
Cumbria
CA28 7EB
Tel: 01946 694818

Introduction/Location

Calvo Stud Farm is an extremely useful dairy and livestock rearing unit situated within the hamlet of Calvo close to the town of Silloth. The farm yard lies adjacent to the B5302 Wigton to Silloth road as shown on the attached location plan.

Directions

Leave the A596 at the western end of Wigton bypass turning onto the B5302 following signs for Silloth. Continue through the village of Abbeytown heading towards Silloth and on entering the hamlet of Calvo, Calvo Stud Farm is the first farm on the right hand side as shown on the attached sale plan.

Viewing

Strictly by appointment with the Sole Agents, Hopes Auction Co Ltd, Syke Road, Wigton, Cumbria, CA7 9NS, Tel: 016973 44901, Email: landagent@hopesauction.co.uk.

Method of Sale

The property will be offered for sale by Public Auction in 3 separate lots or as a whole subject to reaching an undisclosed reserve price. For those unfamiliar with the auction process each lot will be offered for sale individually and reserved in favour of the highest bidder. The property will then be offered for sale as a whole and once again withdrawn in favour of the highest bidder. At this stage the auctioneer will withdraw from the auction room and take further instructions from the vendors prior to reoffering the property either in lots or as a whole. Please take note that any guide prices issued are not the reserve prices. The Vendors reserve the right to alter, divide, amalgamate or withdraw any part of the lots and to generally amend the order of sale. Any changes will be made clear at the public auction.

Deposits and Contracts of Sale

A 10% deposit of the purchase price will be payable on the fall of the auctioneers hammer and the contract of sale is to be signed. Cash deposits cannot be accepted due to Money Laundering Regulations. Payment is to be made by cheque or bankers draft. The Purchaser must bring to the auction proof of identity and proof of address. Copies of the sale contract will be available for inspection, by prior appointment only, at the office of the Solicitors and the Sole Agents during the week prior to the Public Auction.

General Description

As mentioned previously the property is to be offered for sale in three separate lots and as a whole. These can be described as follows:-

Lot 1

Lot 1 consists of the farmhouse, adjoining annex, buildings, farmyard and land which in total extends to approximately 155.96 acres (63.12ha) or thereabouts. The farmhouse is of stone construction rendered under a slate roof and provides accommodation on two floors as follows:-

Ground Floor

UPVC double glazed porch with glass roof. 1.56m x 2.29m.

Main Sitting Room 4.05m x 4.3m max. Electric fire.

Snug 3m x 3.45m max. Open fire.

Kitchen 3.85m x 3.35m with modern fitted units. Part tiled walls. Integrated dishwasher and fridge. Hotpoint electric cooker. Stainless steel sink unit with single drainer. Lino flooring.

Living Room 7.4m x 3.65m. Open fire with back boiler. Stainless steel sink unit with single drainer. Part tiled walls. Fitted airing cupboard with hot water cylinder and electric immersion heater. Rear staircase. Rear entrance door.

Wet Room 1.78m x 2.07m with tiled floor, tiled walls, electric shower, WC and wash hand basin. Heated towel rail.

Understairs Cupboard/Small Cellar.

Main Staircase with Half Landing provides access to first floor accommodation within the main farmhouse:-

First Floor

Bathroom with 3 piece suite and electric towel rail. 3.38m x 1.84m.

Bedroom 1 3.9m x 2.90m max.

Bedroom 2 3.9m x 4.45 max.

Bedroom 3 3.4m x 3.45m. Access through to bedrooms 4 and 5.

Bedroom 4 4m x 3.65m

Bedroom 5 3.6m x 3.65m. Access back down into living room.

Attached to the main house is a former cottage which now forms an annex to the main house. It consists of:-

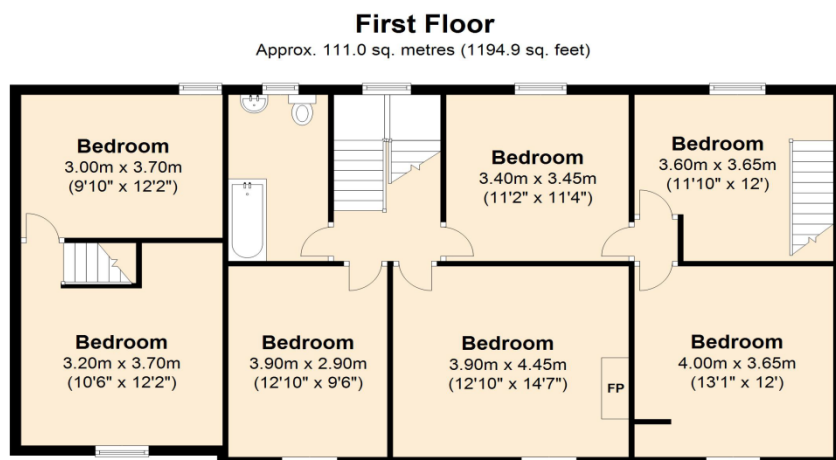
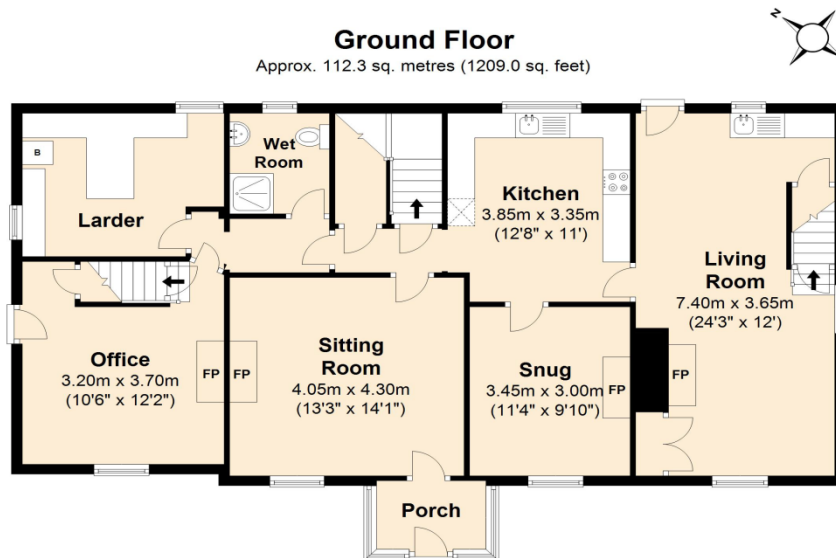
Former Larder 3.74m x 2.84m with original sandstone sconces.

Farm Office 3.2m x 3.7m. Open fire. Side entrance door. Original ceiling hooks. Small rear staircase to first floor accommodation:-

Bedroom 1 3m x 3.70m.

Bedroom 2 3.7m max x 4.1m max.

Floor Plan



Total area: approx. 223.3 sq. metres (2403.8 sq. feet)

Services

The property benefits from oil fired central heating, UPVC double glazing, mains water, mains electricity and has septic tank drainage. The telephone is fitted subject to British Telecommunication Regulations.

Council Tax

We understand that Allerdale Borough Council has scheduled the farmhouse as lying within Band D. The amount payable for the 2018/2019 period is £1750.85.

Outside

To the front of the farmhouse is a well presented lawned area with flower borders and to the rear is a tarmac area for car parking.

The Farm Buildings

The farm buildings are situated immediately adjacent to the farmhouse and consists of a mixture of both traditional and modern buildings. The traditional buildings on the farm date back to 1921 with the majority of the traditional buildings being constructed using shuttered concrete rather than traditional stone building techniques. The buildings are numbered in conjunction with the building plan which is attached to these particulars.

1. Single Storey Traditional Range of concrete construction under asbestos cement roof comprising:

- a) **Former Garage** now used as a general store.
- b) **General Store.**
- c) **Outside Toilet.**
- d) **Coal Shed.**
- e) **General Store.**
- f) **Loose Box.**
- g) **Loose Box.**

2. Two Storey Traditional Building dated 1921 of shuttered concrete construction under asbestos cement roof comprising:

- a) **Former Six Horse Stable** now used as a loosebox. Lofted.
- b) **Garage.** Lofted.
- c) **Former Threshing Barn** now used for storage of feed with steel and timber constructed cake bin (6 tonne capacity).
- d) **Former Cooling House.** Lofted
- e) **Livestock Loose House** with concrete block troughs and tubular steel hay racks. Lofted.

3. Lean-to of shuttered concrete construction under a mixture of both asbestos cement and corrugated steel sheet roof comprising:

- a) **Granary** with single phase Alvan Blanch crusher.
- b) **Workshop** with single phase electric Kongskilde blower fan used to transfer barley from the tower to the crusher.
- c) **General Store.**
- d) **Bull Pen.**

4. Boythorpe Grain Tower with sweep arm auger approximate 95 tonne capacity.

5. L-Shaped Single Storey Traditional Range of shuttered concrete construction under predominantly asbestos cement roof comprising:

- a) **Oil Shed.**
- b) **Former 12 Stall Byre** now handling pen and AI stalls.
- c) **Two Adjoining Isolation Boxes.**
- d) **Two Loose Boxes** with shared feed passage of tubular steel construction.
- e) **Further Two Loose Boxes** with shared feed passage of tubular steel construction.



6. Seven Bay Crop Storage Building of timber framed construction under a mixture of both corrugated steel sheet and steel box profile roofing together with full length lean-to's off both sides. The main building and both lean-to's have an earth floor and are also used as a lambing shed and also for the storage of machinery.

7. Four Bay Hay/Straw Building of steel portal framed construction. Earth floor. Concrete block walls. Fibre cement roof and side cladding.

8. Lean-to on north eastern gable of building No.7 consisting of two adjoining timber framed livestock loose houses. Concrete floor, concrete block walls and fibre cement roof.

9. Timber Framed Calf Rearing Shed for 24 under box profile roof.

10. 12:12 Herringbone Parlour with ACR's housed in steel framed building clad with box profile sheeting. Volume washer. Adjoining tank room of similar construction with Mueller Europa Bulk Tank (3345 litre capacity). Plate cooler. Two water heaters. Adjoining compressor and vacuum pump shed.

11. Outside Collecting Area for dairy cattle together with handling pens with race. Please be advised that the crush currently attached to the handling race is specifically excluded from the sale.

12. Sheep Handling Pens together with dipper of predominantly block wall construction.

13. Concrete Framed Six Bay Silage Building under fibre cement roof with concrete floor and concrete panel walls.

14. Adjoining Open Air Silage Pad with pre-cast concrete panel walls approximately 8ft tall and adjoining effluent tank.

15. Dirty Water System with tank fitted with submersible pump and associated pipework and irrigator (all of which is included in the sale of Lot 1).

16. Timber Framed Cubicle Shed under aluminium box profile roof providing accommodation for 88 on mats. Central feed passage and scraper passages with auto scrapers.

17. Steel Framed Cubicle Shed for 30 under fibre cement roof with comfort cubicles on mats. Covered feeding stance. Timber space board cladding.

18. Alfa Laval 3 Ring Slurry Store.

Situated to the south of the main farm steading in the southern corner of Field 6774 is a traditional two storey barn of brick construction under a mixture of both Marley tile and slate roof consisting of a 12 and 6 stall byre both of which are lofted together with an adjoining 4 stall single storey byre. This building may be suitable for conversion into a dwelling subject to any necessary approvals required for planning purposes. No formal approach has been made to the local planning authority, Allerdale Borough Council.



Farm Land

Lot 1 to include the farmyard extends to approximately 155.96 acres (63.12) or thereabouts. Part of field 4034 was a former radar station. All of the radar equipment has been removed but some of the concrete hardstanding's still remain in the field and are currently used for the storage of silage and farm yard manure. In addition, a poly tunnel is also located in this field. At the time of preparation of these particulars field 8141 was due to be ploughed and then re-seeded. The remaining fields on Lot 1 are already sown down to grass. Lot 1 benefits from a metered mains water supply to the farm house and buildings with the land being fed from a mains water supply subject to a trough charge.

Lot 2 consists of three adjoining field enclosures extending in total to approximately 41.95 acres (16.98ha) or thereabouts. At the time of preparation of particulars field 1741 had been ploughed and was due to be re-seeded. The remaining two fields on Lot 2 are also sown down to grass. The lot benefits from a mains water supply subject to standard United Utilities trough charges. Access to the lot is taken from a shared occupation lane.

Lot 3 has roadside frontage on its eastern boundary and adjoins Lot 1. The lot comprises three field enclosures extending in total to 17.98 acres (7.28ha) or thereabouts. This lot benefits from a mains water supply subject to standard United Utilities trough charges. The trough situated between field 0886/1183 on Lot 3 and field 9996 on Lot 1 is to remain in situ and will be made available for use by both the Purchaser of Lot 1 and Lot 3.

General Remarks

Tenure

We understand from the Vendors Solicitors that the tenure of the property is freehold.

Vacant Possession and Completion

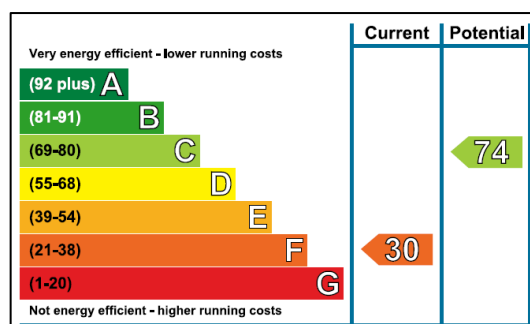
Vacant possession to all of the property will be given immediately on completion which is scheduled to occur by no later than Monday 10th September, 2018.

Solar Panels

The Southern roof pitch of the silage shed has solar panels fitted. We are informed by the Vendors that these panels generate approximately £2000 of income to the farm per annum with approximately 18 years left on the feeding tariff agreement. The feeding tariff has recently been increased in line with inflation and is currently returning 55p per kW generated. Further details can be obtained from the Vendors during the viewing of the property.

Energy Performance Certificate (EPC)

An extract from the EPC showing the current and potential Energy Efficiency Rating is shown below. Full copies of the EPC can be obtained from the Sole Agents (by prior appointment only).



Basic Payment Scheme

All of the agricultural land will be used by the vendors to claim Basic Payments for the 2018 scheme year. The purchaser(s) will be bound to abide by the rules of Cross Compliance so that penalties are not imposed by the RPA. Entitlements for the 2019 scheme year onwards will be transferred to the purchaser(s) of each lot if they so desire. All transfers are to be undertaken by Hopes Auction Company Limited and will be charged at a rate of £200 plus VAT per transfer which is to be paid for by the purchaser(s).

The business has slightly less Entitlements than land. Therefore the number of Entitlements transferred to each lot will be as follows:-

Lot 1 will receive 61.17 Entitlements.

Lot 2 will receive 16.09 Entitlements.

Lot 3 will receive 6.39 Entitlements.

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 etc) whether public or private and whether constituted in the title deeds or not. The purchasers 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.

Ingoings

The Purchaser of Lot 1 will be bound to take over all silage in store at a rate of £20 per tonne. The amount of silage in store at completion is to be calculated by Hopes Auction Company Limited and their decision will be final and binding on both the Vendors and the Purchaser. Any tyres on Lot 1 are included in the sale. Any hay and straw on the farm will be sold separately at the farm machinery sale which is due to be held on the premises after the sale of the property but prior to completion. Anybody purchasing hay and straw will be given to the 29th September 2018 to remove the hay and straw from the property. The slurry pump and Kongskilde Grain Blower are to be valued by Hopes Auction Company Limited and taken over by the Purchaser of Lot 1 at valuation.

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 the new Money Laundering Regulations relating to sale of property by public auction we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed.

We are therefore forced by law to ensure that potential purchasers are registered with ourselves at least 5 days prior to the auction. Please note that no one will be able to bid at the auction unless they are registered with ourselves at least 5 days prior to the auction. Please contact the Land Agency office for further information and also refer to the covering letter attached to these particulars for further details.

SCHEDULE OF FIELDS

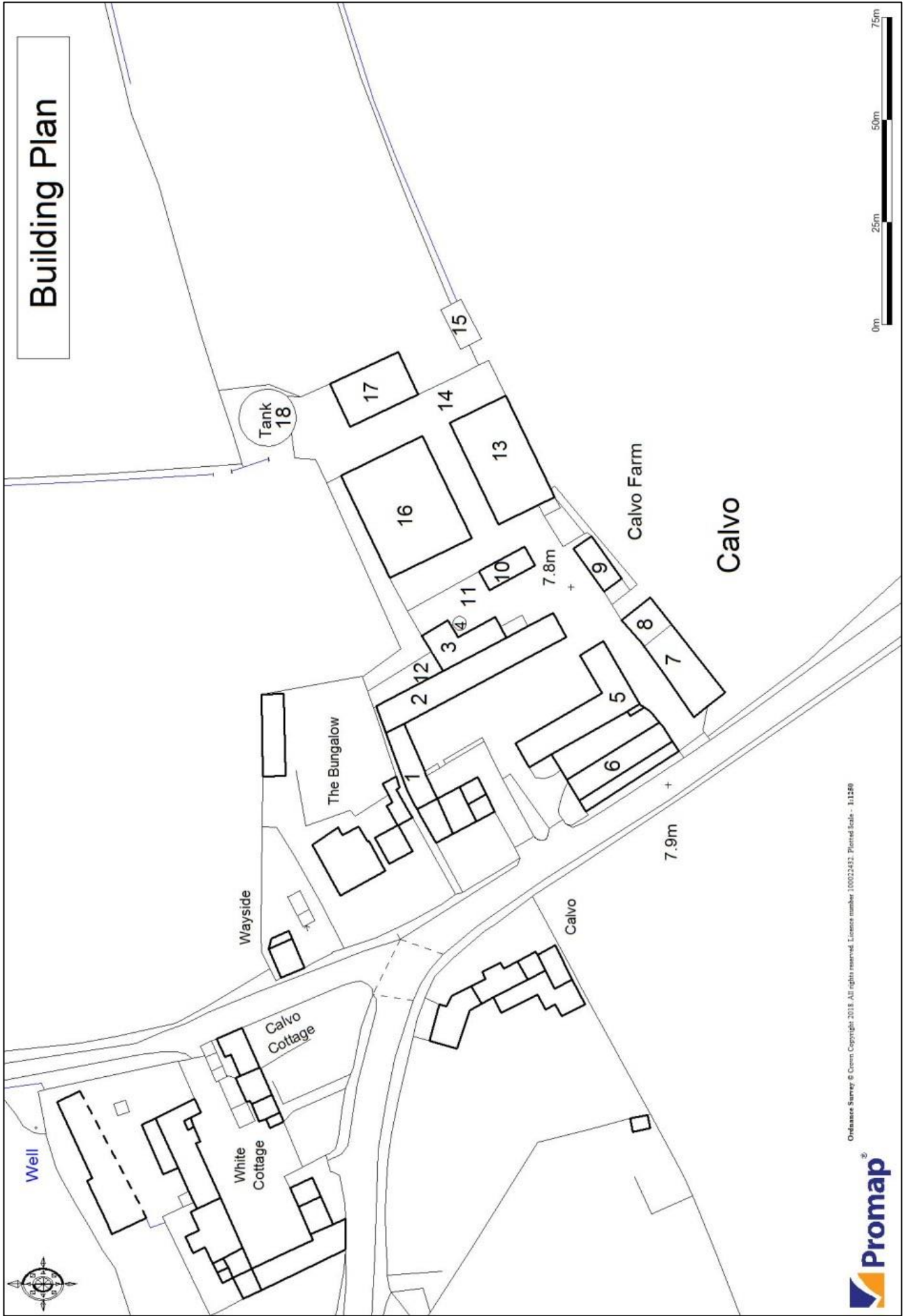
Field Number	Hectares	Acres
Lot 1		
Farmyard	0.72 (est)	1.78 (est)
4034 (inc hardstanding)	3.92	9.69
5236	3.86	9.54
6438	4.27	10.55
7739	3.68	9.09
9241	3.83	9.46
7302	6.51	16.09
8815	5.99	14.80
6774	5.17	12.77
7872	0.11	0.27
9996	6.61	16.33
7565	3.64	8.99
8258	4.69	11.59
8141	3.36	8.30
9338	3.43	8.48
9730	3.33	8.23
TOTAL	63.12	155.96
Lot 2		
9432	6.02	14.87
1741	5.40	13.34
2023	5.56	13.74
TOTAL	16.98	41.95
Lot 3		
0886/1183	2.53	6.25
0868	2.45	6.05
1863	2.30	5.68
TOTAL	7.28	17.98
GRAND TOTAL	87.38	215.89

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 whatever 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 Vendor Reserves the right to sell the property prior to the Public Auction without notice.

Particulars Prepared May 2018.

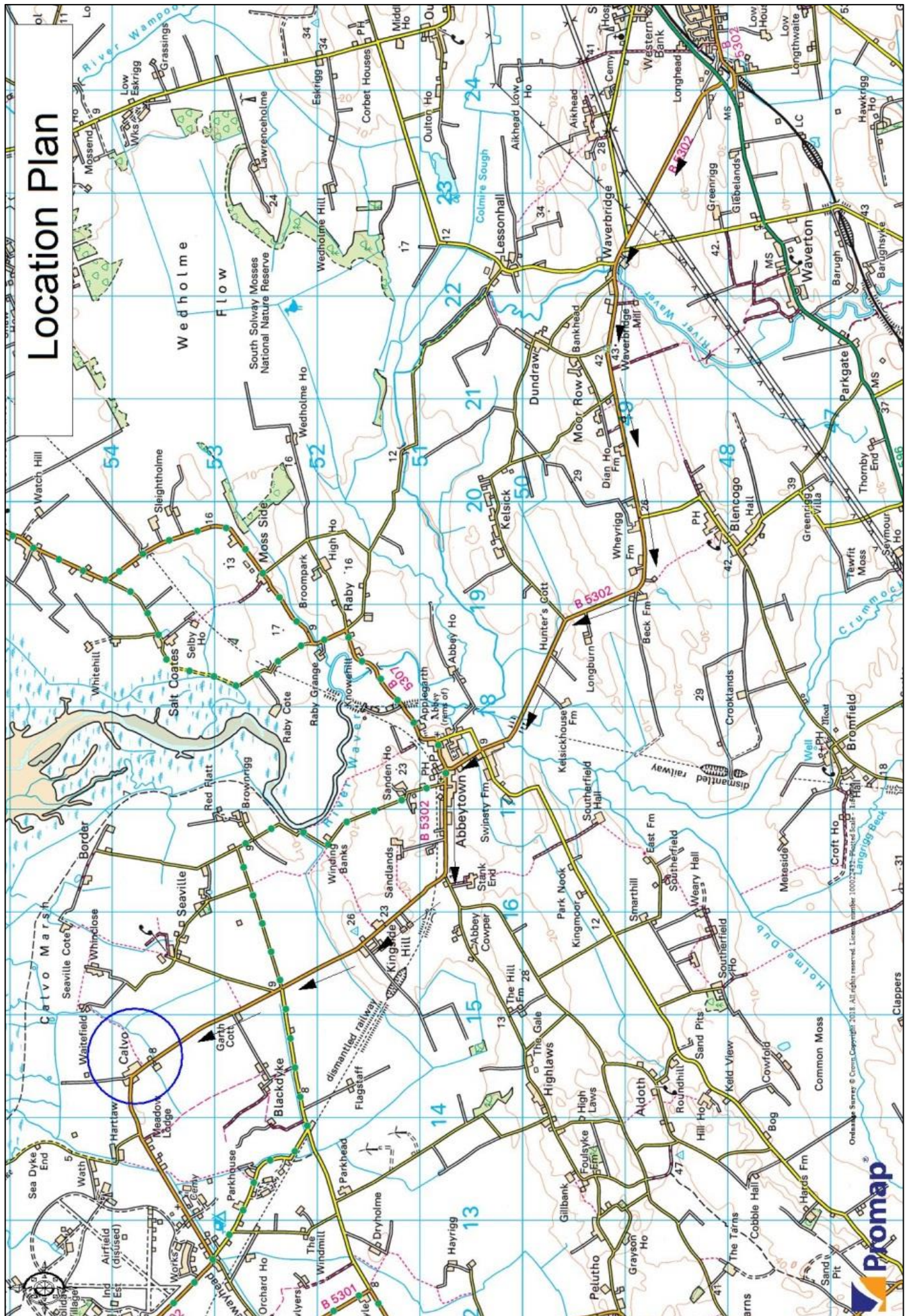
Building Plan



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Location Plan



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