

Ref: W1

PRELIMINARY PARTICULARS



HOPES

Auctioneers • Surveyors • Valuers • Land & Estate Agents

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CAUSEWAY HOUSE AND CAUSEWAY HOUSE COTTAGE, CARLETON, CARLISLE, CUMBRIA, CA4 0DA



The property consists of two 3 bedroomed semi-detached farmhouses, a useful range of both traditional and modern farm buildings to include recently renewed cubicle housing for 139. As a whole the property extends to 130.80 acres (52.94ha) or thereabouts.

CAUSEWAY HOUSE EPC – BAND F ~~ CAUSEWAY HOUSE COTTAGE EPC – BAND E

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

Sole Agents:

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

Solicitors:

Arnison Heelis
1 St Andrews Place
Penrith
Cumbria
CA11 7AW
Tel: 01768 862007

Particulars of Sale

Introduction

Causeway House is a good quality Cumbrian farm which offers for sale some of the best quality land in Cumbria with the benefit of two 3 bedroomed semi-detached farmhouses, a useful range of both traditional and modern farm buildings to include recently renewed cubicle housing for 139 head of cattle. Some of the land is classified as Grade II under the former MAFF land classification system. The chance to purchase such good quality land is rare as there is only a small amount of Grade II land in Cumbria. The farm is offered for sale in two lots or as a whole.

The farm is located just off the A6 Carlisle to Penrith road approximately 2.3 miles due South East of Junction 42 of the M6, 4 miles to the city of Carlisle and approximately 12 miles to the local market town of Penrith as shown on the attached location and sale plans.

Causeway House enjoys a rural and yet highly convenient location with great access to the border city of Carlisle, where local amenities, shops, schools, supermarkets and professional services are all located. For the commuter, the A69, M6 and A6 provide links with the major commercial centres of the region. Carlisle train station provides excellent links to Manchester and Glasgow along the west coast main line railway.

Directions

From the North or South leave the M6 at Junction 42. Take the A6 following signs for Penrith. Travel for approximately 2.3 miles and you will see Causeway House on the left marked by a Hopes Sale Board.

Viewing

Viewing of the houses and buildings is strictly by appointment with the Sole Agents, Hopes Auction Company Ltd, Syke Road, Wigton, Cumbria, CA7 9NS. Tel. 016973 44901. Email. landagent@hopesauction.co.uk

Prospective purchasers of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of these particulars.

Method of Sale

The property will be offered for sale by Private Treaty in two lots or as a whole. Offers are to be made in writing to the Sole Agent. The Vendors reserve the right to sell the property without setting a closing date and any potential purchasers are therefore advised to register their interest with the sole agents. The Vendors reserve the right to exclude any of the property shown or to generally amend the sales particulars.



General Description

As previously mentioned the property is to be offered in two separate lots. These can be described as follows:

Lot 1

Lot 1 consists of the 2 three bed roomed semi-detached farmhouses, buildings, farm yard and agricultural land extending to 62.61 acres (25.34ha) or thereabouts.

The farm house forms two separate dwellings, being Causeway House and Causeway House Cottage.

Causeway House

Causeway house is of stone construction with a part rendered exterior under a slate roof. The property has UPVC windows and a multi fuel log burner providing central heating and hot water. The property provides accommodation on two floors as follows:

Ground Floor

UPVC door to:

Kitchen – 3.48m max x 4.82m max with fitted kitchen, storage cupboards, cooker point, exposed beams, radiator and electric meter and fuse box.

Sitting room – 3.91m max x 4.82m max with multi fuel stove set in an ornate red brick fire surround with tile hearth, exposed beams and TV point.

Hallway – giving access to front door with phone point, storage cupboard and radiator.

Living room – 4.79m x 5.41m max with open fire set in a tile fire place and two radiators.

First Floor

Access to the first floor is taken from the hallway via the staircase to:

Bedroom 1 – 4.82m x 5.47m max. Double room with radiator.

Hallway – with storage cupboard with loft access and radiator.

Bathroom – 2.61m max x 3.44m max with green bathroom suite comprising of bath, pedestal sink and WC. Shower cubicle with Myra sport electric shower, part tiled walls, radiator and a storage cupboard containing the hot water tank and cold water tank.

Bedroom 2 – 3.85m x 4.03m max. Double room with radiator.

Bedroom 3 – 4.82m x 3.86m max. Double room with radiator.

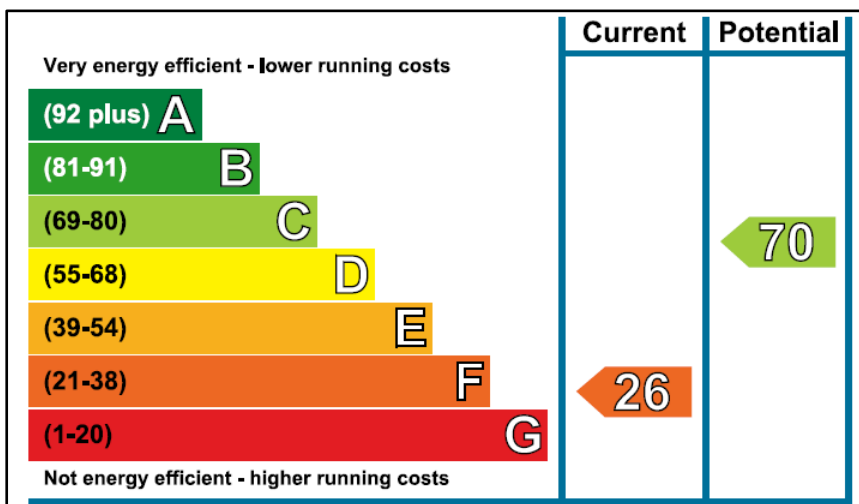
Outside

Causeway House benefits from a large garden to the rear of the property and there is a tarmac parking area in front of the house.

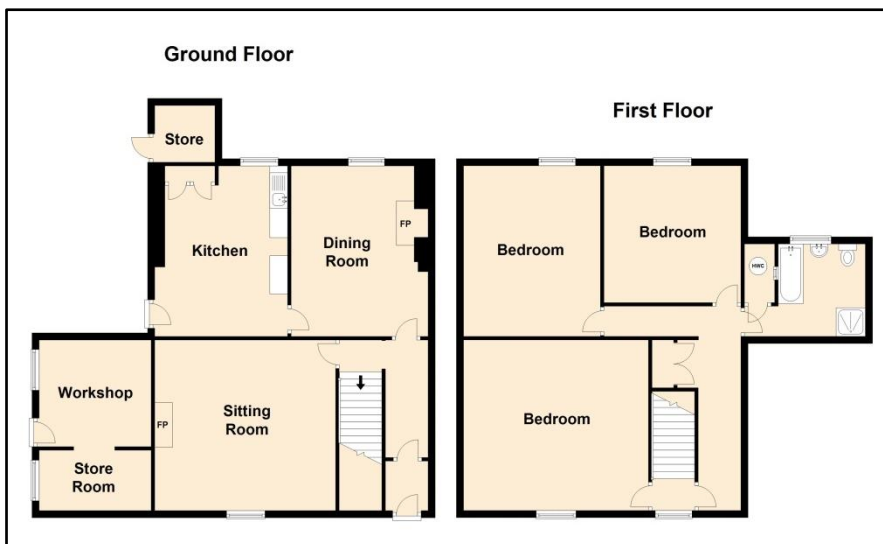
Storage shed – stone built under slate roof adjoining onto the house at its northern end, providing two separate storage areas.

Energy Performance Certificate (EPC)

Below is an extract from the EPC. Full copies can be obtained from the sole agents.



Floor Plan



Council Tax

We understand that Carlisle City Council have scheduled Causeway House as Band D. The amount payable for the 2016/2017 is £1645.70.

Services

Causeway House benefits from a mains water supply, mains electricity and a shared septic tank.

Causeway House Cottage

Causeway House Cottage is of stone construction, part rendered under a slate roof. The property has night storage heaters throughout with hot water being provided from an immersion heater. The property benefits from white UPVC double glazed windows throughout and has recently been renovated. The property offers accommodation on two floors as follows:

Ground Floor

Kitchen/Dining Area – 10m max x 3.27m max with white fitted kitchen with black laminate worktops, stainless steel double oven cooker with ceramic hobs and stainless steel extractor, two storage heaters, fridge point, stainless steel sink and drainer with mixer tap, TV point and laminate effect lino flooring.

Sitting room – 5.02m max x 4.00m with Charnwood-Country 6 wood burning stove (serial number 79764) set on a tile hearth, TV point, phone point, storage heater. Please note this room contains a storage cupboard that is also access to the underground cellar. The access to the cellar is boarded up and no inspection has been made of this.

Hallway – giving access to:

Airing cupboard

Downstairs WC – with toilet and hand basin.

Garden Room/Sunroom – 2.35m x 1.95m with white UPVC double glazing and laminate lino flooring providing access to front door.

First Floor

Access to the first floor is taken from the hallway via a staircase.

Landing to:

Storage cupboard

Bedroom 1 – 4.22m x 3.56m max. Double room with two fitted cupboards, loft access point, night storage heater and phone point.

Bathroom - 2.94m x 1.95m with white bathroom suite consisting of bath, pedestal basin and WC. Shower cubicle with thermostatic mixer shower, electric heated towel rail, Dimplex electric heater and shaving socket.

Bedroom 2 – 3.34m max x 4.20m. Double room with loft access hatch and storage heater.

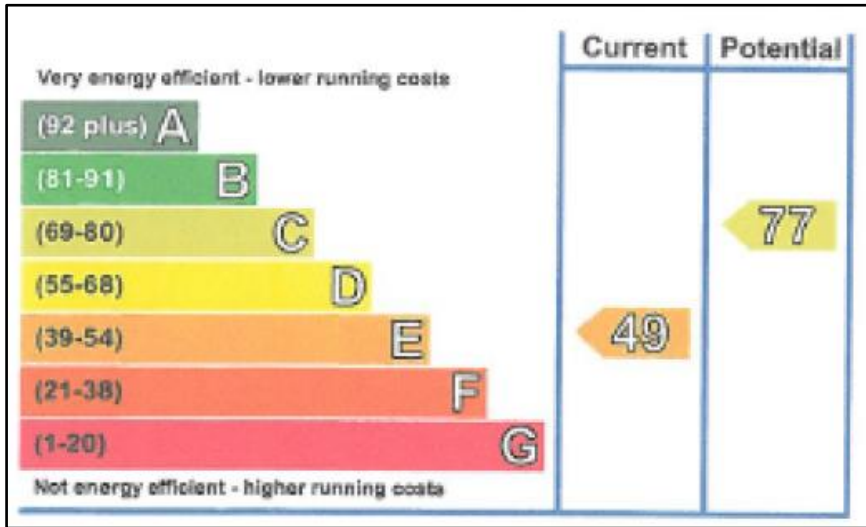
Bedroom 3 – 2.92m x 2.51m. Single room with storage heater. Please note this room has limited head room.

Outside

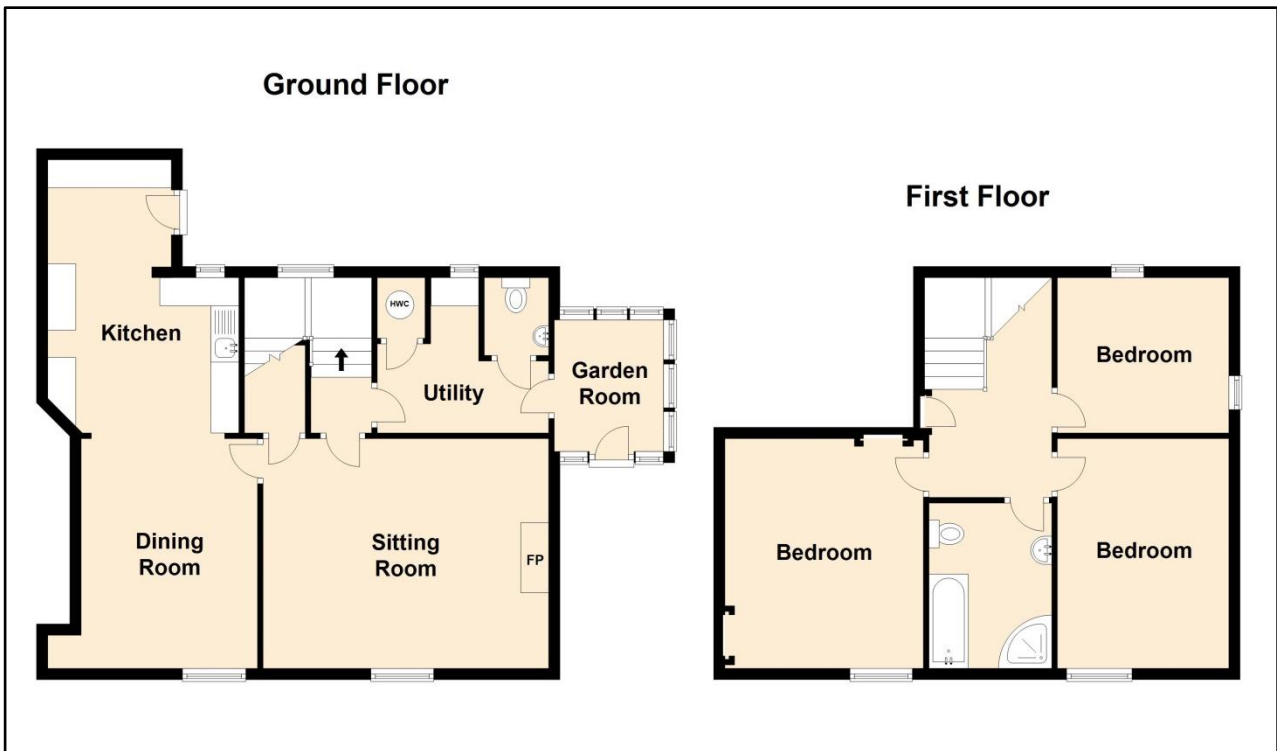
Causeway House Cottage benefits from a large garden to the rear of the property and there is a tarmac parking area in front of the house.

Energy Performance Certificate (EPC)

Below is an extract from the EPC. Full copies can be obtained from the sole agents.



Floor Plan



Council Tax

We understand that Carlisle City Council have scheduled Causeway House Cottage as Band B. The amount payable for the 2016/2017 is £1279.99.

Services

Causeway House Cottage benefits from a mains water supply, mains electricity and a shared septic tank.

Farm Buildings

The farm buildings lie immediately adjacent to the farmhouse. There are a mixture of both traditional and modern construction. The buildings benefit from mains electricity and a bore hole water supply. The steading comprises the following:

1. L-shaped traditionally constructed barn of stone construction under a slate roof. The building currently consists of the following:

- a) Loose box cattle housing, lofted above.
- b) Storage barn.
- c) Loose box with lofting above containing the pressure vessel for the bore hole water supply.
- d) Two small storage sheds with a mixture of corrugated steel sheeting and fibre cement roof sheeting.
- e) Former AI shed with insemination stalls.
- g) Redundant milking parlour with former parlour pit. Lofted above.
- h) Collecting yard. Lofted above.

2. Adjoining loose box of stone construction under a slate roof.

3. 5 bay portal framed cubicle shed with fibre cement roof sheeting and cladding, breeze block walls and two scraping passages. This shed has recently had the cubicles replaced with comfort cubicles attached to a carrying rail and new rubber mattresses. The shed has cubicles for 74 head of cattle.

4. Adjoining 9 bay portal framed silage pit with fibre cement roof sheeting and side cladding and wooden sleeper constructed walls.

5. 9 bay steel framed lean-to with breeze block walls, timber board cladding, fibre cement roof sheeting and central scraping passage. Once again this shed has recently had the cubicles replaced with modern comfort cubicles on a carrying rail with rubber mattresses. This shed provides cubicles for 65 head of cattle.

6. Slurry lagoon with shuttered concreted walls and floor.

7. Large concrete pad.

8. 2 bay wooden framed loose box under box profile sheeting with wooden sleeper constructed walls.

9. 5 bay galvanised portal framed straw shed under corrugated steel roof sheeting and side cladding with open front.

10. 2 bay portal framed cattle loose housing under fibre cement roof sheeting, vented box profile cladding and a mixture of breeze block and concrete panel walls.

11. 3 bay portal framed cattle shed under corrugated steel roof sheeting, Yorkshire board cladding, breeze block walls, open fronted with proctor air care ventilation system.

12. Lean-to log store and outdoor WC under corrugated steel roof sheeting and side cladding.

Please note the above building numbers link to the building plan in these particulars.



Buildings number 9 and 11

Agricultural Land

Lot 1

As mentioned above Lot 1 extends in total to 62.61 acres (25.34ha) or thereabouts to include the area occupied by the farm yard and buildings. The farm land accompanying Lot 1 is sown down to grass in four enclosures. The land wraps around the steading as shown on the sale plan. All the fields benefit from good roadside access apart from 4465 that is accessed from the farm buildings.

The land is all well fenced, benefits from a water supply and has been well managed and is growing a good sward of grass.



View across field 4465 in Lot 1

Lot 2

Lot 2 is situated on the opposite side of the road from Lot 1 as shown on the sale plan. The Lot extends in total to 68.19 acres (27.60ha) and offers a useful block of very productive land with some of the land being grade II (former MAFF land classification) land. The land is currently sown down to winter barley and the purchaser of this lot will take on the growing crop at a valuation undertaken by Hopes Auction Company Ltd. Please refer to the ingoing section of these particulars for more information.

The land is gently sloping in its relief, well fenced all round and has a good mains water supply. Field parcels 2530 and 3511 both have roadside access, but field number 9804 can only be accessed from the other fields.



View across Lot 2

Please note field numbers 9804 and 3511 are in the Nitrate Vulnerable Zone.

Tenure

We understand that the title of the property is freehold.

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. This is to take place within four weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession will be given on completion which is to take place within four weeks of exchange of contracts. Earlier access may be granted to the land subject to completion of any necessary grazing licences that may be required.

Basic Payment Scheme Entitlements

The land lies outside the severely disadvantaged area for the purposes of Basic Payments and is included on the Rural Land Register. The Vendor undertakes to transfer the Entitlements to the Purchaser(s) as and when RPA rules allow in accordance with the regulations of the scheme. No charge will be made for the Entitlements in addition to the purchase price of the property.

The following Non-SDA Basic Payment entitlements are transferred with each lot:

Lot 1 – 24.6100 units of Non-SDA payment entitlement

Lot 2 - 27.6000 units of Non-SDA payment entitlement

The Vendor will claim the Basic Payment in 2017 and will then transfer the Basic Payment entitlements for the purchaser to use for the 2018 scheme year.

The Purchaser(s) will be required to comply with the terms of the Vendor(s) BPS application for 2017 and will indemnify the Vendor in respect of any breaches of condition of the application particularly in respect of cross compliance. All transfers will be made in accordance with the regulation of the scheme and will be carried out by Hopes Land Agency. A fee of £200 plus VAT will be payable by each transferee.

Entry Level Stewardship (ELS)

For the avoidance of doubt the land at Causeway House is not entered into an ELS.

Nitrate Vulnerable Zone (NVZ)

Field numbers 9804 and 3511 in Lot 2 are in the NVZ.



9 bay lean to cubicle shed

Ingoings

Lot 1 – Any grass silage instore at the time of completion is to be included in the sale free of charge. The tyres that are located next to the silage pit are also included in the sale. The pile of fire wood to the rear of the property will be retained by the Vendor and removed prior to completion.

Lot 2 – The growing Winter Barley crop is to be taken over at valuation which is to be undertaken by Hopes Auction Company Ltd. Their decision is to be final and binding on both the Vendor and Purchaser.

Matters of Title

Causeway House and Causeway House Cottage are currently occupied by tenants, but notice to quit has been served and the houses will be vacated before exchange of contracts takes place.

A public footpath runs through the farm buildings at Causeway House.

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, site of special scientific interest 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.

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.

SCHEDULE OF FIELDS

	Field Number	Hectares	Acres
Lot 1			
	House and buildings	0.74	1.83
	4465	6.53	16.14
	6643pt	8.85	21.87
	6815	4.49	11.09
	8626	4.67	11.54
	Total	25.28	62.47
Lot 2			
	2530pt	6.92	17.10
	3511	8.26	20.41
	9804	12.43	30.17
	Total	27.61	68.22
	GRAND TOTAL	52.89	130.69



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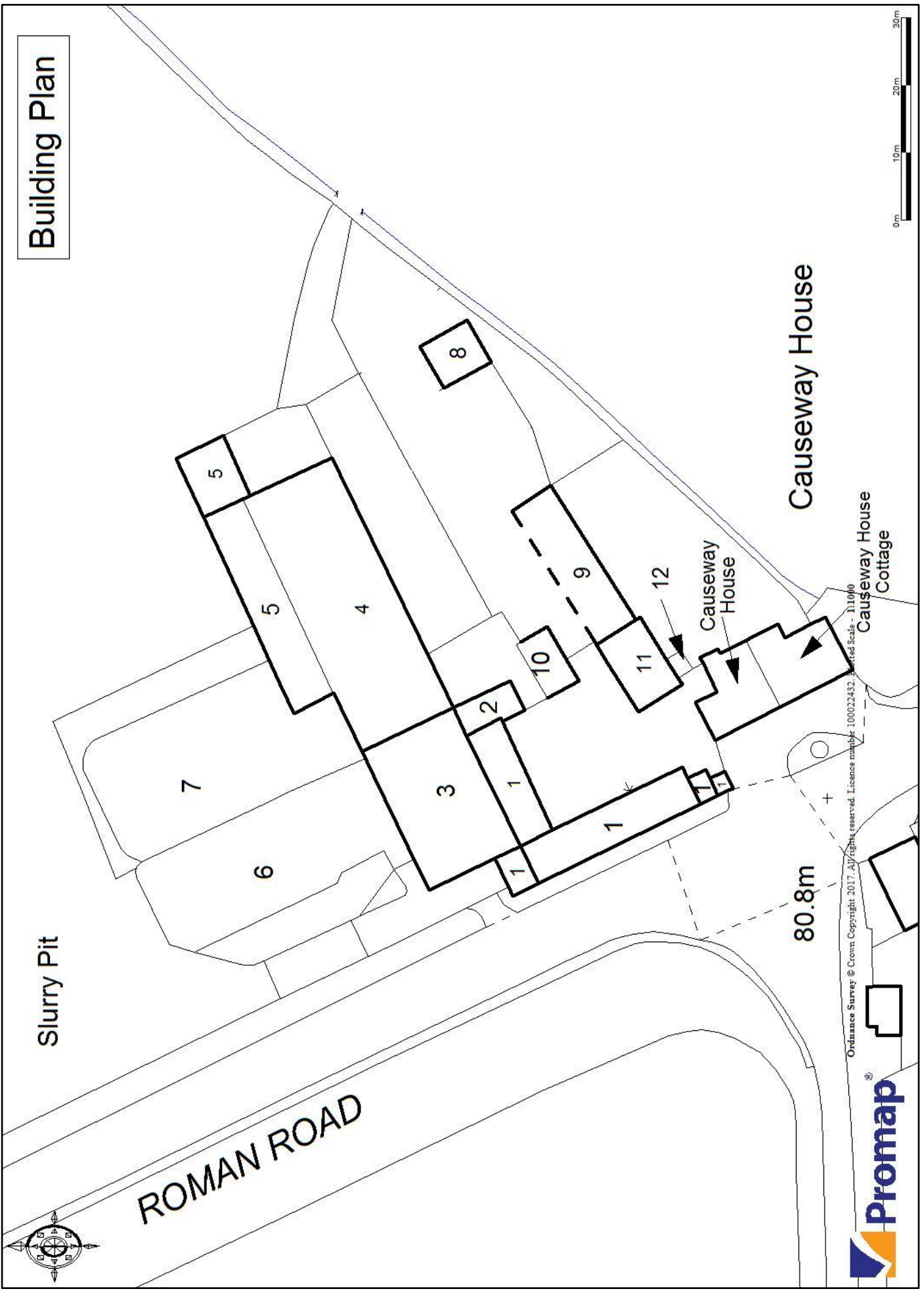
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Building Plan



Slurry Pit

ROMAN ROAD

80.8m

Causeway House

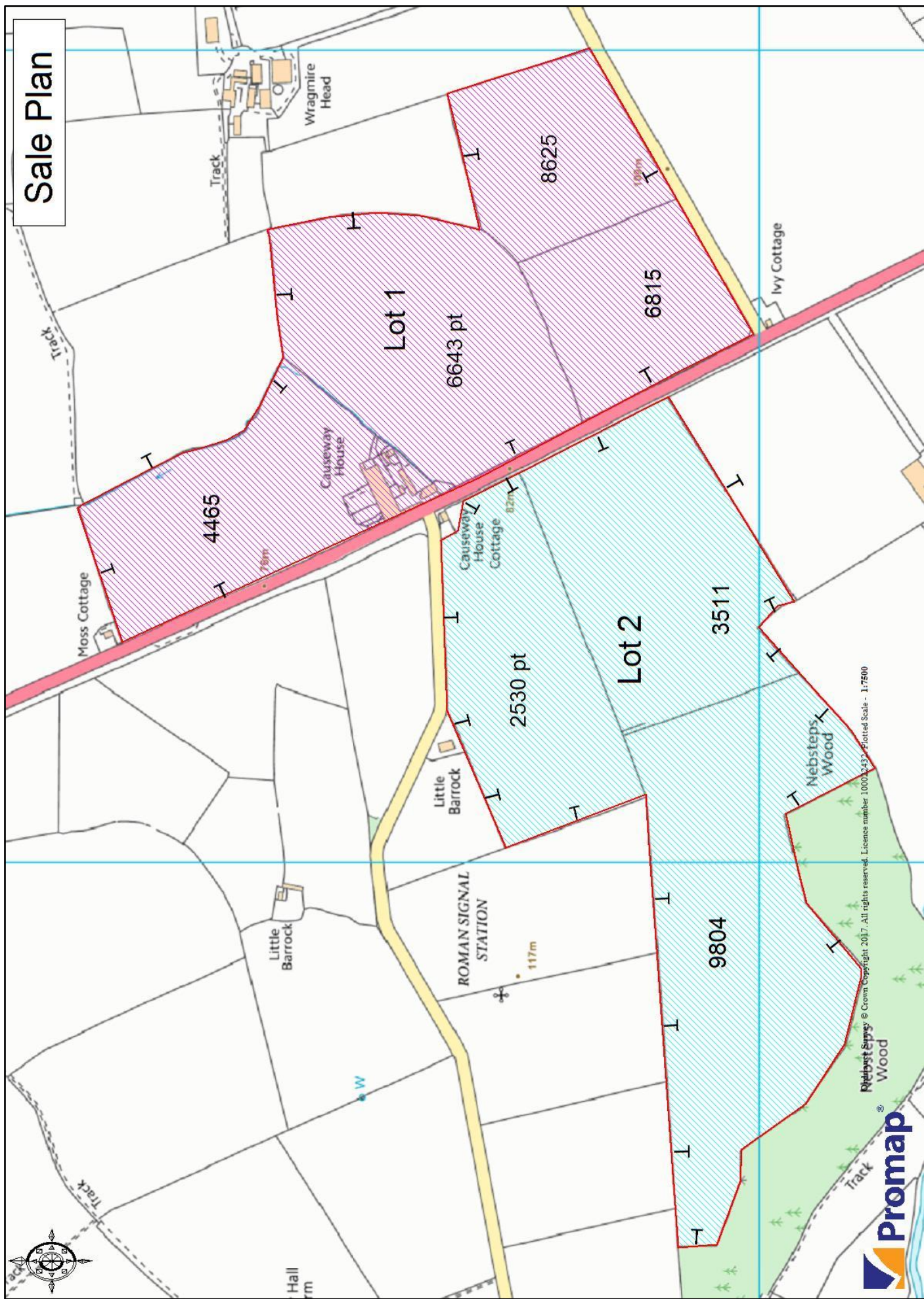
Causeway House

Causeway House Cottage

Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number: 100022432. Revised Scale - 1:1000



Sale Plan



Rebstock Survey © Crown Copyright 2017. All rights reserved. Licence number: 10002432. Plotted Scale - 1:7500





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 closing date without notice.

Particulars prepared March 2017