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**Ref: S86**

**Preliminary  
Particulars**

**Auctioneers • Surveyors • Valuers • Land Agents**

Tel: (016973) 44901 ~ Email: [landagent@hopesauction.co.uk](mailto:landagent@hopesauction.co.uk)

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**Particulars of Sale of**

**NORMAN FARM, CALDBECK,  
WIGTON, CUMBRIA, CA7 8HD  
SITUATED WITHIN THE LAKE DISTRICT NATIONAL PARK**



**EPC ~ Band G**

**Four bedroomed farmhouse, range of traditional and modern farm buildings  
together with Fell Rights on Caldbeck Common and Uldale Common.**

**The farm as a whole extends to 159.05 acres (64.36ha) or thereabouts.**

**FOR SALE BY PRIVATE TREATY AS A WHOLE**

**Sole Agents:**

Hope's Auction Company Limited  
Syke Road  
Wigton  
Cumbria  
CA7 9NS  
Tel: 016973 44901

**Solicitors:**

Atkinson Ritson Solicitors  
39 High Street  
Wigton  
Cumbria  
CA7 9PE  
Tel: 016973 43241



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## **Introduction**

Norman Farm is situated in unspoilt rural surroundings within the Lake District National Park. To the south of the farmyard lie Longlands Fell and Brae Fell with the hamlet of Fellside lying approximately 2¼ miles due north east and the village of Caldbeck approximately 4 miles due north east. Access to the property is taken via the council highway and then over the well maintained farm access track past a neighbouring property to the farmyard. All of the agricultural land lies within a ring fence. The property has been farmed by the Scott family who use the farm for the rearing of suckler cows and followers together with a commercial flock of Lleyne lambing ewes. The farm has come on to the market due to the retirement of its owners.

## **Location**

The postcode of the property is CA7 8HD. A plan showing the location of the property is attached to these particulars.

## **Viewing**

Viewing is to occur 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](mailto:landagent@hopesauction.co.uk).

## **Method of Sale**

The property will be offered for sale by Private Treaty as a whole. Offers are to be made in writing to the Sole Agents. 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 generally amend the sales particulars.

## **General Description**

As previously mentioned the property is to be offered for sale as a whole. The property can be described as follows:-

### **Farmhouse**

The farmhouse is of traditional stone construction rendered under a slate roof. The property benefits from double glazed units and provides comfortable accommodation on two floors as follows:-

### **Ground Floor**

**Main Door to Kitchen** 5.00m x 3.95m. Open fire fitted with back boiler to heat hot water. Stone and tiled surround. Electric cooker. Fitted wall and floor units. Stainless steel sink unit with drainer and mixer tap.

**Sitting Room** 4.15m x 4.85m with electric fire. Exposed beams. Original ceiling bacon hooks.

**Walk-in Pantry** with original stone sconces.



## First Floor

Access to the first floor is taken via staircase with half landing to

**Bedroom 1** 4.2m x 3.95m with fitted wardrobes, fitted airing cupboard and hot water cylinder.

**Bedroom 2** 2.9m x 4.00m.

**Bedroom 3** 2.95m x 3.69m.

**Bedroom 4** 2.55m x 3.65m with sloping ceiling.

**Bathroom** with three piece suite and electric Myra Sport shower over bath. Part tiled walls.

## Floor Plan



## Services

The farmhouse has a private water supply which is shared with the next door property known as Rough Close. The property also benefits from a mains electricity supply and has septic tank drainage. The farmhouse is fitted with double glazed wooden units and the telephone is installed to British Telecommunications Regulations. Hot water in the farmhouse is provided by the back boiler fitted to the main fire in the kitchen.

## 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 £1769.72.

## Outside

The farmhouse benefits from a sizable lawned area to the front elevation and northern end of the farmhouse. Attached to the northern gable of the farmhouse is a traditionally constructed barn measuring approximately 5.3m x 5.3m of traditional construction rendered under a slate roof. This building (subject to any planning permissions required) may be suitable for its conversion to extend the current accommodation within the farmhouse.

To the southern end of the farmhouse and located below the bathroom and one of the bedrooms is a former bothy which is now used as a veterinary/medicine store. It has sandstone flag flooring and is currently fitted with a WC. At one stage a doorway provided access from the bothy in to the sitting room within the



farmhouse although this has now been blocked up. Adjoining this building is a brick built former milk cooling house with hot and cold running water. The building has a steel box profile sheeted roof.

## The Farm Buildings

The farm buildings are situated in close proximity to the farmhouse and consist of a mixture of both traditional and modern buildings. The traditional buildings on the farm are mainly built of stone under slate roofs with traditional building techniques. The buildings are numbered in conjunction with the buildings plan which is attached to these particulars.

**1. Three Bay Monopitch Storage Shed** of timber frame construction under corrugated steel sheet cladding with earth floor. Please note this building contains a diesel tank that is included within the sale.

**2. Three Bay Dutch Barn** of steel frame construction with corrugated steel sheet cladding and earth floor.

**3. Two Story Traditional Range** of stone construction under a slate roof. Lofted. The range comprises:-

a) Dog Shed

b) Traditional Byre

c) Storage Area.

**4. Lean-to (on the southern gable of Building No 3)** of brick built construction under corrugated steel roof. Traditional stone cubicles for 9 cattle.

**5. Former Pig Halls** of stone construction under a slate roof providing loose housing.

**6. General Storage Shed** of rendered block construction under a box profile roof.

**7. Sheep Pens** comprising a mixture of concrete and stone padded areas.

**8. Bull Pen/Shed** of rendered block construction under a fibre cement roof with outdoor pen and catching yoke.

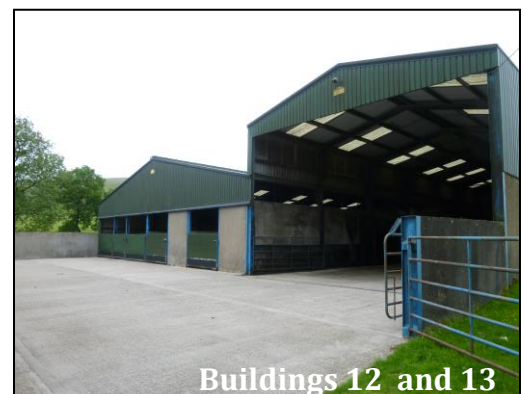
**9. Small Traditional Barn** of stone construction under box profile roof sheeting providing loose housing.

**10. Monopitch Storage Shed** of steel frame construction under box profile roof sheeting and side cladding with concrete panel walls and concrete floor, providing double calving pen and storage.

**11. Lean-to (on the southern gable on Building No 10)** providing loose housing and of concrete block construction under box profile roof sheeting with concrete floor.

**12. Six Bay Silage Pit** of steel portal frame construction with concrete shuttered walls, box profile roof and side sheeting and concrete floor.

**13. Six Bay Cubicle Shed** of steel portal framed construction with box profile roof and side cladding, adjustable side opening air vents, shuttered walls and open ridge. The cubicle shed provides cubicles for 56 cattle with feed passages and a two bay underground slatted slurry tank.





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Both Building No's 12 and 13 have the benefit of a large concrete apron to the north to allow for access to the sheds.

Within field 8846 is a sheep fold with pens consisting of a mixture of timber and corrugated steel sheet construction incorporating a shedding race within them.

### **Agricultural Land**

The area occupied by the farmyard, access track, agricultural land and various shelter belts extends in total to 159.05 acres (64.36ha) or thereabouts as shown on the attached sale plan. All of the agricultural land is currently sown down to permanent pasture but in bygone years when the farm was used as a dairy farm some of the land was ploughed to grow spring barley. All of the land is in good heart and is watered by natural water supplies. Included within the above acreage are various parcels of shelter belts, the farmyard and the access drive. The access drive consists of a hardcore track which forms part of the properties title. The property known as Rough Close shown on the sale plan has a right of way over the track with maintenance being shared according to usage of the track.

### **Fell Rights**

Common Land Grazing Rights attached to the property are detailed in the Register of Common Land. On Uldale Common (CL46) under entry 146 Fell Rights exist for 110 ewes, 47 hogs and 12 cows together with the right to take stone and gravel from quarries on Uldale Common.

Several separate entries exist on Caldbeck Common (CL20) due to the fact that land from neighbouring properties was purchased and added to Norman Farm in the past. For the avoidance of doubt all entries on Caldbeck Common are now attached to the land being sold. Under entry 412 Fell Rights exist for 100 ewes and followers, 33 hogs and 4 cows together with the right to take stone and gravel from quarries on Caldbeck Common. Under entry 413 Fell Rights exist for 150 ewes and followers, 50 hogs and 6 cows together with the right to take stone and gravel from Caldbeck Common. In addition, we understand there is a further entry for Rights to graze 40 ewes on Caldbeck Common together with a final entry giving Rights for 108 units (the equivalent of 108 sheep or 27 cattle) on Caldbeck Common.

Currently the farm exercises 63 Rights on Uldale Common and 224 on Caldbeck Common due to stocking restrictions imposed by the ELS/HLS Schemes.

Further information is contained within the paragraphs headed "Entry Level Stewardship and High Level Stewardship Schemes" and "Hefted Flock".

### **General Remarks**

#### **Tenure**

We understand that the title of the property is freehold.

#### **Exchange of Contracts, Vacant Possession and Completion**

The purchaser 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 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.

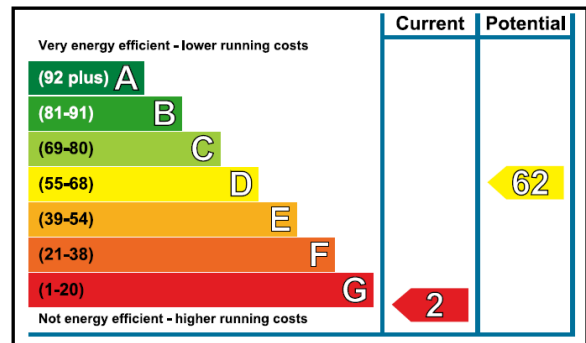


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### Energy Performance Certificates (EPC)

An extract from the EPC showing the current and potential Energy Efficiency Rating of the farmhouse is shown below. Currently the property is located within Band G but according to the EPC it may have a potential Energy Efficiency Rating within Band D. Full copies of the EPC can be obtained from the Sole Agents (by prior appointment only).



### Basic Payment Scheme (BPS)

The land lies within the Severely Disadvantaged Area for the purposes of Basic Payments and is included on the Rural Land Register. The Vendors have claimed Basic Payments for the 2018 scheme year which are to be retained.

The Vendors undertake to transfer the BPS Entitlements to the purchaser as and when the RPA rules allow in accordance with the regulations of the scheme for use in the 2019 scheme year onwards. According to information held by the RPA the business currently has registered to it a total of 63.54 SDA Entitlements together with a total of 92.48 SDA Moorland Entitlements. The Moorland Entitlements are claimable against the Fell Rights which are included in the sale of the property. All of the Entitlements will be transferred to the purchaser of the property for use in the 2019 scheme year onwards. The purchaser will be required to comply with the terms of the vendors BPS application for 2018 and will indemnify the vendors in respect of any breaches of condition of the application particularly in respect to Cross Compliance. The transfer of Entitlements will be made in accordance with the scheme and will be carried out by Hopes Land Agency subject to a fee of £200 plus VAT to be paid by the purchaser of the farm.

### Sporting Rights

We understand from the Vendors Solicitors that the Sporting Rights are to be included in the sale in so far as they are owned.

### Planning Potential

Some of the traditional buildings on the property may be suitable to either extend the current accommodation in the farmhouse or to convert into separate residential units. No enquiries have been made of the local planning authority, the Lake District National Park Authority. Any potential purchasers considering converting the buildings may wish to contact the planning department of the Lake District National Park Authority on 01539 724555 or on [planning@lakedistrict.gov.uk](mailto:planning@lakedistrict.gov.uk). Their offices are located at Murley Moss, Oxenholme Road, Kendal, Cumbria, LA9 7RL.

### Entry Level Stewardship and High Level Stewardship Schemes (ELS and HLS)

As mentioned previously the property has Fell Rights on both Caldbeck Common and Uldale Common. Both Commons committees have entered their respective Commons into Entry Level Stewardship and High Level Stewardship Schemes which the purchasers of the farm will be bound to enter into as part of the conditions of purchasing the property. Full copies of the Environmental Stewardship Schemes for both sets of Commons are available for inspection, by prior appointment only at the offices of the Sole Agents.

We understand that the revenue generated by each of these schemes for Norman Farm for the 2017 scheme year was £6,748 for Uldale Common and £9,263 for Caldbeck Common.



## **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 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 the property will be bound to take over all round bale silage and any round bales of hay in store at time of completion of the sale. The valuation of the ingoings is to be undertaken by Hope's Auction Company Ltd and their valuation is to be final and binding on both the vendor and purchaser.

## **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.

## **Hefted Flock**

The Hefted Flock consists of a commercial Lleyn flock of regular aged ewes including 107 shearlings, regular numbers of 2,3 and 4 shear ewes together with approximately 100 gimmer lambs which will enter the flock in late summer/early autumn. The flock is to be taken over at valuation prior to completion of sale with the valuation being conducted by Hope's Auction Company Limited.

## **Farm Sale**

The Vendors reserve the right to hold a sale of machinery on the property after the exchange of contracts but prior to completion of the sale.

## **Purchaser Registration**

As part of the new Money Laundering Regulations relating to the sale of property we as selling 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.





**SCHEDULE OF FIELDS**

<b>Field Number</b>	<b>Hectares</b>	<b>Acres</b>
8385 (steading)	0.61 (est)	1.51 (est)
7778	0.92	2.27
7771	0.01 (est)	0.02 (est)
8067 pt	0.21 (est)	0.52 (est)
8875	1.81	4.47
8985	0.06	0.15
6072	3.07	7.59
5173	0.04	0.10
7264	1.87	4.62
8158	0.95	2.35
7947	0.02	0.05
8147	0.02	0.05
8846	1.86	4.60
9751	0.04	0.10
0161	5.44	13.44
0677	3.16	7.81
0489	2.71	6.70
9495	1.95	4.82
0206	0.84	2.08
1006	1.31	3.24
6399	4.23	10.45
7601	2.02	4.99
6913	1.37	3.39
8605	1.55	3.83
7818	1.41	3.48
9813	1.62	4.00
8923	2.92	7.22
0822	2.13	5.26
9833	1.81	4.47
8271	0.09	0.22
4916	2.73	6.75
6022	1.36	3.36
6830	1.20	2.97
8239	3.26	8.06
4427	1.98	4.89
4141	3.87	9.56
5946	3.91	9.66
<b>TOTAL</b>	<b>64.36</b>	<b>159.05</b>





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**IMPORTANT NOTICE**

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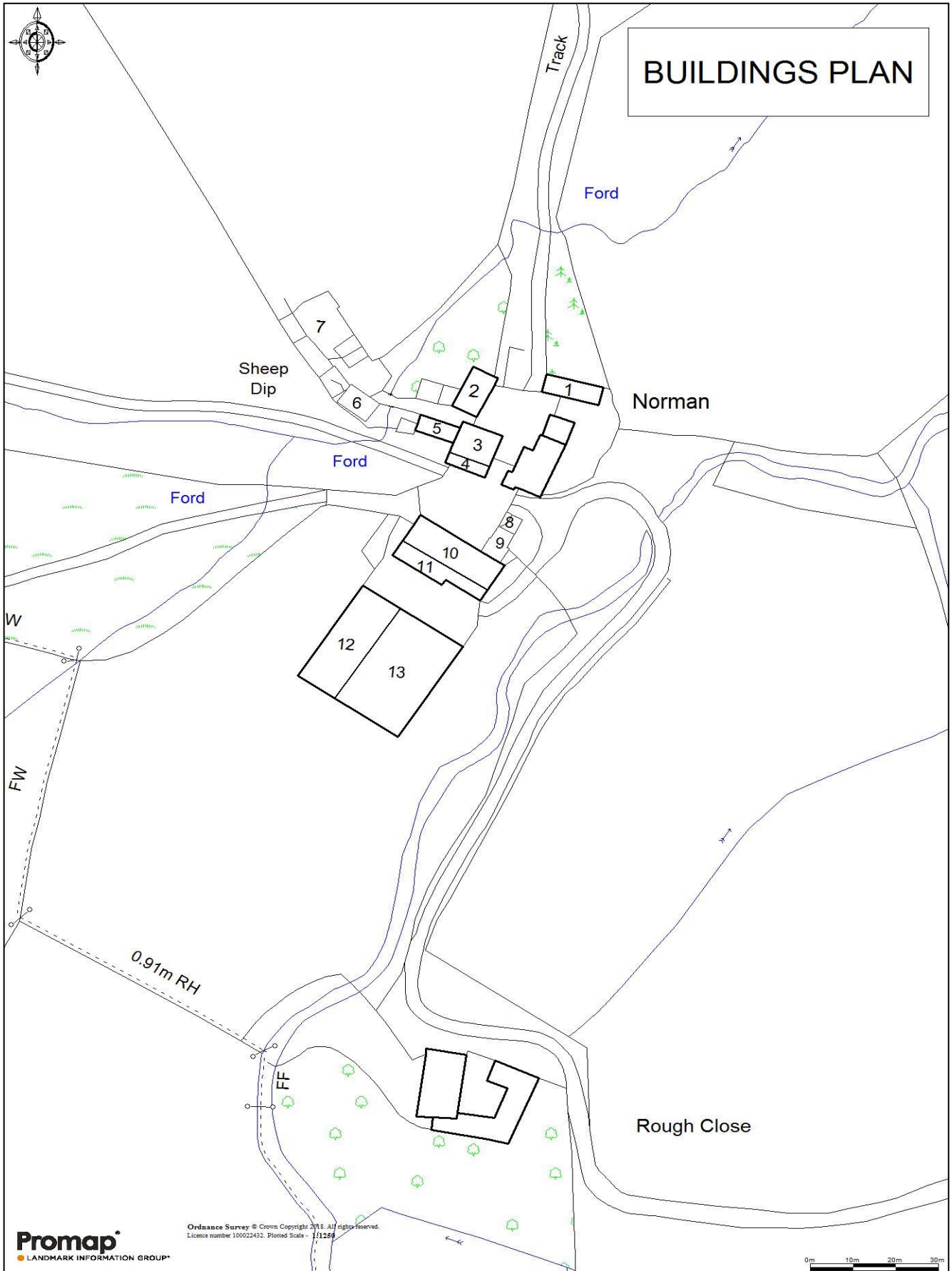
Particulars Prepared July 2018.





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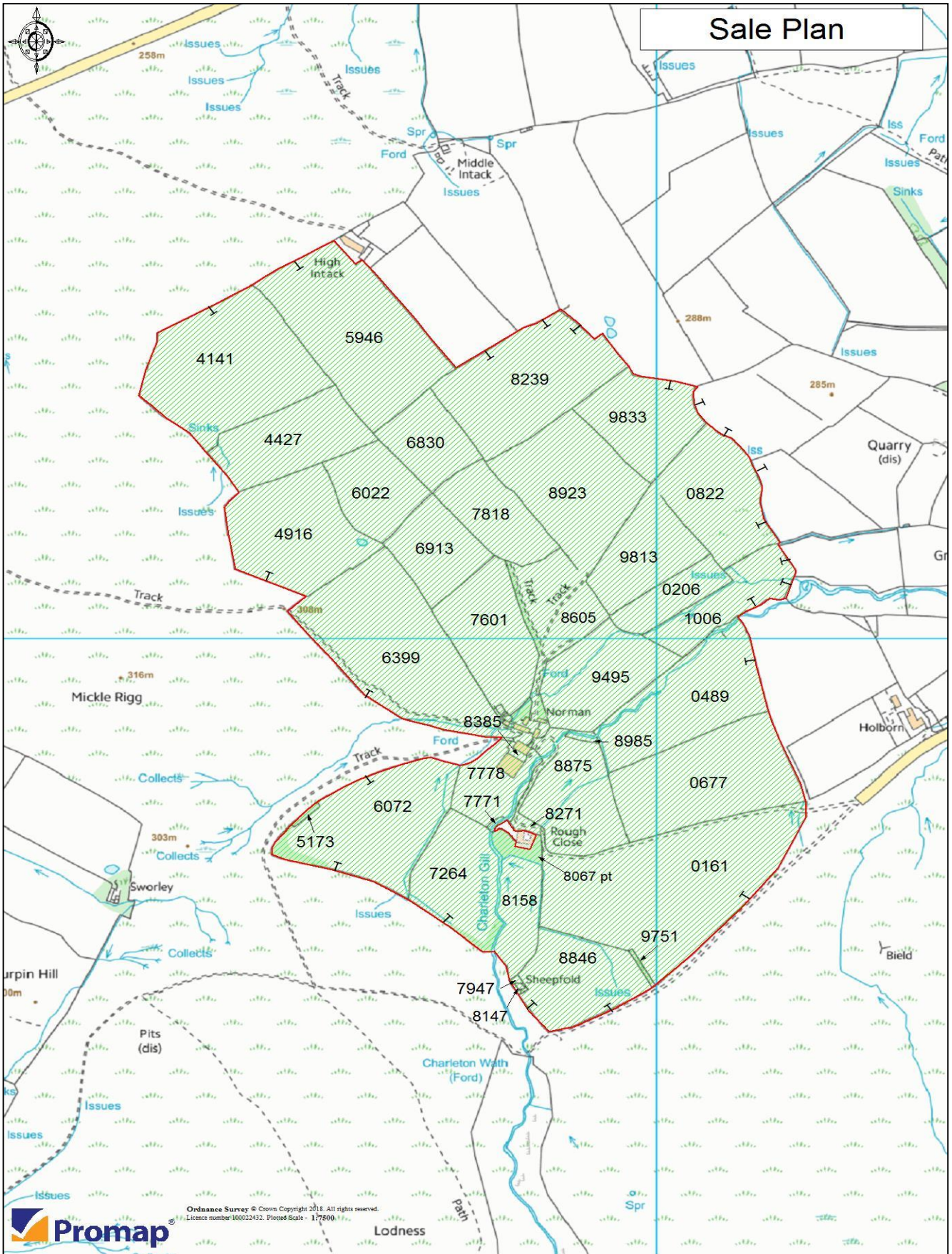
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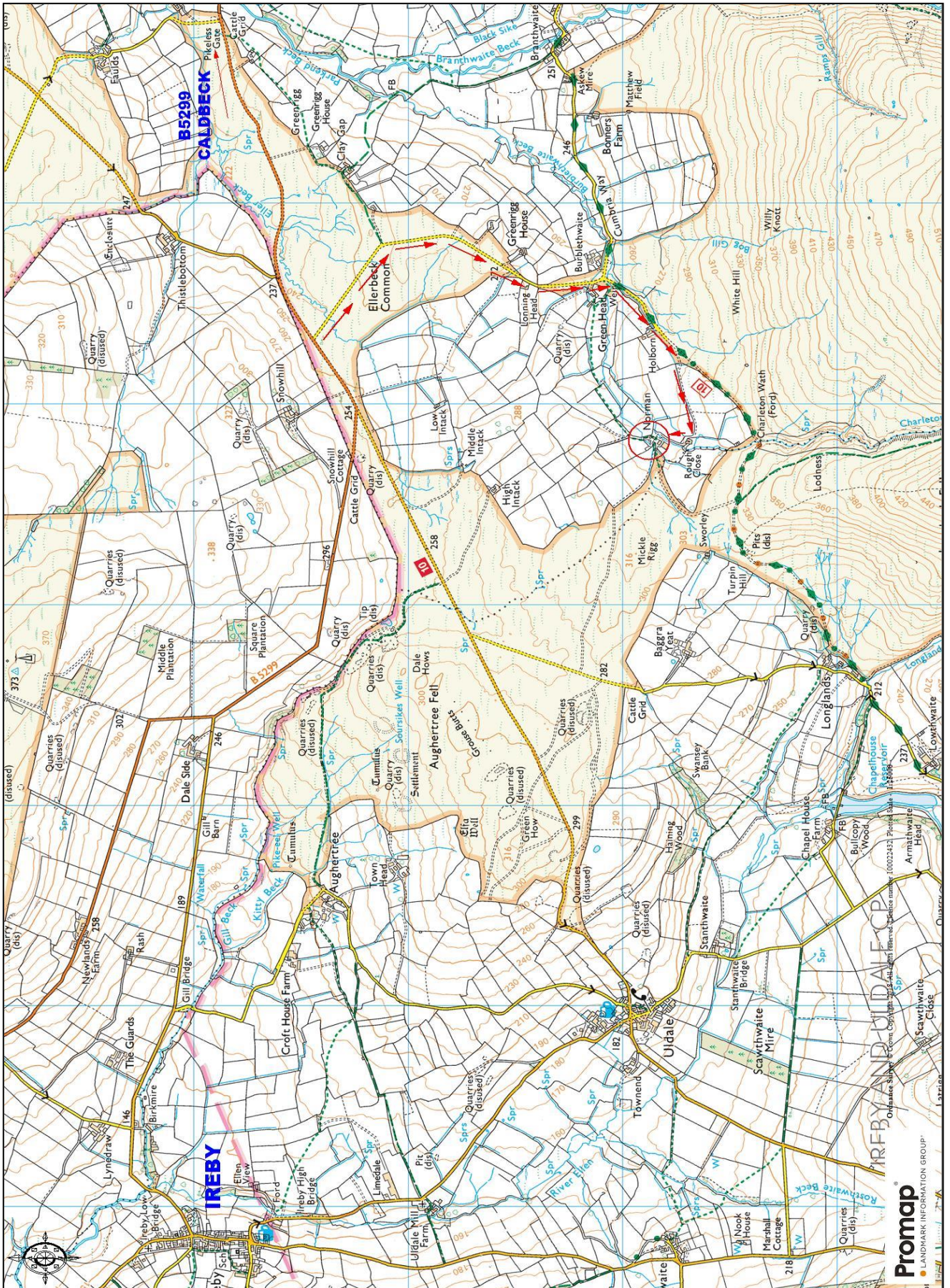
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