



# HOPE'S LAND AGENTS

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**Ref: R58**

**Preliminary Particulars**

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

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**Particulars of Sale of**

## **LEAPSRIGG, WALTON, BRAMPTON, CUMBRIA, CA8 2DZ**



**EPC's: Farmhouse - Band E ~ Annex - Band E**

**The property consists of a well presented 4 bedroomed farmhouse, 1 bedroomed self-contained annex, a useful range of both traditional and modern farm buildings together with land, woodland, access tracks etc extending in total to 397.63 acres (160.91ha) or thereabouts.**

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

**Sole Agents:**

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

**Solicitors:**

Beaty & Co  
1 Victoria Place  
Wigton  
Cumbria  
CA7 9PJ  
Tel: 016973 42121



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### **Introduction/Location**

Leapsrigg is an extremely useful Cumbrian stock rearing farm and small sporting estate set in unspoiled open countryside commanding views from the farmhouse in the far distance of the Pennines and Lake District Fells. The four bedroomed farmhouse and adjoining one bedroomed annex are located immediately adjacent to the farm steading which in turn is well positioned to service the agricultural land on the property. Over the years various areas of woodland have been planted to act as shelter belts for livestock and also to provide cover for pheasants and other game. The locally renowned Leapsrigg Shoot operated on the property until two seasons ago but pheasant pens etc still remain on the ground which would enable the easy resurrection of a shoot on the property if the purchasers so desired. The property is offered for sale in four lots or as a whole.

The farm lies between 100m and 130m above sea level in open countryside, approximately two miles due east of the village of Hethersgill and approximately five miles due north of the town of Brampton. The property is within easy reach of the A69 Carlisle to Newcastle road and also to Junctions 43 and 44 of the M6 motorway. The farm was originally used for the rearing of lambing ewes and suckler cows with calves but in most recent years the property has been grass let out on an annual summer grazing licence with the farmhouse being let out under an Assured Shorthold Tenancy. For the avoidance of doubt however both the house and the adjoining annex are currently vacant and the land is grass let out until the end of October. The property is therefore to be sold with the benefit of freehold vacant possession.

### **Directions**

From the north or south leave the M6 at Junction 44. Take the A689 east signed Hexham, Brampton, Carlisle Airport and Houghton. Proceed for 0.8 miles before turning left signed Scaleby and Hethersgill. Continue for 2.2 miles and then turn left signed Smithfield and Hethersgill. Continue for a further two miles into Smithfield crossing straight over the crossroads and following signs for Roadhead and Hethersgill. Carry on for a further 2.6 miles into Hethersgill. At the crossroads at the centre of Hethersgill continue straight over signed Leapsrigg and Walton. Proceed for a further 1.9 miles prior to turning into the farmyard on the left hand side of the road.

### **Viewing**

Viewing of the farmhouse, annex and buildings is 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).

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

### **Method of Sale**

The property will be offered for sale by Private Treaty in 4 lots or 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.



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## **General Description**

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

### **Lot 1**

Lot 1 consists of the four bedroomed farmhouse and adjoining one bedroomed annex, the farm buildings, agricultural land, woodland, access tracks extending in total to 151.21 acres (61.19ha) or thereabouts. The farmhouse and annex provide comfortable family accommodation on two floors as follows:-

### **Leapsrigg Farmhouse**

The farmhouse is of predominantly brick construction rendered under a slate roof. The property has light oak coloured UPVC double glazed windows and oil fired central heating. The property can be described as follows:-

#### **Ground Floor**

**Front Entrance Porch through to Hallway.** The porch is of sandstone construction under a slate roof with a UPVC door.

**Sitting Room** 4.30m x 6.00m with open fire fitted with tiled surround.

**Dining Room** 4.30m x 5.95m with Woodwarm multi-fuel stove, understair cupboard. Original ceiling bacon hooks.

**Kitchen** 2.8m x 3.70m with modern fitted units with stainless steel sink unit with single drainer and mixer tap. Tiled floor. Part tiled walls. Extractor fan. Electric cooker point.

**Rear Porch/Boot Room** with tiled floor and UPVC rear door.

**Rear Hallway** with tiled floor.

**Wet Room** with gravity fed shower, wash hand basin and washing machine point.

**Adjoining WC**

**Utility/Pantry** with original sandstone sconces.

#### **First Floor**

**Bedroom 1** 4.30m x 6.00m max. Large double with loft access hatch.

**Bedroom 2** 4.40m x 5.95m max. Large double with former fireplace. Fitted cupboards. Loft access.

**Bedroom 3** 2.90m x 4.20m. Double room with sloping ceiling.

**Linen Store** with airing cupboard fitted with hot water cylinder and electric immersion heater. Sloping ceiling.

**Bathroom** with three piece suite fitted together with mixer tap/shower tap over bath. Sloping ceiling.

**Bedroom 4** 2.80m x 3.80m with two sloping ceilings.

### **Adjoining Annex to Farmhouse**

Attached to the farmhouse at its western gable. The annex is of predominantly brick construction rendered under a slate roof. It provides accommodation on two floors as follows:-

#### **Ground Floor**

**Rear Entrance Door to Porch** with tiled floor.

**Kitchen** 2.20m x 3.20m with stainless steel sink unit, single drainer and fitted units.

**Downstairs WC** and wash hand basin.

**Living Room** 3.50m x 5.90m with multi-fuel stove fitted with back boiler.



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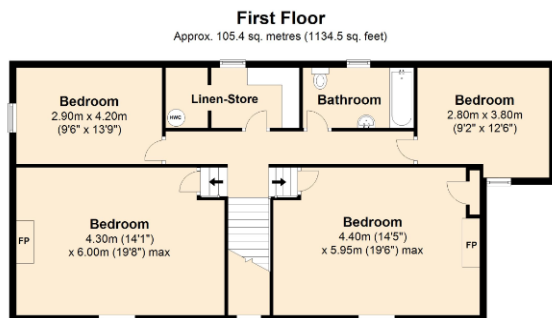
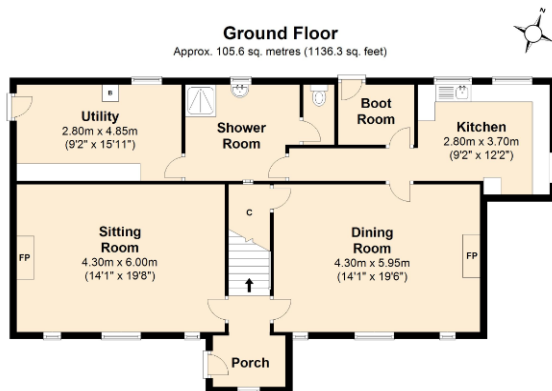
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## **First Floor**

**Double Bedroom** 3.70m x 4.70m with cupboard housing hot water cylinder.

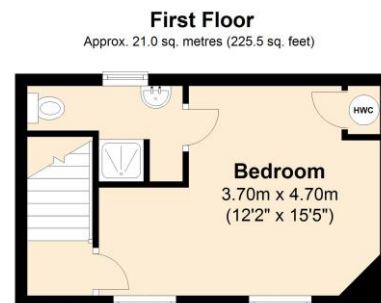
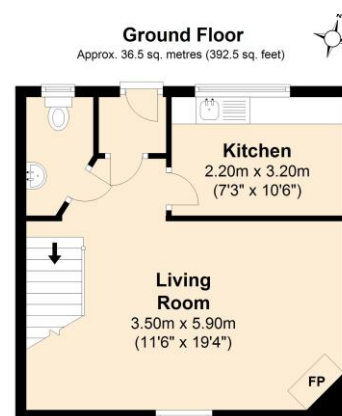
**Ensuite Shower Room** with wash hand basin and WC.

## **Floor Plans**



Total area: approx. 211.0 sq. metres (2270.8 sq. feet)

**Farmhouse Floor Plan**



Total area: approx. 57.4 sq. metres (618.1 sq. feet)

**Annex Floor Plan**

## **Services**

The farmhouse and adjoining annex benefit from a metered mains water supply. The farmhouse and annex have separate electricity supplies and a shared septic tank. The farmhouse has light oak coloured UPVC double glazed units and also benefits from oil-fired central heating. The annex is heated from the multi-fuel stove which also can be used to heat the hot water in the annex. The annex is fitted with single glazed units to the rear elevation and light oak double glazed UPVC units to the front.

## **Council Tax**

We understand that Carlisle City Council has scheduled the farmhouse as lying within Band D. The amount payable for the 2018/2019 period is £1772.07. The one bedroomed annex lies within Band A with the amount payable for the 2018/2019 period being £1181.38.

## **Outside**

To the front of the farmhouse is an easily maintained small garden with decorative chippings.

## **The Farm Buildings**

The farm buildings are situated immediately adjacent to the farmhouse and annex as shown on the attached plan. To the rear of the farmhouse is the main farmyard which has its original cobbles and a dis-used well within it. The buildings are of both traditional and modern construction and can be described as follows:-





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1. **Former Byre** under hipped slate and asbestos cement roof. Part lofted. Used for general purpose storage.
2. **Gincase** of brick construction under a slate roof used as a general store.
3. **Six Bay Main Dutch Barn** with earth floor. Used for the storage of crop and machinery.
4. **Three and a Half Bay Lean-to (to the Dutch Barn)** of timber frame construction with corrugated steel sheeted roof. Earth floor. The building is currently used for the storage of machinery and crop and also houses the central heating oil tank for the farmhouse together with a small shed with outside toilet.
5. **Six Bay Steel Portal Framed Machinery Shed** under a steel box profile roof. Clad with a mixture of corrugated steel sheeting and timber space boarding. Concrete floor with concrete block walls. Under part of the floor of this building is a dis-used water tank which has in the past been used to harvest rainwater. However, the rainwater harvesting system is no longer used.
6. **Three Bay Timber Framed Building** under monopitch box profile roof with earth floor. Currently within this building is a static caravan which has been used as a bothy for the Leapsrigg Shooting Syndicate which shot over the property until approximately two years ago.
7. **A Single Storey Building** of brick construction under a slate roof comprising:-
  - a) **General Store.**
  - b) **Cart Shed** with earth floor.
  - c) **Former Cooling House** now used as general store.
8. **Stone Built Loose Box/General Store** under monopitch box profile steel sheeted roof.
9. **Traditional Building** of brick construction under a slate roof consisting of a former byre now used for general purpose storage. Lofted.
10. **Adjoining Traditional Building** of stone construction under a slate roof used as general purpose storage. Lofted.
11. **Stable** of stone construction under a box profile monopitch steel sheeted roof.
12. **Timber Framed Suckler Cow Shed for 98** providing accommodation in wooden cubicles with a central feeding stance and separate calf creep areas. The building has a box profile steel sheeted roof.
13. **Lean-to (to the Cubicle Shed)** under monopitch box profile steel sheeted roof of timber framed construction consisting of a cattle handling area.
14. **Hard Standing Area** for round bale storage.
15. **Earth Banked Slurry Lagoon.**





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### **Agricultural Land**

**Lot 1** As mentioned above Lot 1 extends in total to 151.21 acres (61.19ha) or thereabouts. According to information contained within the Basic Payment Scheme Claim and Rural Land Register Maps this total acreage can be summarised as approximately 130.03 acres of agricultural land and 17.49 acres of woodland. An additional 3.69 acres on the lot consists of the steading, various tracks, conservation areas, gutters etc. All of the agricultural land is currently sown down to grass with the woodland on Lot 1 consisting of various different mixtures of oak, pine, beech, norway spruce and sitka spruce of various ages. Lot 1 to include the farmhouse, annex, buildings and land benefit from a metered mains water supply. Lot 1 also has a pheasant pen in one of the woodland parcels.

**Lot 2** adjoins Lot 1 and has roadside frontage along its southern boundary. The lot extends in total to 166.30 acres (67.30ha) or thereabouts. According to the RPA information this can be broken down as approximately 140.35 acres of agricultural land and approximately 25.95 acres of woodland, tracks etc. All of the land is sown down to grass with the woodland consisting of a mixture of scots pine, oak, silver birch and sitka spruce all in various different growth stages. Also located in Lot 2 are a set of pheasant release pens which have not been used for the last two shooting seasons. Lot 2 has a stand alone mains water supply with the exception of field 3092 which has a mains water supply which is currently connected to Lot 1. If Lot 2 is sold separately from Lot 1 the Vendor will make arrangements for the water supply in 3092 to be disconnected from Lot 1 and thereafter the purchaser will have to reconnect the water trough in 3092 to the supply on Lot 2.

**Lot 3** lies to the south of Lot 2 and extends to 44.33 acres (17.94ha) or thereabouts consisting of about 39.61 acres of land with the remaining areas consisting of either woodland or pond/conservation area. The agricultural land is sown down to grass, benefits from a mains water supply and has roadside frontage along the northern and eastern boundaries.

**Lot 4** lies to the immediate south of Lot 1 and has roadside frontage along its northern boundary. The lot as a whole extends to 35.79 acres (14.48ha) or thereabouts with approximately 30.67 acres of agricultural land and the remaining area consisting of woodland and a pond/wildlife area. The lot has a mains water supply.



*Lot 2 - Field No 7995*



*Lot 3 - Field No 7844*

## General Remarks

### Tenure

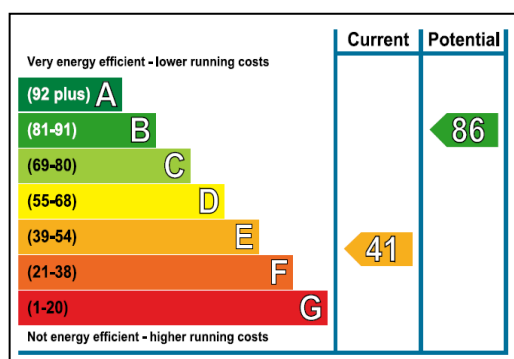
We understand that the title of the property is freehold.

### Exchange of Contracts, Vacant Possession and Completion

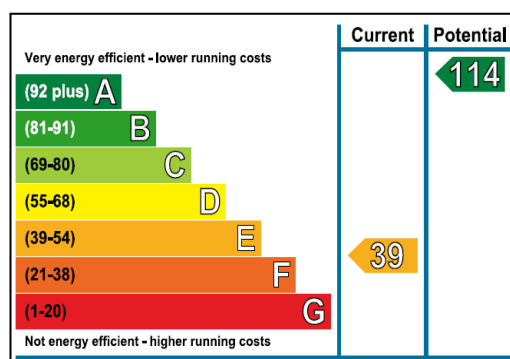
The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. This is to take place within four weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable 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.

### Energy Performance Certificates (EPC)

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



**Farmhouse EPC**



**Annex EPC**

### Basic Payment Scheme

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

The Vendor undertakes to transfer the Entitlements to the purchaser(s) as and when the RPA rules allow in accordance with the regulations of the scheme for use in the 2019 scheme year onwards. The Entitlements are to be included in the sale of the property for each lot as follows:-

- Lot 1 – 51.64 Entitlements
- Lot 2- 57.07 Entitlements.
- Lot 3 – 14.95 Entitlements.
- Lot 4 – 12.23 Entitlements.

As mentioned above the Vendor will retain the Basic Payment in 2018 and will then transfer the Basic Payment Entitlements to the purchaser(s) for the 2019 scheme year onwards.

The purchaser(s) will be required to comply with the terms of the Vendors BPS application for 2018 and will indemnify the Vendor in respect of any breaches of condition of the application particularly in respect to Cross Compliance. All transfers will be made in accordance with the scheme and will be carried out by Hopes Land Agency. A fee of £200 plus VAT will be payable by each transferee.





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### **Sporting and Mineral Rights**

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

### **Planning Potential on Lot 1**

Some of the traditional buildings on Lot 1 may be suitable for conversion into residential units. No enquires have been made to the local planning authority, Carlisle City Council and therefore any potential purchasers considering converting the buildings may wish to contact Carlisle City Council Planning Department on 01228 817200.

### **Fences Marked A-B and C-D Between Lots 1 and 2**

Currently the fence lines marked A-B and C-D which will divide Lots 1 and 2 do not exist on the ground. Therefore, if Lots 1 and 2 are sold to separate purchasers the fence line marked A-B is to have a stockproof fence erected by the purchaser of Lot 1 within two weeks of completion of sale.

The fence line marked C-D is to have a stockproof fence erected by the purchaser of Lot 2 within two weeks of completion of sale.

### **Site of Special Scientific Interest (SSSI)**

Field numbers 5750 and 5637 on Lot 3 are part of the Walton Moss SSSI.

### **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.

### **Ingoings**

There are to be no ingoing claims affecting the property.

### **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.

### **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.





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### SCHEDULE OF FIELDS

Field Number	Hectares	Acres
<b>Lot 1</b>		
8371 (steading)	0.64 (est)	1.58 (est)
7183 (woodland)	0.98 (est)	2.42 (est)
5683	7.05	17.42
4492	2.45	6.05
3863 (woodland)	0.05 (est)	0.12 (est)
7805 pt a) (woodland)	3.60 (est)	8.90 (est)
5922	14.09	34.82
8039 (woodland)	1.11	2.74
8219 (woodland)	0.65	1.61
9931	14.74	36.42
0298	4.47	11.05
8784 (track)	0.61	1.51
7988	3.67	9.07
7492 (gutter)	0.04	0.10
8191 (gutter)	0.02	0.05
9892 (gutter)	0.16	0.40
8775 (steading)	0.02	0.05
0684	6.15	15.20
2475 pt a) (woodland)	0.69 (est)	1.70 (est)
<b>TOTAL</b>	<b>61.19</b>	<b>151.21</b>
<b>Lot 2</b>		
4154 (woodland)	1.34	3.31
3534	15.10	37.31
7805 pt b) (woodland)	1.18 (est)	2.92 (est)
3092	5.82	14.38
5093	5.30	13.10
2475 pt b) (woodland)	0.92 (est)	2.27 (est)
5634 (woodland)	1.52	3.76
5998 (woodland)	1.44	3.56
8036	17.18	42.45
8654 (woodland)	2.42	5.98
8514 (woodland)	1.60	3.95
5912 (track)	0.08	0.20
7995	13.40	33.11
<b>TOTAL</b>	<b>67.30</b>	<b>166.30</b>



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Field Number	Hectares	Acres
<b>Lot 3</b>		
6066 (woodland)	0.92	2.27
5750 (woodland/pond)	0.17	0.42
5637 (woodland)	0.68	1.68
7844	8.97	22.16
8066	7.06	17.45
9476 (woodland)	0.14	0.35
<b>TOTAL</b>	<b>17.94</b>	<b>44.33</b>
<b>Lot 4</b>		
2271 (woodland)	0.07	0.17
0863	5.56	13.74
8667	0.33	0.82
8860 (woodland)	0.48	1.19
8167	0.05	0.12
5865 (woodland)	1.20	2.97
5557	6.47	15.99
3942 (pond/paddock)	0.32	0.79
<b>TOTAL</b>	<b>14.48</b>	<b>35.79</b>
<b>GRAND TOTAL</b>	<b>160.91</b>	<b>397.63</b>

#### 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 without notice.

Particulars Prepared June 2018.



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