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Ref: S60

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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

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Particulars of Sale of

**STUDFOLD FARM, WESTWARD,
WIGTON, CUMBRIA, CA7 8AJ**



EPC : Band G

The property consists of a traditional stone built 3 bedroomed farmhouse, a useful range of traditional and modern farm buildings together with mowing and grazing land, woodland, access tracks etc extending in total to 41.96 acres (16.98ha) or thereabouts.

FOR SALE BY PRIVATE TREATY IN 2 LOTS OR AS A WHOLE

Sole Agents:

Hope's Auction Company Limited

Syke Road

Wigton

Cumbria

CA7 9NS

Tel: 016973 44901

Email: lasndagent@hopesauction.co.uk

Solicitors:

Beaty & Co

1 Victoria Place

Wigton

Cumbria

CA7 9PJ

Tel: 016973 42121

Email: info@beatysolicitors.co.uk



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Introduction/Location

Studfold Farm is situated in delightful open countryside situated in a ring fence approximately 200m back from the B5305 Wigton to Penrith Road. The farmhouse is accessed via a stone access drive and is conveniently located immediately adjacent to the range of farm buildings. In the past the property was used as dairy farm but has most recently been used for stock rearing for both cattle and sheep. The property has the benefit of a well established predominantly broadleaved parcel of woodland which provides a shelter belt for stock and also a habitat for numerous different types of wildlife.

The property is situated approximately 2 miles due south east of the market town of Wigton and approximately 15.2 miles due north west of Junction 41 of the M6 Motorway. The property would be ideal for use a hobby farm/small holding or may hold potential for equestrian use. It has come on to the market due to the retirement of its owners.

Directions

From the north or south leave the M6 at Junction 41 and take the B5305 following signs for Wigton and Silloth. After approximately 0.7 miles turn right on to the property's access drive.

Viewing

Viewing of the farmhouse 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.

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 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

The property can be described as follows:-

The farmhouse is of stone construction under a slate roof providing accommodation on two floors as follows:-

Ground Floor

Open Plan Kitchen/Diner/Living Room 7.78m max x 7.64m max. King Tile floor tiles. Granite work tops. Integrated halogen hob and oven. Stainless steel mixer tap. Tiled walls. Fitted wall and floor units. Within the living room area is a Cleopatra oil burning stove set in an inglenook type fireplace. The room also has additional heating from a multi-fuel stove. UPVC front door and separate UPVC French doors to **Conservatory**. The conservatory is of UPVC construction under a polycarbonate roof. It measures 6.11m x 2.60m and has UPVC French doors to the front elevation of the farmhouse. The flooring is King Tile floor tiles.





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Lounge 4.38m x 2.89m with wooden floor. Rear staircase to self-contained **Bedroom/Office** 4.57m x 2.87m.

Downstairs WC with wash hand basin 1.79m x 1.18m.

General Store 2.66m x 2.23m. Plumbed for washing machine. Wooden panelled walls and ceiling, King Tile flooring

Rear Porch 3.45m x 2.03m with tiled flooring and poly carbonate roof.

First Floor

Bedroom 1 4.52m x 4.48m max. Fitted wardrobes.

Bedroom 2 4.50m x 3.38m.

Bedroom 3 2.34m x 2.75m.

Bathroom 3.46m max x 2.77m. Wooden floor. Wash hand basin with cast iron free standing bath. Separate shower cubicle with Gainsborough SV800 electric shower.



Floor Plans



Services

The farmhouse benefits from a mains water and mains electricity supply. Drainage is to septic tank. The telephone has been installed into the farmhouse but is currently disconnected due to the fact that the farmhouse has been unoccupied in the recent past. Most of the windows consist of UPVC double glazing. The property in the past has had an oil-fired central heating system with radiators in the majority of the rooms. However, the oil-fired boiler has broken down and has not been replaced. The Vendors have confirmed that the house was reroofed and related approximately five years ago. The water supply passes through Lot 2 to service Lot 1. In the event the property is sold in two lots a sub-meter will be provided for the benefit of Lot 2.

Council Tax

We understand that Allerdale Borough Council has scheduled the farmhouse as lying within Band C. The amount payable for the 2019/2020 period is £1633.57.

Outside

Outside to the front of the farmhouse is a flagged patio area.



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The Farm Buildings

Attached to the farmhouse is an **L-shaped Traditionally Constructed Barn** under a sandstone flagged roof. This building, subject to any necessary planning consent or building regulations application may be suitable to either extend the current accommodation in the farmhouse or to convert to a separate dwelling. No approach to the local planning authority has been made and therefore prospective purchasers should make their own enquiries direct to Allerdale Borough Council. The barn consists of the following:-

- a) **Former Threshing Barn.** 8.65m x 4.48m. Now used as general storage.
- b) **Former Grain Store.** 5.45m x 2.43m. Lofted.
- c) **Hay Barn.** 5.91m x 5.82m.

To the rear elevation of the farmhouse is a **Traditionally Constructed Single Storey Shed** under monopitch sandstone flagged roof used as a wood shed /kennel.

Further Buildings

The buildings are situated to the rear elevation of the farmhouse and consist of a mixture of both traditional and semi-modern construction. They can be described as follows:-

Barn of sandstone and concrete block construction under fibre-cement roof comprising:-

- a) **Workshop.** Lofted.
- b) **Bulk Tank Room.** Lofted.
- c) **Redundant 8 Point A Breast Parlour.**
- d) **Adjoining Pump Room and Engine House.**

Collinson Cake Tower

Three Bay Livestock Building of concrete block construction under monopitch asbestos cement sheeted roof currently housing eight portable cow cubicles.

Three Bay General Purpose Building of steel frame construction with concrete shuttered walls under corrugated steel sheeted monopitch roof.

Five Bay Slatted Livestock Shed of steel framed construction under monopitch corrugated steel sheeted roof with a mixture of shuttered concrete and concrete block walls.

Two Adjoining Calving Boxes of concrete block construction under a box profile steel sheeted roof.

Cubicle Shed for 32 of concrete block construction under box profile monopitch steel sheeted roof.

Partially clad with Ventair box profile sheeting. Open feeding stance.

Former Silage Pit used as midden. Mixture of concrete block and shuttered concrete walls.

Alfa Laval Four Ring Slurry Tower

Cubicle Shed for 21 of concrete block construction under asbestos cement monopitch roof.

Steel Framed General Purpose Building under fibre cement roof.

Silage Pit with concrete floor and concrete panel walls.

To the south west of the main stading approximately a quarter of the way along the access drive are two further buildings consisting of a **Four Bay Machinery Shed** of predominantly steel frame construction under a corrugated steel sheeted roof with partial concrete flooring. **Five Bay Livestock Loose House** of steel frame construction under corrugated steel sheeted roof with partial concrete flooring.

Access Drive

The access drive forms part of sale and is sold with a Right of Way over it for the property known as "The Knock". The maintenance liability for the access drive lies with Studfold Farm.



Agricultural Land

Lot 1

The land comprising Lot 1 extends to 29.21 acres (11.82ha) and lies in a ring fenced block to the rear of the farm steading. The land is currently laid to grass and is productive mowing and grazing land. A hard track through field 5641 provides excellent access to most enclosures. A small block of woodland extending to 3.85 acres lies around Speet Gill which runs through the holding. All fields are served with mains water trough.

Lot 2

The land comprising Lot 2 extends to 12.75 acres (5.16ha) and lies in a ring fenced block with roadside access from the Wigton to Brackenthwaite Road. The land is laid in four enclosures and provides excellent mowing and grazing land.

General Remarks

Tenure

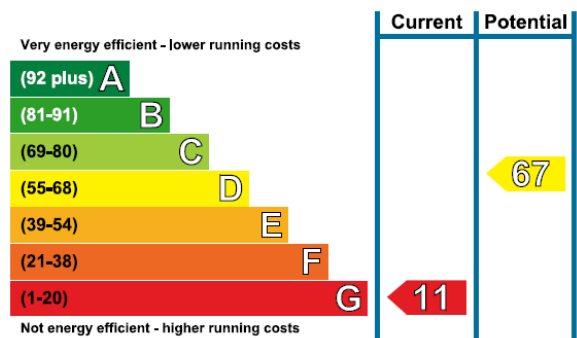
We understand that the title of the property is freehold.

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.

Energy Performance Certificates (EPC)

An extract from the EPC'S showing the current and potential Energy Efficiency Rating of the farmhouse is shown below. A full copy of the EPC can be obtained from the Sole Agents (by prior appointment only).



Basic Payment Scheme

The land is registered for Basic Payment Scheme purposes and the Vendors have claimed Basic Payments for the 2019 scheme year which are to be retained.

The Vendor undertakes to transfer the Entitlements to the purchaser as and when the RPA rules allow in accordance with the regulations of the scheme for use in the 2020.

As mentioned above the Vendor will retain the Basic Payment Scheme Payments for 2019 and will then transfer the Basic Payment Entitlements to the purchaser for the 2019 scheme year onwards.

The purchaser(s) will be required to comply with the terms of the Vendors BPS application for 2019 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 £250 plus VAT will be payable by the 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

As mentioned previously the L-shaped barn attached to the farmhouse may hold some planning potential. However, no enquiries have been made to the local planning authority and therefore any potential purchasers who are considering converting the building should make their own enquiries direct with Allerdale Borough Council.

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.

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

Field Number	Hectares	Acres
Lot 1		
5641	1.38	3.41
7037	1.89	4.67
6459	2.05	5.07
4650	2.08	5.14
3961	1.09	2.69
5260	0.97	2.40
4049 (Track)	0.06	0.15
3554	1.56	3.85
5237 (Steading)	0.74	1.83
TOTAL	11.82	29.21
Lot 2		
6477	2.53	6.25
5072	1.19	2.94
4367	0.45	1.11
5864	0.99	2.45
TOTAL	5.16	12.75
GRAND TOTAL	16.98	41.96

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 2019.



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