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**LAND AGENTS**

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**Ref: M18**

**Preliminary Particulars**

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

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

**Particulars of Sale of**

**LOW HOUSE FARM**  
**WIGTON, CUMBRIA, CA7 8AP**



**Low House Farm is a highly desirable rural property consisting of a substantial three bed house and attached 2 bed cottage. A very useful steel portal frame workshop and further outbuildings lying in the centre of a ring fenced block of excellent mowing and grazing land extending as a whole to 40.14 acres (16.24ha) 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  
Email: [landagent@hopesauction.co.uk](mailto:landagent@hopesauction.co.uk)

**Solicitors:**

Beaty & Co  
1 Victoria Place  
Wigton  
Cumbria, CA7 9PJ  
Tel: 016973 42121  
Email: [info@beatysolicitors.co.uk](mailto:info@beatysolicitors.co.uk)



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## **Introduction/Location**

Low House Farm is a highly desirable rural property which lies in a quiet location accessed via its own private concrete lane.

The property lies off the B5305 approximately 3 miles from the town of Wigton where a full range of services are available including primary and secondary schools whilst the city of Carlisle lies 10 miles to the north of the property.

Low House Farm is extremely accessible lying close to the A595 trunk road for access to the north and west and 14 miles to Junction 41 of the M6 motorway near Penrith.

## **Directions**

From the south leave the M6 motorway at Junction 41 and take the B5305 sign posted Wigton. Follow this road for 14 miles and the property is located on your right approximately 1.6 miles after you leave the hamlet of Rosley.

From the north and west leave the A595 at the crossroads sign posted the B5305 to Penrith. Take the B5305 towards Penrith. The property is located 1.6 miles from the junction on your left hand side.

## **Viewing**

Viewing of the property 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).

## **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**

### **Farmhouse**

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

### **Ground Floor**

**Kitchen** 3.54m x 5.01m. Thwaites Homes kitchen with elm units with formica worktop. Tiled splash backs. Nobel oil-fired cooker, electric oven, gas hob on bottled gas and extractor. Rangemaster fridge freezer and Zanussi dishwasher. One and a half bowl sink with drainer. Phone point.

**Garden Room** 4.55m x 5.05m. Patio doors to garden. Three radiators. Ceiling fan. Phone point.

**Dining Room** 3.77m x 3.14m with window to garden, two radiators.

**Sitting Room** 5.34m x 3.63m with stone fireplace with gas fire. Radiators and window to garden. Door to front porch. Phone point.

**Front Porch** 1.54m x 1.66m with UPVC front door and two windows to garden. Light fitting.

**Shower Room** 2.60m x 2.88m with WC, shower cubicle fitted with Mira power shower. Sink and Unit. Airing cupboard with oil boiler in.

**Rear Entrance to Pantry** 5.53m x 3.09m with fitted units. Sink. Plumbed for washing machine. UPVC roof. Two doors to yard and garden. Door to garage.

**Hallway** 5.08m x 1.9m with radiator. Oak stairs leading to first floor.





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### **First Floor**

**Bedroom 1** 5.24m x 3.84m. Double room with window to garden and radiator.

**Bedroom 2** 3.73m x 3.07m. Double room with window to garden and radiator. Loft access.

**Bedroom 3** 5.11m x 3.48m. Double room with window to garden and two radiators. Loft access.

**Family Bathroom** 2.53m x 3.24m. WC, sink with unit, bath, shower unit with shower pumped from the hot water system and heater.



### **Low House Farm Cottage**

#### **First Floor**

**Kitchen/Diner/Living Room** 4.67m 8.12m Thwaites Homes kitchen with oak units with formica worktop. Stainless steel sink. Electric hob and griddle. Windows to yard and garden. Two radiators. Door to garden.

**Rear Entrance Hall** with stairs leading to the second floor. Exposed beams. Cupboard under stairs. Oil boiler. Sub meter for cottage electric.

**Utility Room** 4.92m x 4.09m with gained from outside. Fitted units and sink. Plumbed for washing machine and dryer. Insulated roof.



#### **Second Floor**

**Bedroom 1** 4.57 x 3.26 with fully fitted cupboards and wardrobes. Exposed beams. Vaulted ceiling. Radiator. Window to garden.

**Bedroom 2** 2.66 x 4.83 with fitted wardrobe. Exposed beams. Storage cupboard with header tank. Window to garden.

**Shower Room** 1.56m x 3.22m with shower unit with Mira power shower, sink and WC. Radiator. Extractor fan.

**Hallway** 10.81 x 2.66





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**Floor**

**Plans**



### **Services**

The farmhouse and cottage benefit from a mains water and mains electricity supply. Drainage is to a joint septic tank. The telephones to the properties are installed to BT Regulations. The windows consist of UPVC double glazing. Central heating to the properties are provided by two separate oil fired central heating boilers located within each property.

NB: The septic tank is offered as seen in regard to the septic tank regulations. No deductions from the offered price will be made.

### **Council Tax**

We understand that Allerdale Borough Council has scheduled the farmhouse and the farmhouse cottage as lying within Band D.

### **Outside**

Outside to the front of the farmhouse is a well laid out garden area with a secondary lawn and shrubbed area to the right of the farmhouse divided by the concrete access lane to the farmyard.



**The Buildings**

The buildings consist of a range of traditional and modern buildings briefly comprises:-

**Garage** 11.79m x 9.33m joins the farmhouse by a passage way from the pantry. It is of stone built with double wooden doors to garden. Comprising:-

**a) Dry Store/Office**

**Single Storey Shed** comprising of:-

**a) Wood Store** 2.40m x 4.53m

**b) General Store** 6.22m x 4.48m

**Two Bay Steel Portal Framed Building** 10.44m x 5.95 with concrete floors. Double doors to front and rear.

**Two Bay Steel Portal Framed Building** 10.44m x 5.95 with fibre cement roof and benefits from lights.

**Six Bay Steel Portal Framed Workshop** 15.82m x 27.60m with shuttered concrete walls. Part lofted. Work bench. Double sliding doors on front. Benefits from electric sockets and lights.

**Pigeon Shed** 12.10m x 3.07m of wooden frame. Insulated composite panel roof.

**Pigeon Shed** 11.66m x 2.47m of wooden frame. Monopitch roof.

**Dog Kennel**



**Agricultural Land**

The land comprises of an excellent block of mowing and grazing land which lies in a ring fence surrounding the farm steading and extends to 36.86 acres (14.92ha). All the land benefits from mains water and is well fenced and maintained throughout.

**Tenure**

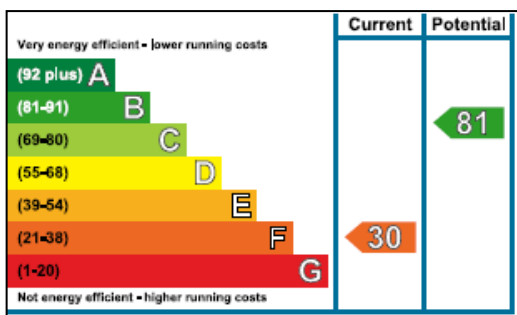
We understand that the title of the property is freehold.

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

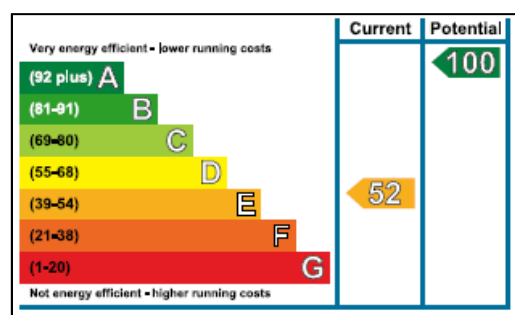
The purchaser will be required to pay a 10% deposit of the purchase price on exchange of contracts. This is to take place within four weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser being unable to complete a sale for any reason not attributable to the 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 and farmhouse cottage are shown below. A full copy of the EPC's can be obtained from the Sole Agents (by prior appointment only).



**Farmhouse**



**Farmhouse Cottage**

### **Basic Payment Scheme**

The land is registered for basic Payment Scheme purposes and the Vendor has claimed Basic Payments for the 2020 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 2021.

The purchaser(s) will be required to comply with the terms of the Vendors BPS application for 2020 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.

### **Sporting and Mineral Rights**

The Sporting and Mineral Rights will be transferred with the property to the extent which they are owned with the property.

### **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.





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### SCHEDULE OF FIELDS

<b>Field Number</b>	<b>Hectares</b>	<b>Acres</b>
<b>Steading</b>	<b>0.89</b>	<b>2.21</b>
<b>3996</b>	<b>1.11</b>	<b>2.74</b>
<b>4997</b>	<b>2.06</b>	<b>5.09</b>
<b>6001</b>	<b>0.53</b>	<b>1.31</b>
<b>5389</b>	<b>0.99</b>	<b>2.45</b>
<b>5082</b>	<b>2.23</b>	<b>5.51</b>
<b>4773</b>	<b>2.00</b>	<b>4.94</b>
<b>4564</b>	<b>1.61</b>	<b>3.98</b>
<b>6880</b>	<b>2.52</b>	<b>6.28</b>
<b>6163</b>	<b>1.87</b>	<b>4.62</b>
<b>Woodland</b>	<b>0.43</b>	<b>1.07</b>
<b>TOTAL</b>	<b>16.24</b>	<b>40.14</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 May 2020

