



HOPE'S
LAND AGENTS

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Ref: J37

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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Particulars of Sale of

HOLME HEAD

BOWSCAR, PENRITH, CUMBRIA, CA11 9NW



Holme Head is a highly desirable ring fenced smallholding, comprising of a well-proportioned sandstone built three double bedroom farmhouse, a range of modern and traditional outbuildings and land extending to 13.48 acres (5.45 Ha). The holding has extensive views along the Eden Valley.

The holding benefits from excellent access lying close to Junction 41 M6 Motorway, the Westcoast mainline station in Penrith is just 10 minutes drive from the property.

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

Solicitors:

Gaynham King & Mellor

29 Boroughgate

Appleby

Cumbria, CA16 6XG

Tel: 017683 51422

Email: info@gkmsolicitors.co.uk

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Introduction/Location

Holme Head lies in the hamlet of Bowscar on the edge of the market town of Penrith where a full range of services, shops and schools are available. The village of Plumpton also lies to the North of the property with an excellent rural primary school.

The holding benefits from excellent access lying close to Junction 41 M6 Motorway, the Westcoast mainline station in Penrith is just 10 minutes drive from the property, the holding would be ideal for commuting to any of the major Cities.

Holme head is accessed via its own access lane, the property lies in the centre of the ring fenced block of excellent quality grazing land, bordered by the River Petterill with the property having a stunning setting.

The sandstone-built Farmhouse has been extended and modernised over the years and provides excellent family living accommodation.

The property has previously held planning permission to be further extended by incorporating the large two storey stone barn to the rear of the property into the main farmhouse creating a stunning kitchen and dining area and providing further bedrooms, this planning has currently lapsed but could be re-applied for if required.

The modern farm buildings are in excellent order and could be used for a full variety of uses.



General Description

Farmhouse

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

Ground Floor

Kitchen/Diner 4.58m x 6.84m. Fitted kitchen with base and wall units with formica worktop. Tiled splash backs. Electric oven and hob, dishwasher and extractor. Electric fire. Part carpet and vinyl flooring. Under floor heating. Windows to three aspects. UPVC glazed doors to front and back.

Office and Rear Entrance Hall 3.22m x 3.61m. Door to rear. Radiator. Exposed timber beams. Vinyl flooring. Phone point.

Living Room 4.79m x 3.83m. Wood burning stove with sandstone hearth and brick surround. Exposed timber beams. Radiator. Phone point. UPVC door to front garden.

Sitting Room 3.21m x 3.85m with cast iron fireplace with sandstone hearth. Radiator. UPVC window. Phone point.

Utility/Wet Room 3.09m x 2.05m with WC, shower and sink. Tiles walls and vinyl flooring. Understair cupboard. Central heating boiler. Hot water tank and control system. Plumbing for washing machine. Radiator.

Timber Stairs with half landing leading to first floor. Radiator on landing with window to rear.



First Floor

Master Bedroom 3.86m x 4.84m (including ensuite). Double room with window to front and radiator. Ensuite with WC, shower and sink. Tiled floor. Extractor fan. Radiator.

Front Bedroom 3.84m x 3.23m. Double room with window to front and radiator.

Rear Bedroom 3.73m x 3.17m. Double room with window to rear and radiator.

Family Bathroom with WC, sink, cast iron free standing bath. Lighted mirror. Window.



Services

The farmhouse benefits from a mains water and mains electricity supply. Drainage is to a septic tank. The telephones to the properties are installed to BT Regulations. The windows consist of UPVC double glazing. Central heating to the property is provided by an oil fired central heating boiler.

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 Eden District Council has scheduled the farmhouse and the farmhouse cottage as lying within Band C.

Outside

The property benefits from extensive parking for vehicles on hardcore yards to both sides of the property. To the front of the property is a small enclosed garden, currently laid to lawn.

The Buildings

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

Traditional Stone and Slate Barn 6.42m x 11.05m with sandstone flag floor. Double wooden access doors. Partially lofted.

Four Bay Steel Portal Framed Building 6.23m x 18.35m with fibre cement roof with concrete panel walls. BPC ends. Divided into three pens and benefits from lights and sockets.

Four Bay Steel Portal Framed Lambing Shed 8.90m x 18.35m with fibre cement roof with concrete panel walls and Yorkshire boarding. Concrete floor. Benefits from electric sockets and lights.

Four Bay Steel Portal Framed Monopitch Building 6.00m x 18.35m with Yorkshire boarding and BP cladding to one end. Stone floor.

Adjoining Lambing Shed to above building 6.00m x 18.35m with Yorkshire boarding and BP cladding to one end. Stone floor.

Two Bay Steel Portal Framed Midden 8.90m x 8.60m with concrete panel walls, Yorkshire boarding and cement fibre roof.



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 13.48 acres (5.45ha). All the land benefits from mains water and is well fenced and maintained throughout.

Directions

From the south leave the M6 Motorway at Junction 41 and take the exit from the roundabout sign posted Calthwaite 5 miles.

Following this road for approximately 1 km the road bears left and there is an un-signposted turn to the right take this turn, pass over the sandstone railway bridge and you will reach a cross roads, turn left and Holme Head is the second property on the left and will be marked with a Hopes For Sale board.

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.

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.

Tenure

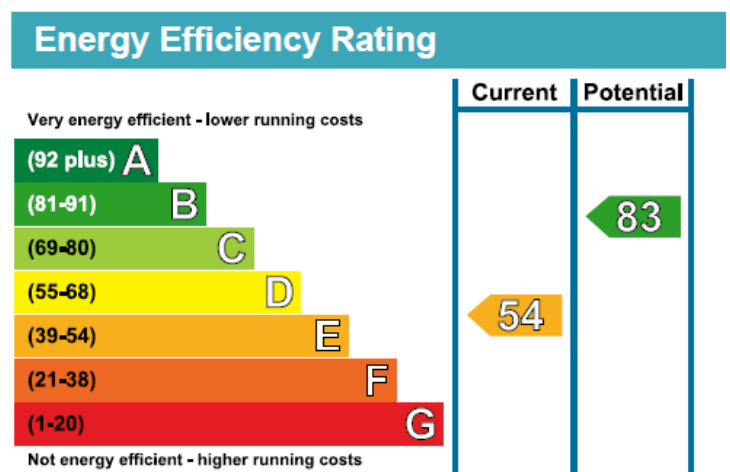
We understand that the title of the property is freehold.

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).



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.



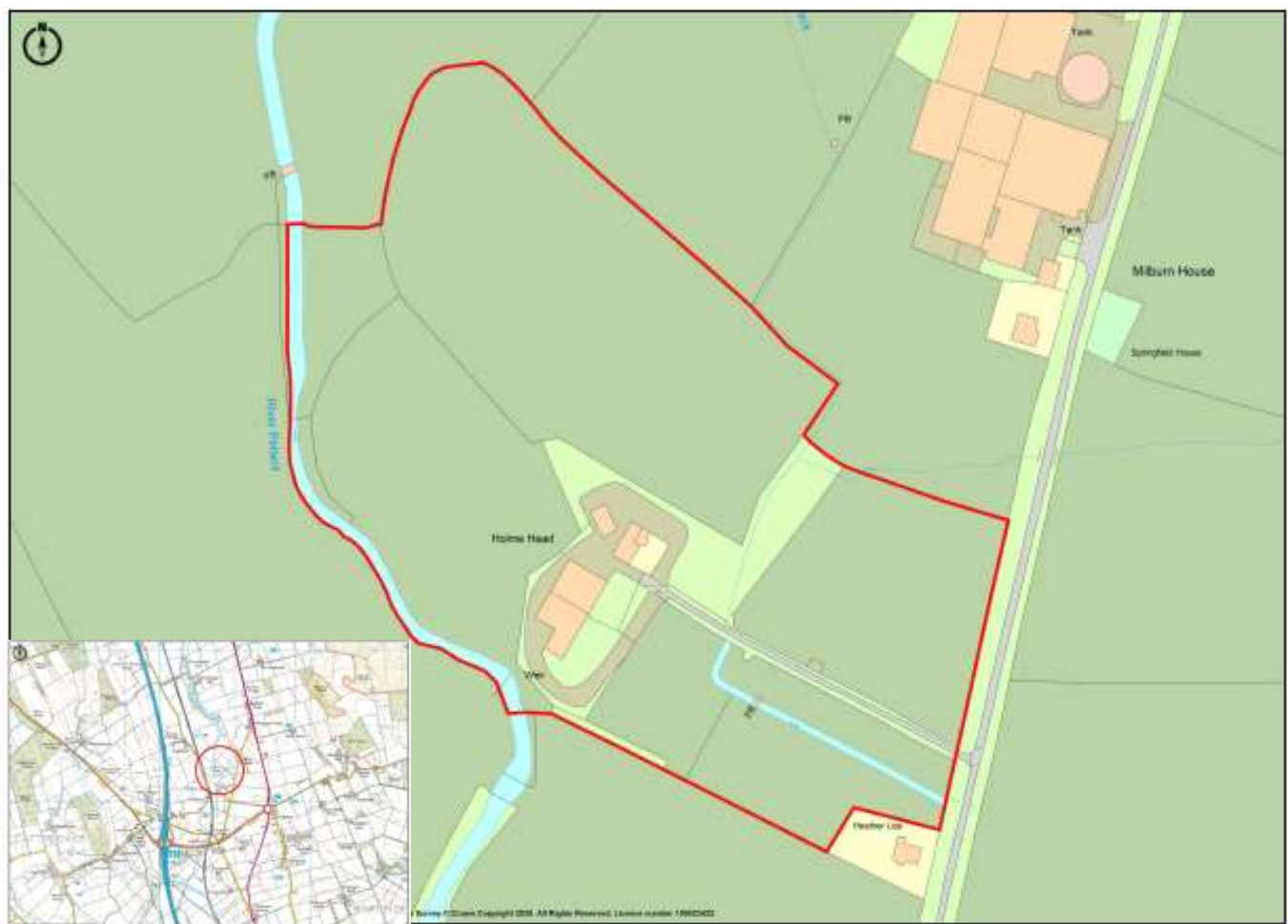


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SCHEDULE OF FIELDS

Field Number	Hectares	Acres
Steading	0.32	0.79
NY4939 7452	0.26	0.64
NY4939 7945	1.11	2.68
NY4934 8254	1.46	3.61
NY4934 9146	0.69	1.70
NY4934 9235	0.84	2.08
NY4934 9641	0.77	1.99
TOTAL	5.45	13.48



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 August 2020