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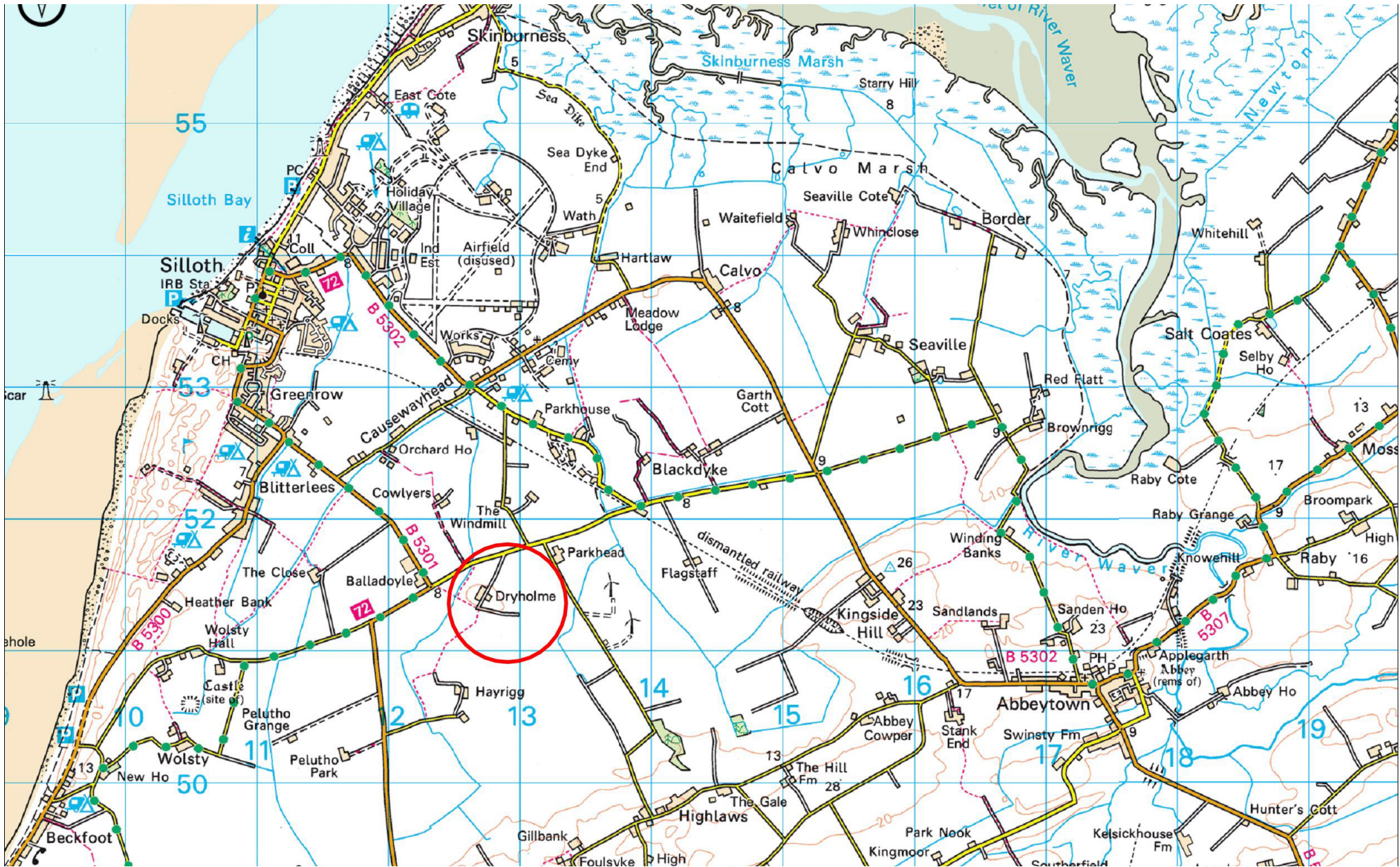
HOPE'S
AUCTIONEERS & LAND AGENTS



DRYHOLME FARM

SILLOTH, CUMBRIA, CA7 4PZ

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897





DRYHOLME FARM

SILLOTH, CUMBRIA, CA7 4PZ

Guide price: offers in the region of £670,000

An excellent smallholding with a substantial 5 bedroomed farmhouse which requires modernisation but has tremendous potential for extension and improvement to provide a stunning family home.

A range of farm buildings suitable for various uses including equestrian and a range of modern buildings let on a long term lease producing a significant income.

The holding extends to a total of 22.69 Acres (9.18ha)

For sale by private treaty as a whole

Dryholme Farm lies between Abbeytown and Silloth on the beautiful Solway Plain in Cumbria. The town of Silloth lies two miles from the property where a full range of businesses and services are available.

Dryholme is accessed via its own tree lined access lane leading to the courtyard surrounded by the farmhouse and buildings.

The farm buildings are partially let producing a significant annual income for the property.

Farmhouse

An extensive stone built farmhouse under a slate roof which is in need of extensive refurbishment but with tremendous potential to be extended into the adjoining stone barn and improved to create a stunning principal family home providing accommodation on two floors. A mature garden lies to the rear of the property with a extensive concrete yard providing ample parking to the front of the property.

Ground Floor

Kitchen

5.65m x 5.15m.
Oil Fired Aga (working order not known). Sandstone flag floor and built-in cupboards. Door to garden and stairs to first floor. Door to walk in pantry.

Boot Room

5.50m x 3.60m.
Stone floor and sink. Passageway leading to external door to front yard.

Utility Room

4.41m x 2.61m.

Store room and stairs to First Floor Store Room

8.40m x 7.10m.

Snug

4.30m x 3.55m
with open fire and window to garden.

Dining Room

4.50m x 3.50m
with open fire and window to front yard.

Sitting Room

4.55m x 3.95m
with open fire and window to garden.

Downstairs Bathroom

3.45m x 2.85m
The bathroom suite has been removed.

Hallway and Stairs

leading to front door to yard. Rear door to garden and stairs to first floor.

First Floor

Master Bedroom

4.55m x 5.15m

Double Bedroom 1

4.55m x 3.80m

Double Bedroom 2

4.50m x 3.50m
Door to Dressing Room

Shower Room

3.45m x 3.00m
The bathroom suite has been removed.

Dressing Room

4.00m x 2.90m
Door to Double Bedroom 2 and access to stairs leading to kitchen.

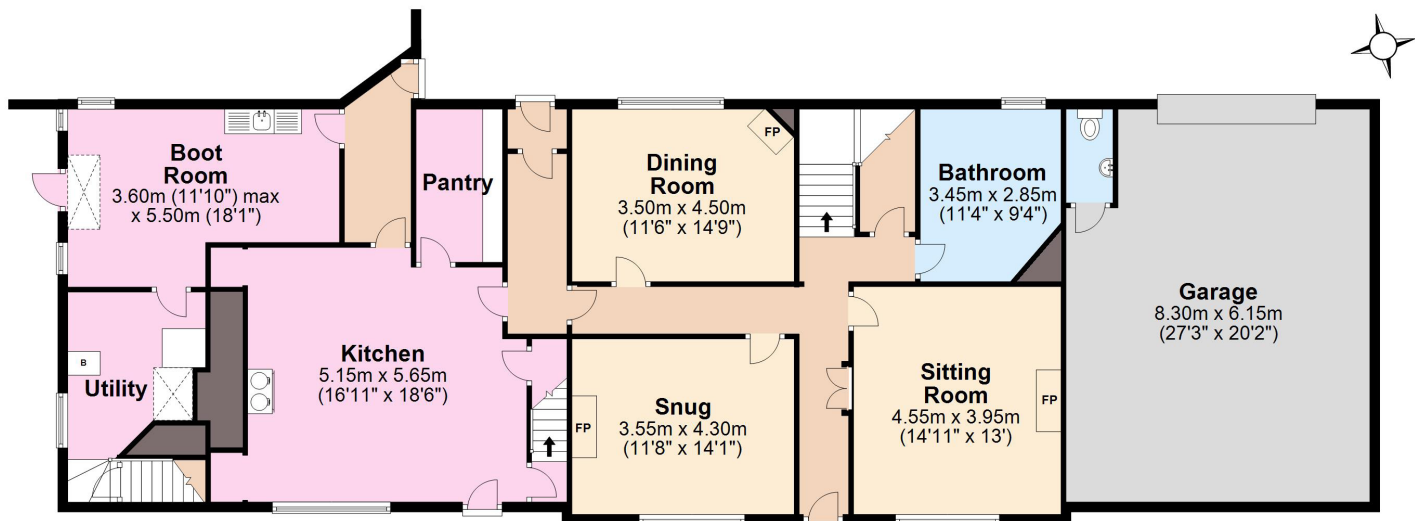
Single Bedroom

4.10m x 1.80m
Accessed from stairs leading from kitchen.

Adjoining the farmhouse is a single garage which also contains a WC and sink with a hayloft above with external access door.

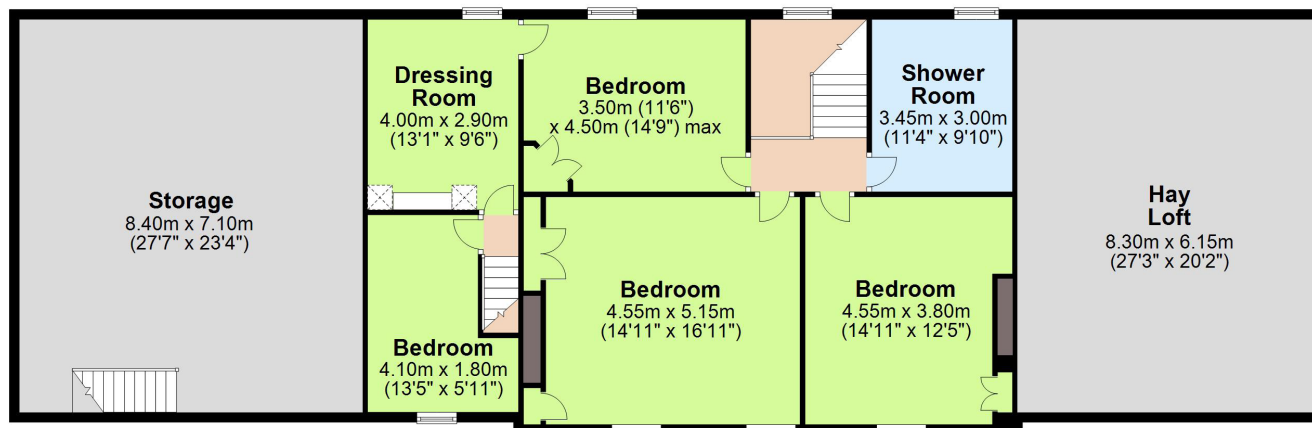
Ground Floor

Approx. 211.2 sq. metres (2273.2 sq. feet)



First Floor

Approx. 216.7 sq. metres (2332.8 sq. feet)



Total area: approx. 427.9 sq. metres (4606.0 sq. feet)

Buildings

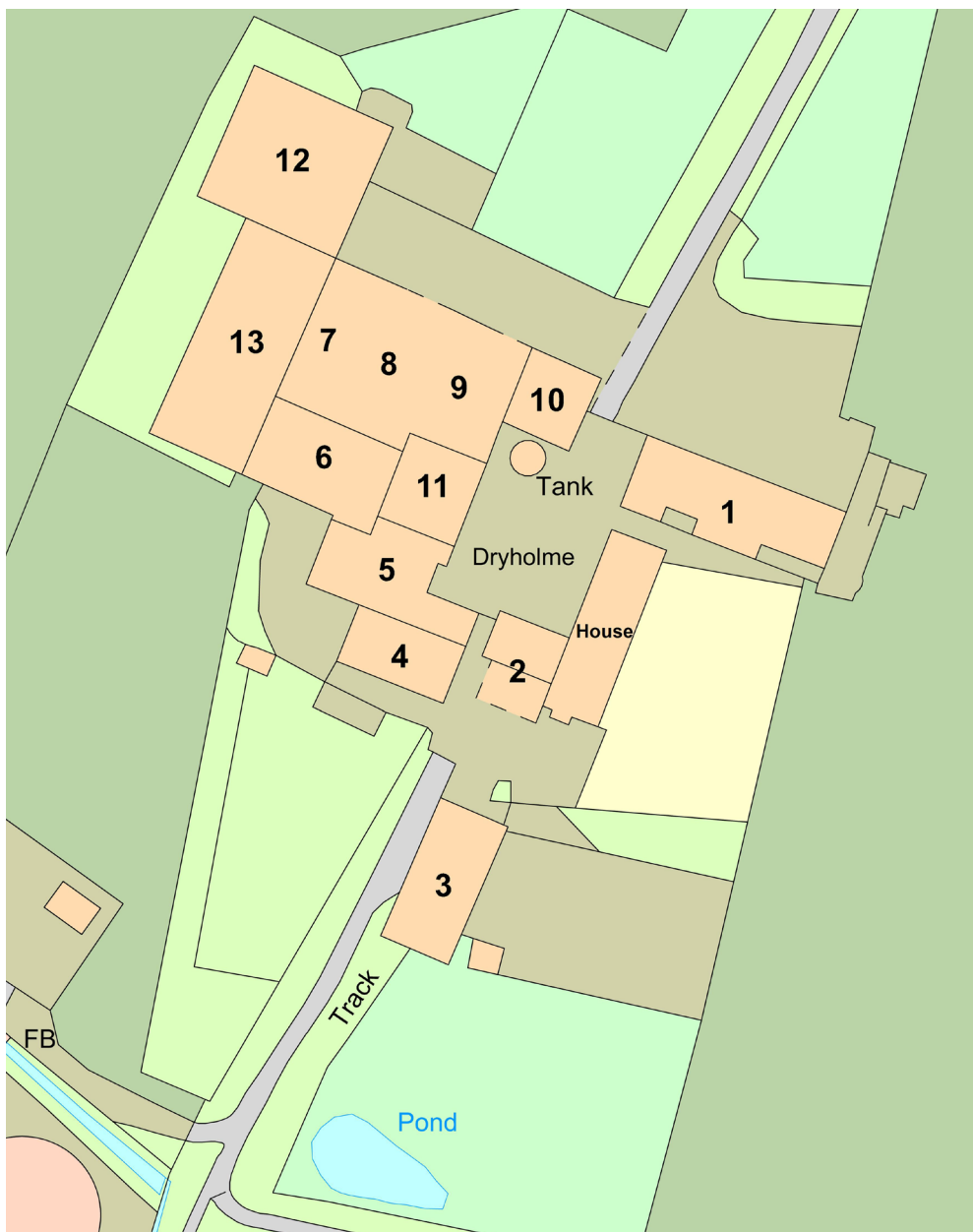
The buildings are an extensive range of modern and traditional buildings some of which are let. Full details of which are in the tenancy section.

In Hand Buildings

1. Former Byre, Dairy and Bull Pen 32.8m x 11.7m
Rendered block built under a cement fibre roof.
2. Stone Built Stores adjoining farmhouse. 11.4m x 14.0 Stone built with slate roof, tack room and stables located in lean-to to the rear.
3. Dutch Barn 23.1m x 10.8m steel portal framed with cement fibre roof and box profile cladding, used for crop store and previously as an indoor riding area.
4. Former Byre 17.0m x 9.1m now converted to stabling.
5. Stone Built Barn 26.4m x 10.7m stone built barn with slate roof containing general store, workshop and further stables and former cattle hull with hayracks.

Former Sand Menage





Let Buildings

6. Storage Barn 13.2m x 21.62m steel portal frame with cement fibre roof, partially box profile clad.
7. Lean-to 23.2m x 5.8m steel portal frame with cement fibre roof, adjoining building 8 (no internal wall)
8. Storage Shed 23.2m x 22.2 steel portal frame with cement fibre roof, adjoining buildings 7 & 9 (no internal wall)
9. Former Grain Drying Building 18.0m x 5.0m steel portal frame with cement fibre roof, adjoining building 8 (no internal wall)
10. Lean-to 12.0m x 10.4m steel portal frame with cement fibre roof, box profile cladding above concrete walls.
11. Brick Built Barn 13.6m x 11.2m two storey brick built with slate roof crop store, lofted (access should not be taken to the loft area)
12. Warehouse 23.4m x 22.0m steel portal frame with box profile cladding above concrete panel walls.
13. Warehouse 36.3m x 15.1m steel portal frame with box profile cladding above concrete panel walls

Tenancy Agreements

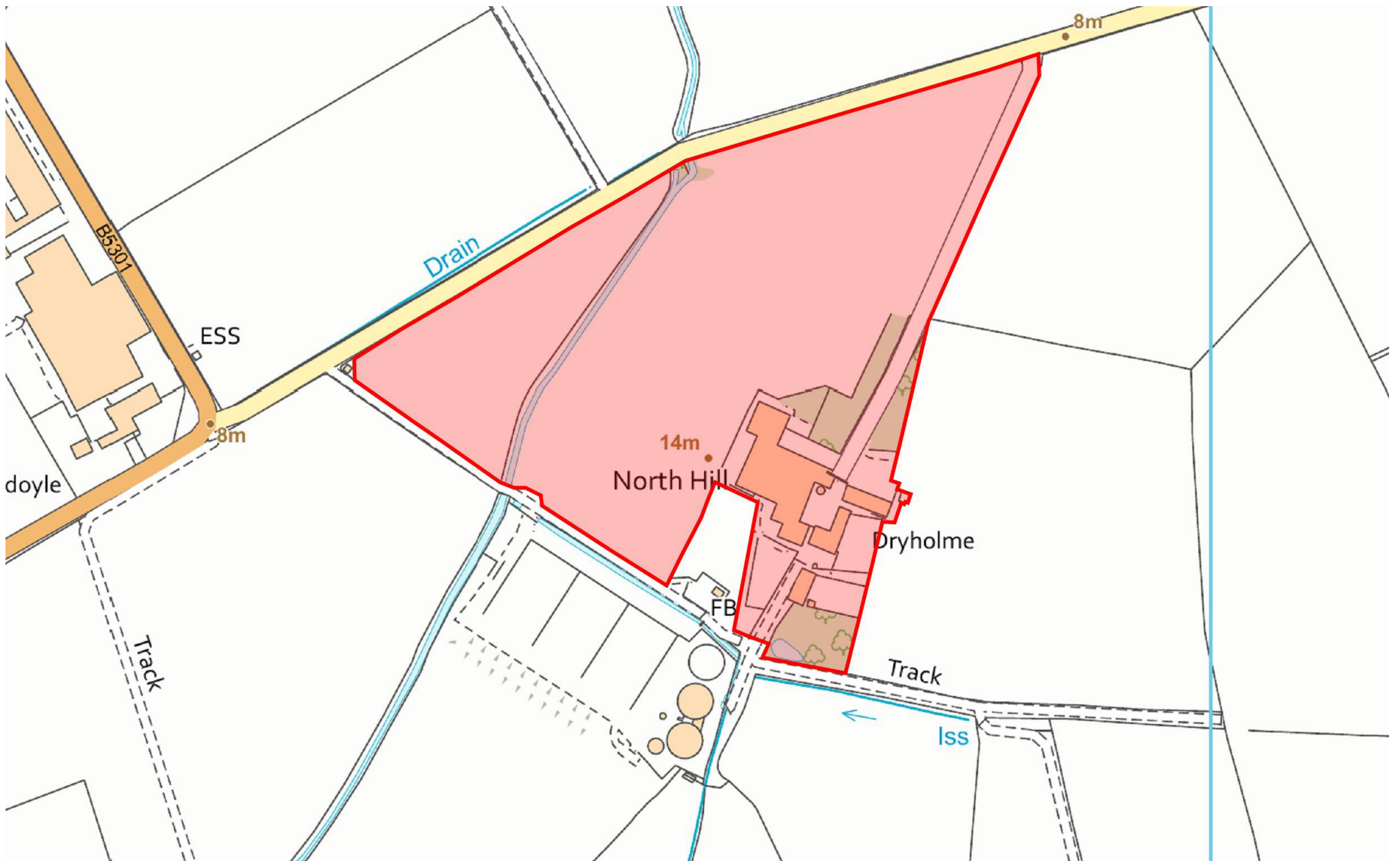
Buildings

The modern buildings are offered subject to a lease with Cumbria Bio Gas Limited commencing on the 14th November, 2016 for a period of 20 years with a further option to review for 5 years. The annual rent is £13,160.12 and is subject to RPI increase every third anniversary.

Full details of the lease are available from the sole agents.

Solar

A solar array is located on the roof of buildings 8 and 12. No rent is receivable under the lease but the occupier is entitled to receive electricity at no charge.





Agricultural Land

The land lies in two enclosures to the west of the farm steading. Both are currently laid to permanent pasture. The Helledike Beck flows through the land. To the south of the steading is a small area of mature woodland containing a small pond.

Schedule of fields

Field Number	Hectares	Acres
NY12516449	5.40	13.34
NY12515254	1.57	3.87
Steading and Track	2.21	5.46
TOTAL	9.18	22.69



Services

The house benefits from a mains water supply and mains electricity. Drainage is to a septic tank upon the holding. As the property requires full modernisation the septic tank is sold as seen and no reduction in price or further works will be undertaken.

Council Tax

The property is scheduled in Council Tax Band F with Allerdale Borough Council.

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

The property is offered freehold subject to the leases which are in place.

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.

Energy Performance Certificates (EPC)

The Farmhouse has an EPC rating F. 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 2021 scheme year which are to be retained. 6.97 Non SDA Entitlements included within the sale.

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 2022.

The purchaser(s) will be required to comply with the terms of the Vendors BPS application for 2021 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 to 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.

Viewing of the property is strictly by appointment with the Sole Agents, Hopes Auction Co Ltd.

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 2021



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