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**HOPE'S**  
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## HAZEL GILL FARM

WELTON, CUMBRIA, CA5 7HJ

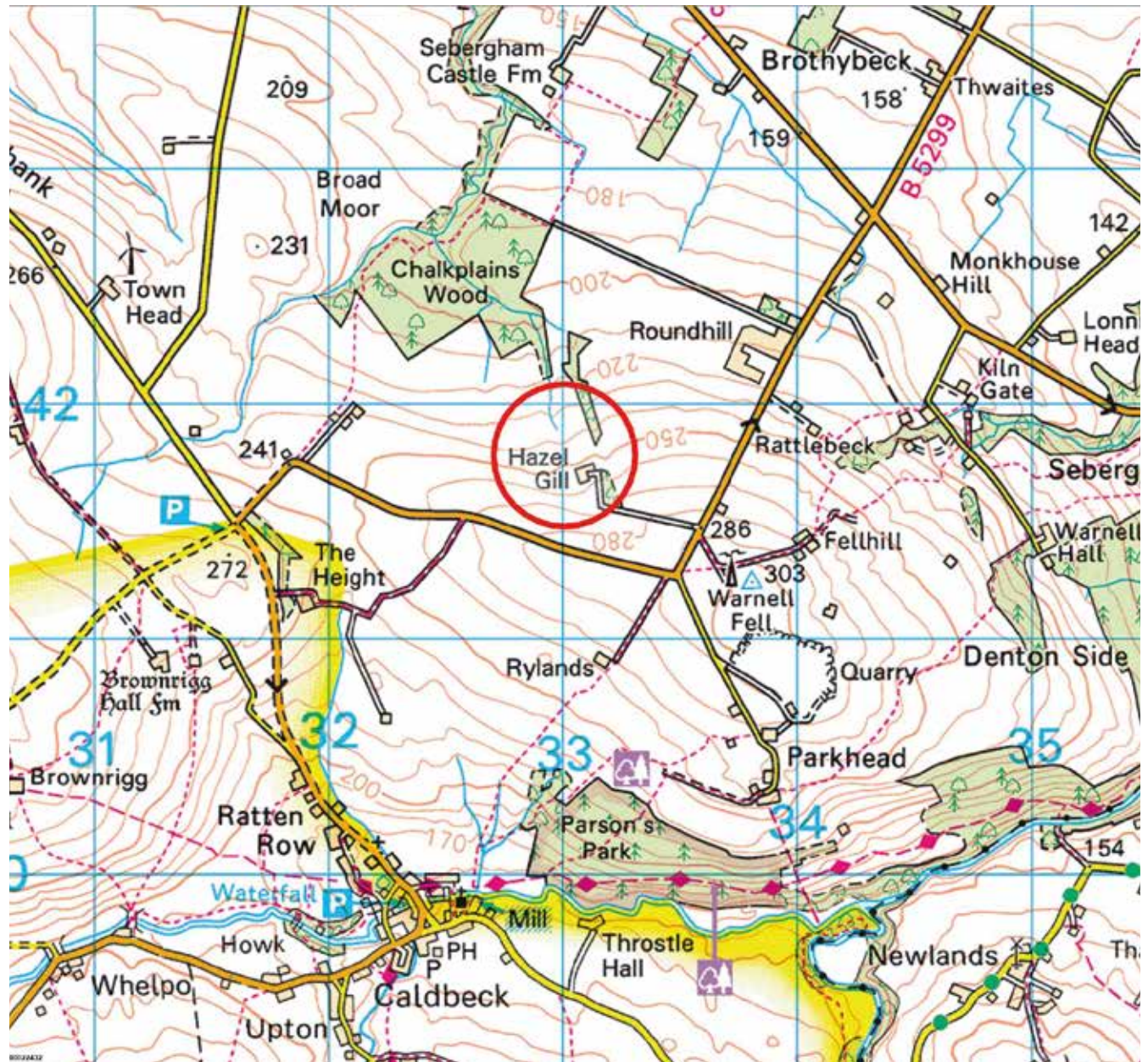
Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897

## Directions

From the east and south leave the M6 motorway at Junction 41 and take the B5305 sign posted Wigton. Follow this road for 11.5 miles, turning left onto the B5299 for Caldbeck. The property is located approximately 1 mile from the junction on your right hand side.

From the north leave the M6 motorway at Junction 42 and take the third exit sign posted Dalston. Follow this road for approximately 5 miles, turning left at Bridge End onto the B5299 for Caldbeck. Follow this road for 5 miles, the property is located on your right hand side.

From the west leave the A595 at the crossroads sign posted the B5305 to Penrith. Take the B5305 towards Penrith for approximately 5 miles before turning right onto the B5299 for Caldbeck. The property is located 1 mile from the junction on your right hand side.





**LOT 1**

## HAZEL GILL FARM

### WELTON, CUMBRIA, CA5 7HJ

An excellent stock farm extending in total to 194.87 acres (78.88 hectares) located on the outskirts of the Lake District National Park. The property benefits from a 3 bedroom farmhouse together with a range of useful outbuildings. The land lies in a predominantly ring fenced block of useful mowing and grazing land with attractive wooded ghylls running through the property.

The property is available as Three Lots or as a Whole.

For sale by Public Auction at 2.30pm on Tuesday 9th August within Hopes Auction Mart.

Hazel Gill Farm is a desirable stock farm which is accessed via its own private access track leading from the B5299. The property lies in a rural location, approximately 3 miles from the popular village of Caldbeck where services including a primary school and village shop are available, the village of Dalston lies approximately 6 miles away boasting a further range of services. The city of Carlisle lies approximately 11 miles north of the property.

The property benefits from a 3 bedroom farmhouse together with a range of useful outbuildings sat within nearly 135 acres of grazing and mowing land. A further 60 acres of land lies away from the main steading. Hazel Gill Farm lies approximately 163m (535ft) above sea level in a picturesque setting offering sublime panoramic views over the surrounding countryside to the Solway Firth.

Hazel Gill Farm is extremely accessible laying close to routes which provide excellent access to the M6 Motorway approximately 12 miles away.



## Farmhouse

The farmhouse is of rendered stone construction under composite panel insulated roof providing accommodation on two floors as follows:-

### Ground Floor

#### Kitchen

4.68m x 2.83m.

Fitted kitchen with base and wall units with formica worktop. Electric oven, electric hob and extractor. One and a half bowl sink with drainer. Contesse Revelation flooring. Windows to rear garden and front yard with UPVC door to yard.

#### Sitting Room

4.95m x 4.37m

with sandstone fireplace with Clearview Wood Burner. Double wooden glazed doors leading to dining room.

#### Dining Room

4.12m x 3.38m

with window to garden. Radiator.

#### Hallway

Radiator. Stairs leading to first floor. UPVC front door.

#### Laundry/Utility

1.96m x 2.24m

with washer dryer and deep freeze. Built in shelves and cupboards.

#### Family Bathroom

2.32m x 2.88m

with WC, sink, bath and shower unit with water pumped from the hot water system. Lino flooring. Storage radiator and heated towel rail. Plus electric heater.

### Outside

A large, well maintained garden lies to the rear of the farmhouse.

### First Floor

#### Bedroom

1 4.39m x 4.36m

Double room with window to garden and storage radiator.

#### Bedroom

2 3.37m x 4.36m

Double room with window to garden and storage radiator. Built in cupboards.

#### Bedroom

3 2.93m x 2.43m

Single room within eaves. Window to front yard. Storage radiator.

#### Shower Room

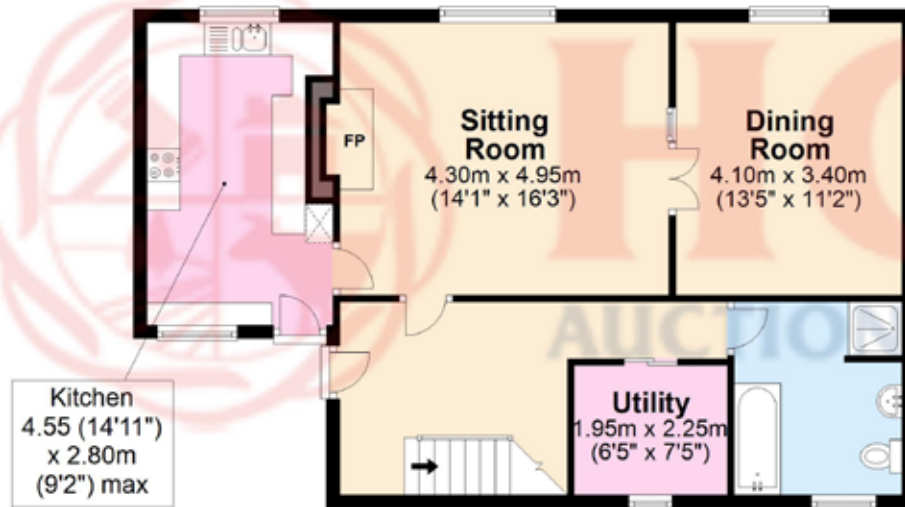
1.89m x 2.17m

WC, sink, walk in shower unit with electric shower and heated towel rail. Panelled walls. Tiled floor with under floor heating.



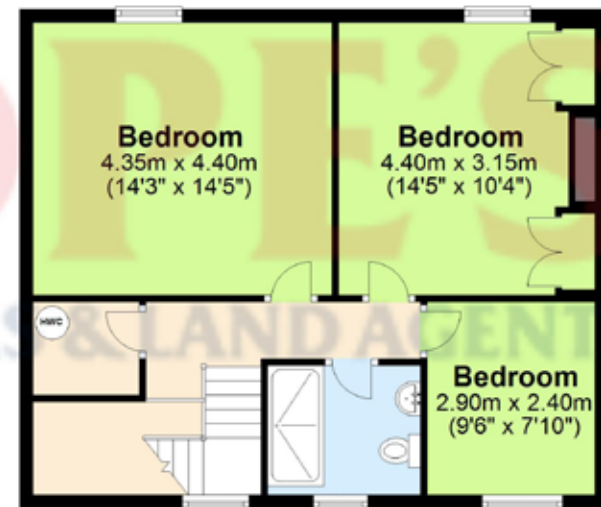
## Ground Floor

Approx. 73.4 sq. metres (790.0 sq. feet)



## First Floor

Approx. 59.6 sq. metres (641.2 sq. feet)



Total area: approx. 133.0 sq. metres (1431.2 sq. feet)

## Buildings

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

### General Store/Garage

7.92m x 6.74m

of stone construction with slate roof used as a log and coal store.

### Redundant Stone Byre

with no roof.

### Byre

8.26m x 18.18m

of block and concrete construction with concrete floor.

### Six Bay Steel Portal Framed Storage Building

6.98m x 26.60m

with fibre cement roof. Earth floor.

### Outdoor Handling Pens

### Six Bay Outdoor Silage Clamp

36m x 12m

with shuttered concrete walls.

### Six Bay Steel Portal Framed Building

27.20m x 6.55m

with fibre cement roof. Concrete floor.

### Former Bull Pen

10.57m x 4.72m

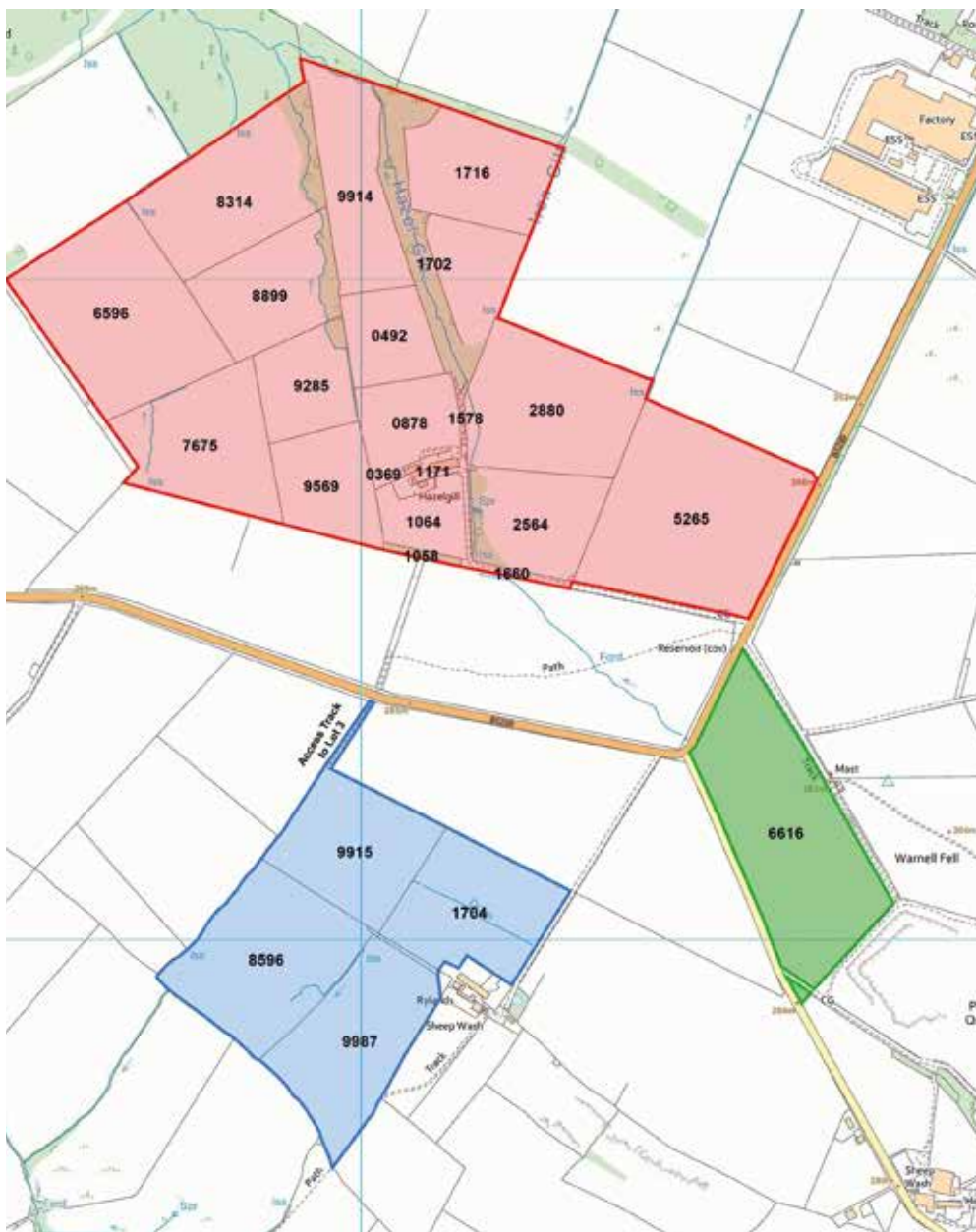
of block construction with tin roof.

### Dairy

4.50m x 3.35m

of block construction with tin roof.





## Agricultural Land

The land extends as a whole to approximately 194.87 acres, with the majority laying within a ring fenced block surrounding the farm steading. The land is offered for sale in three convenient lots.

All land offered for sale is classified as DEFRA Grade 4.

### Lot 1:

(Coloured Red on the Attached Plan)

Lot 1 extends to 134.48 acres (54.44 hectares) and includes the principal holding. The land lies within a ring fenced block surrounding the farm steading and is accessed via the main access track from the B5299 and through the farm steading. The land is permanent pasture mainly suitable for grazing with many enclosures suitable for mowing. The land benefits from both mains and natural water supply. Several wooded ghylls run through the property providing useful shelter for stock and environmental and amenity interest.

### Lot 2:

(Coloured Green on the Attached Plan)

A single field enclosure extending to 18.06 acres (7.31 hectares). The land is permanent pasture suitable for grazing and mowing. The land benefits from a mains water supply and roadside access to the B5299.

### Lot 3:

(Coloured Blue on the Attached Plan)

A block of 42.33 acres (17.13 hectares) of permanent pasture grazing land. This block benefits from its own private access hardcore track off the B5299.





## Schedule of fields

### LOT 1

Field Number	Ha	Ac
NY3341 1171 (Steading)	0.34	0.84
NY3241 6596	6.05	14.95
NY3242 8314	4.67	11.54
NY3241 8899	3.16	7.81
NY3241 7675	3.98	9.83
NY3241 9569	2.30	5.68
NY3241 9285	2.11	5.21
NY3341 1064	1.35	3.31
NY3341 1058	0.14	0.35
NY3341 0878	1.88	4.65
NY3341 0492	1.80	4.45
NY3341 0369	0.04	0.09
NY3341 1578	0.09	0.22
NY3242 9914	3.44	8.50
NY3342 1702	3.98	9.83
NY3342 1716	3.25	8.03
NY3341 2880	4.89	12.08
NY3341 2564	2.88	7.12
NY3341 1660	0.62	1.53
NY3341 5265	7.47	18.46
<b>TOTAL</b>	<b>54.44</b>	<b>134.48</b>

### LOT 2

Field Number	Ha	Ac
NY3341 6616	7.31	18.06
<b>TOTAL</b>	<b>7.31</b>	<b>18.06</b>

### LOT 3

Field Number	Ha	Ac
NY3241 9915	3.72	9.19
NY3341 1704	3.84	9.49
NY3240 8596	5.13	12.67
NY3240 9987	4.44	10.97
<b>TOTAL</b>	<b>17.13</b>	<b>42.33</b>

	Ha	Ac
<b>TOTAL</b>	<b>78.88</b>	<b>194.87</b>



### Method of Sale

The property will be offered for sale by Public Auction in Three Lots and as a Whole subject to reaching an undisclosed reserve price. The Vendors reserve the right to alter, divide, amalgamate or withdraw any part of the lots and to generally amend the order of sale. Any changes will be made clear at the public auction.

### Services

The farmhouse and steading benefits from a mains water and mains three phase electricity supply. Drainage for the farmhouse is to a septic tank with soakaway, this was reinstated in 2021. The telephone to the property is installed to BT Regulations. The windows consist of UPVC double glazing. Heating is provided by the Clearview wood burner and night storage heaters, with hot water being provided by both a back boiler on the Clearview wood burner and electric.

NB: The septic tank is offered as seen in regard to the septic tank regulations.

### Council Tax

We understand that Allerdale Borough Council has scheduled the farmhouse as lying within Band B.

### Tenure

The property is offered freehold.

### Exchange of Contracts, Vacant Possession and Completion

The purchaser will be required to pay a 10% deposit of the purchase price on the fall of the auctioneers hammer and the contract of sale is to be signed. Cash deposits cannot be accepted due to Money Laundering Regulations. Payment is to be made by cheque or bankers draft. Copies of the sale contract will be available for inspection, by prior appointment only, at the offices of the Sole Agents during the week prior to the Public Auction.

### Vacant Possession and Completion

Vacant possession of the property will be given immediately on completion which is scheduled to occur on the 20th September 2022.

### Energy Performance Certificates (EPC)

An extract from the EPC 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).

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	38   F	
1-20	G		

### Basic Payment Scheme

There are no Basic Payment Scheme Entitlements included within the sale.

### Environmental Scheme

The holding is not managed within any environmental schemes.

### Sporting and Mineral Rights

The Sporting and Mineral Rights are included within the property as far as they are owned, full details of which will be contained with the sale contract.

### 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 at least 5 days prior to the auction.

Please contact the Land Agency office for further information.

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). Further imagery and drone video footage can be viewed on our website.



#### 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 and photographs taken May 2022.



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