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AUCTIONEERS & LAND AGENTS



FIR TREE HOUSE

WHITRIGGLEES, KIRKBRIDE, WIGTON, CA7 5EQ



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An excellent stock farm extending to 105.19 acres (42.57 hectares) located at Whitrigglees near the village of Kirkbride. The property benefits from a beautiful 4 Bedroom farmhouse together with a range of useful outbuildings. The land comprises useful mowing and grazing land in good heart, most enclosures benefit from a mains water supply and many benefit from roadside access.

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

For Sale By Public Auction at 2 pm on Tuesday 25th July
within Hopes Auction Mart.

Fir Tree House is a desirable stock farm located at Whitrigglees, near Kirkbride, Cumbria. The holding extends to 105.19 acres of mowing and grazing land with the added benefit of a range of useful outbuildings and a beautiful 4 bedroom farmhouse.

The property lies in a rural location, approximately 1.2 miles from the village of Kirkbride, an attractive village with services including a primary school, village shop, and village pub. Slightly further afield, approximately 7 miles from the property is the market town of Wigton, or the city of Carlisle lies 11.5 miles away, both these locations offer a full range of services. The property is located in a beautiful setting in close proximity to the Solway Coast AONB.

On the property lies a 4 bedroom farmhouse together with a range of traditional and semi-modern outbuildings. Laying immediately adjacent to the land is a block of 18.48 acres of grazing and mowing land with an additional 86.71 acres laying in close proximity to the steading, all offering useful grazing and mowing land.

Fir Tree House lies approximately 10m (32ft) above sea level.

Fir Tree House is extremely accessible laying close to the B5307 which provides excellent access to the A689 Carlisle Northern Bypass and the M6 Motorway approximately 11.5 miles away.



Farmhouse

The farmhouse is of brick construction under a tiled roof, it provides accommodation on two floors as follows:-

Ground Floor

Utility Room

3.30m x 2.40m

Washer and dryer facilities, oil boiler.

WC

Downstairs WC and sink.

Garage

6.45m x 3.70m

Kitchen

4.25m x 6.05m

Kitchen and dining area with central island. Base and wall units, dish washer facilities, recently installed gas cooker.

Snug

4.25m x 3.60m

A snug room with windows to two aspects.

Sitting Room

4.30m x 6.10m

A beautiful sitting room with a wood fired stove and windows to two aspects.

Hallway

Spacious hallway benefitting from built in storage.

First Floor

Bedroom

4.25m x 3.25m
Double bedroom

Bedroom

4.25m x 5.05m
Double bedroom, built in wardrobes.

Bedroom

4.25m x 3.60m
Double bedroom, built in wardrobes.

Bedroom

3.05m x 3.00m
Small double bedroom.

Store Room

4.20m x 3.70m
Useful storage room with built in storage in the eaves. Potential to be a bedroom, office or games room.

Family Bathroom

Shower cubicle, freestanding bath, WC, sink, underfloor heating.

The property also benefits from an adjoining garage.

It is understood the house is restricted by an Agricultural Occupancy Condition.

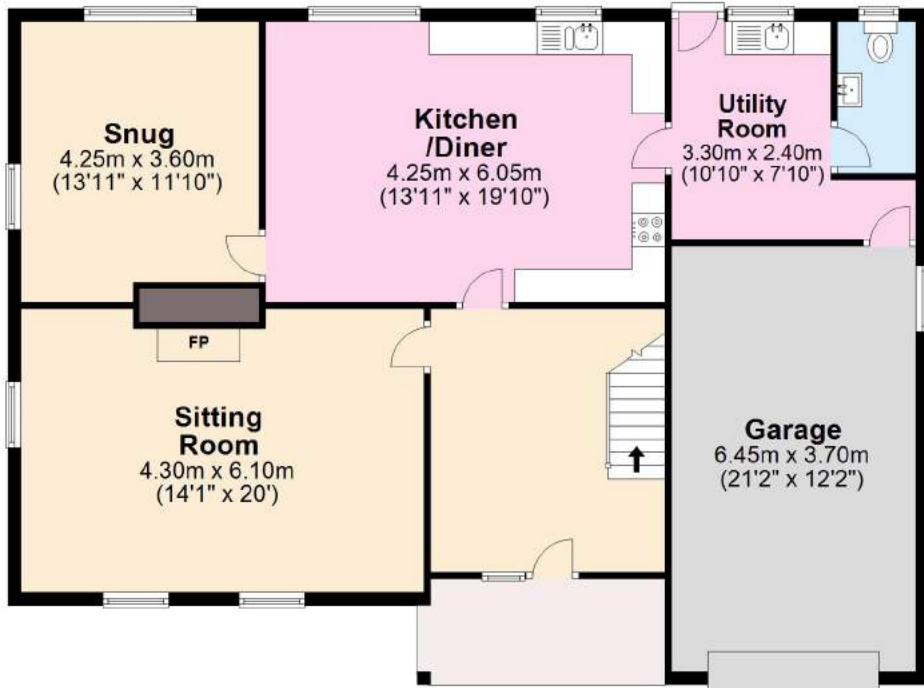




FIR TREE HOUSE

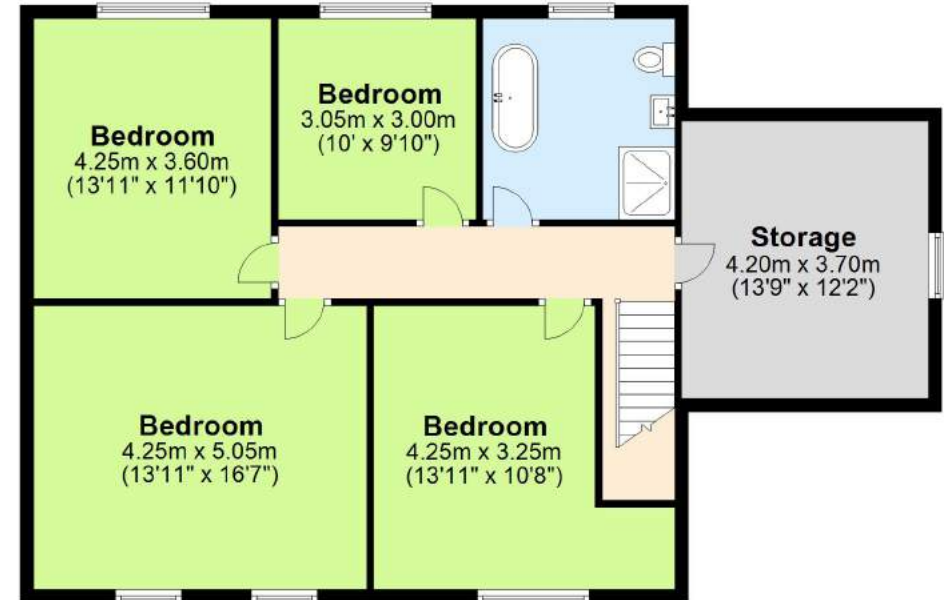
Ground Floor

Approx. 120.6 sq. metres (1298.4 sq. feet)

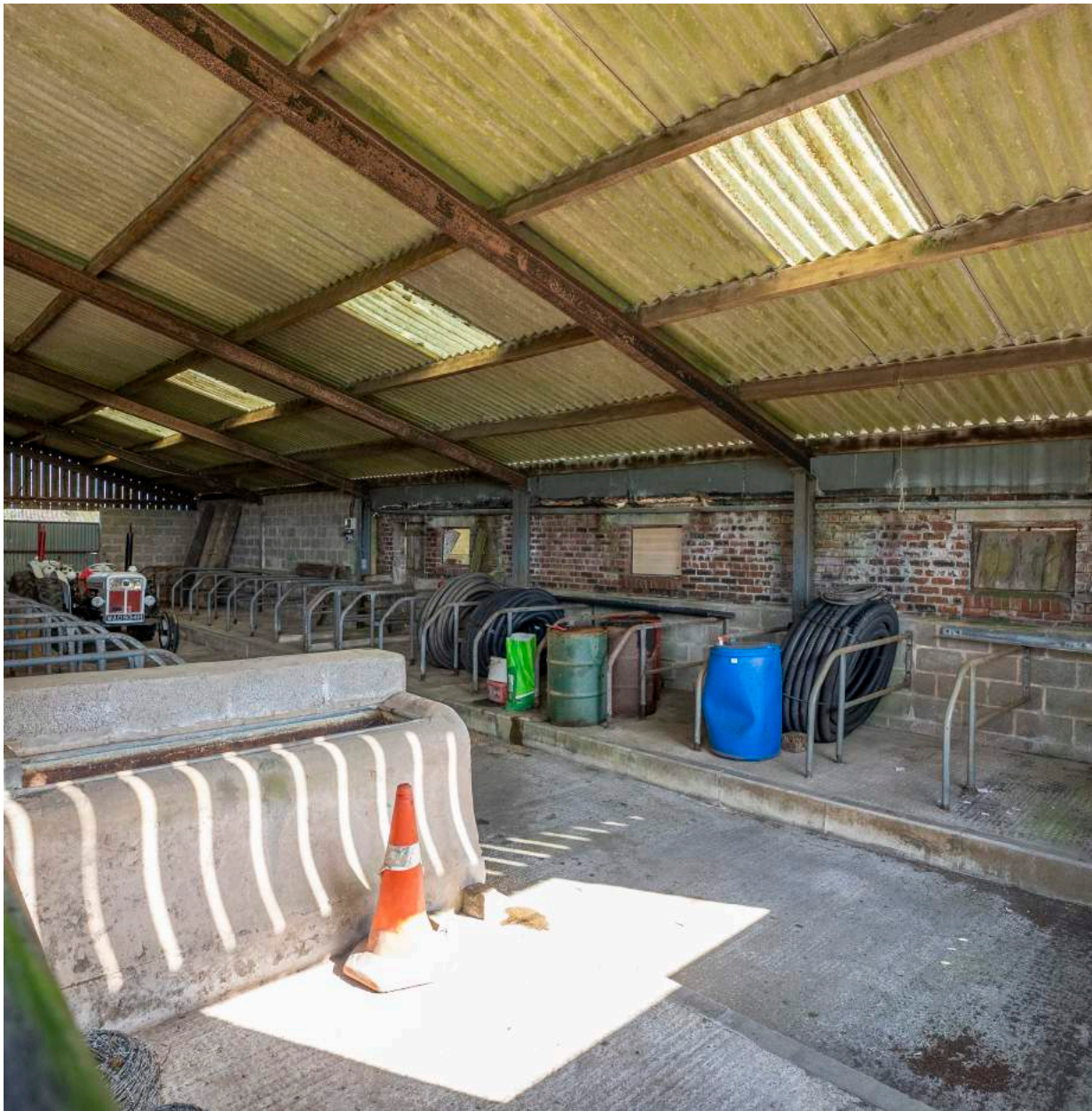


First Floor

Approx. 99.3 sq. metres (1068.5 sq. feet)



Total area: approx. 219.9 sq. metres (2366.9 sq. feet)



Outside

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

The Buildings

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

Traditional cubicle byre

with 24 cubicle bays.
7.80m x 12.95m.
Asbestos roof.

Former dairy

2.50m x 4.45m

Wash House

2.50m x 4.45m

5 Bay silage clamp and livestock housing

10.30m x 22.20m.

Interior shuttered walls, cement fibre roof. Block wall lean-to either side. 22.20m x 6.60m each with cubicles.

Brick built barn

4.85m x 5.85m

Tin roof, split into 8 stall byre and general store.

4 Bay Tin Dutch Barn

16.75m x 18.30m

Steel Frame with curved tin roof. Pole & tin lean-to each side.

The property also benefits from substantial hardstanding yard areas on the steading.

Agricultural Land

The land extends as a whole to approximately 105.19 acres, with 18.48 acres immediately adjacent to the steading and the remainder laying in useful blocks in close proximity to the holding. The land is offered for sale in four convenient lots.

All land offered for sale is classified as DEFRA Grade 3.

Lot 1: (Coloured Red on the Attached Plan)

Lot 1 extends to 34.54 acres (13.98 hectares) and includes the principal steading and dwelling. The majority of the land lies adjacent to the holding with the remaining enclosures located nearby. The offlying enclosures all benefit from roadside frontage. The land is permanent pasture suited for grazing and mowing. The land benefits from mains and natural water supply.

Lot 2: (Coloured Blue on the Attached Plan)

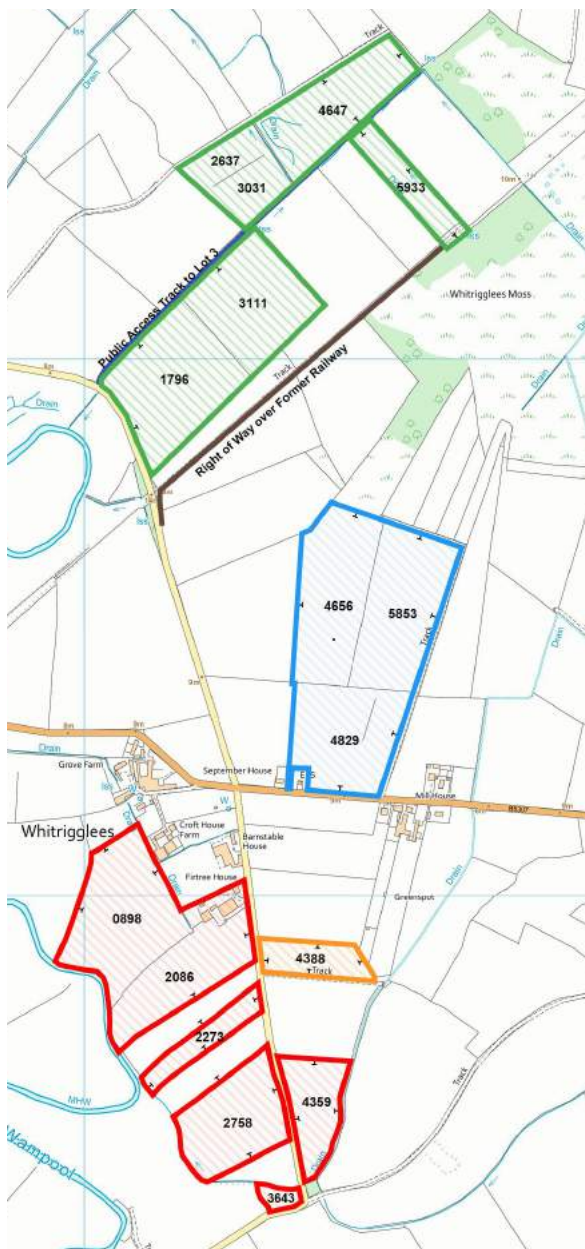
Lot 2 extends to 29.97 acres (12.13 hectares). This Lot provides one useful ringfenced block of grazing and mowing land split into three attractive parcels. The land benefits from a mains water supply and roadside access to the B5307.

Lot 3: (Coloured Green on the Attached Plan)

Lot 3 extends to 37.53 acres (15.19 hectares). This Lot is split into 6 enclosures. Access to these enclosures is via a public access track. A Right of Way to this block exists over the historic railway track. These parcels are suited to grazing and mowing.

Lot 4: (Coloured Orange on the Attached Plan)

Lot 4 includes a single enclosure extending to 3.14 acres (1.27 hectares). This field would be suited to those wanting to purchase ground for equestrian or amenity use.



Schedule of the fields

Lot 1

Field Number	Hectares	Acres
NY2456 0898	4.44	10.97
NY2456 2086	3.04	7.51
NY2456 2273	1.13	2.79
NY2456 2758	3.17	7.83
NY2456 3643	0.3	0.74
NY2456 4359	1.9	4.69
		34.54

Lot 2

Field Number	Hectares	Acres
NY2457 5853	4.15	10.25
NY2457 4656	4.09	10.11
NY24574829	3.89	9.61
		29.97

Lot 3

Field Number	Hectares	Acres
NY2457 1796	4.57	11.29
NY2458 2637	0.99	2.45
NY2458 3031	1.14	2.82
NY2458 3111	3.71	9.17
NY24584647	3.44	8.50
NY24585933	1.34	3.31
		34.22

Lot 4

Field Number	Hectares	Acres
NY2456 4388	1.27	3.14
		3.14
	42.57	105.19



Method of Sale

The property will be offered for sale by Public Auction as Four 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 electricity supply. Drainage for the farmhouse is to a septic tank with soakaway, this was reinstated in Spring 2023. The windows consist of UPVC double glazing. Heating is provided by an oil central heating system.

Council Tax

We understand that Cumberland Council (Allerdale) has scheduled the farmhouse as lying within Band C.

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 29th September, 2023.

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		
81-91	B		
69-80	C		70 c
55-68	D		
39-54	E	53 E	
21-38	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 within 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 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.

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 April 2023

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.

To fully appreciate the property, further imagery and drone video footage can be viewed on our website.



HOPE'S
AUCTIONEERS & LAND AGENTS

Hope's Auction Co. Ltd.

Syke Road, Wigton,
Cumbria, CA7 9NS

T 016973 44901

E landagent@hopesauction.co.uk

www.hopesauction.co.uk

Solicitors:

Burnetts Solicitors
Victoria House
Wavell Drive
Carlisle
Cumbria, CA1 2ST

T 01228 552222



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