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AUCTIONEERS & LAND AGENTS



NEWLANDS GRANGE

HESKET NEWMARKET
WIGTON, CA7 8HP

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897

Introduction/Location

Newlands Grange presents an exciting opportunity to acquire a highly desirable rural property situated on the outskirts of the village of Heskett Newmarket, enjoying a peaceful and picturesque setting with sweeping views across the Cumbrian countryside.

Conveniently located, the property lies approximately 1 mile from the village of Heskett Newmarket which offers a village shop and pub, with further services including a primary school and doctors' surgery available in the neighbouring village of Caldbeck. Dalston lies 6.45 miles away, with the city of Carlisle located 10.85 miles northeast of the property, boasting a further range of services.

Newlands Grange is extremely accessible, located close to the B5305, providing easy access to M6 Motorway and beyond.

What3Words: ///wedge.stripped.starlight

Directions

On the B5305 from Penrith to Wigton, heading southeast to Penrith, after you pass through Sebergham, approximately 0.85 miles further along turn right signposted for Heskett Newmarket and Caldbeck. Following the road for another 1.53 miles, Newlands Grange is located on the left-hand side with a private laneway to the property.





NEWLANDS GRANGE

HESKET NEWMARKET
WIGTON, CA7 8HP

Guide Price: £1,200,000

For Sale by Private Treaty, as a Whole or in Three Lots.

An exciting opportunity to purchase a well-located, highly attractive stock rearing farm complete with a 5-bedroom farmhouse, a number of useful semi-modern and traditional buildings along with approximately 70.07 acres (28.35 ha) of good quality grassland located on the outskirts of Heskett Newmarket.



- 70.07 ACRES (28.35HA) OF GOOD QUALITY PERMANENT PASTURE
- A CHARMING 5-BEDROOM FARMHOUSE
- A USEFUL RANGE OF TRADITIONAL AND SEMI-MODERN BUILDINGS
- FOR SALE AS A WHOLE OR IN THREE LOTS
- HIGHLY DESIRABLE COUNTRYSIDE LOCATION ON THE CUSP OF THE LAKE DISTRICT NATIONAL PARK
- STUNNING VIEWS OF THE CUMBRIAN COUNTRYSIDE



Farmhouse

The farmhouse is of rendered stone construction with a slate roof providing accommodation over two floors as follows:

Ground Floor

Porch

2.30m x 1.35m

Door to property, UPVC double glazed windows.

Kitchen

3.75m x 4.70m

Fitted kitchen with wooden wall and base units with formica worktops, double sink, cooker with separate hob, oil fired Stanley cooker. Exposed wooden beams. Double glazed window to front and side of property, open to snug.

Snug

3.10m x 3.65m

Fitted wooden unit, double glazed window to side of property, exposed wooden beams.

Sitting Room

4.15m x 5.60m

Open fire with sandstone fireplace and wooden mantel, wooden alcove, exposed wooden beams, double glazed window to the rear. Vestibule to front door with UPVC double glazed windows.

Dining Room

4.30m x 3.75m

Double glazed window to rear.

Pantry

2.85m x 3.60m

Wooden base units and shelves, double glazed window to front.

Staircase to First Floor

Double glazed window to front, loft hatch, airing cupboard and exposed wooden beams.



First Floor

Double Bedroom

3.75m x 4.70m

Double glazed window to front and side, ensuite with WC, sink, shower cubicle with electric shower, heated towel rail.

Family Bathroom

3.05m x 1.20m

Bath, WC, sink, fitted base units, shower cubicle with electric shower, double glazed window to side

Double Bedroom

4.15m x 3.50m

Fitted wooden wardrobes and dressing table, exposed wooden beams, double glazed window to rear.

Single Bedroom

3.05m x 2.15m

Double glazed window to rear

Double Bedroom

4.25m x 3.75m

Sink, exposed wooden beams, double glazed window to rear

Double Bedroom

3.00m x 3.25m

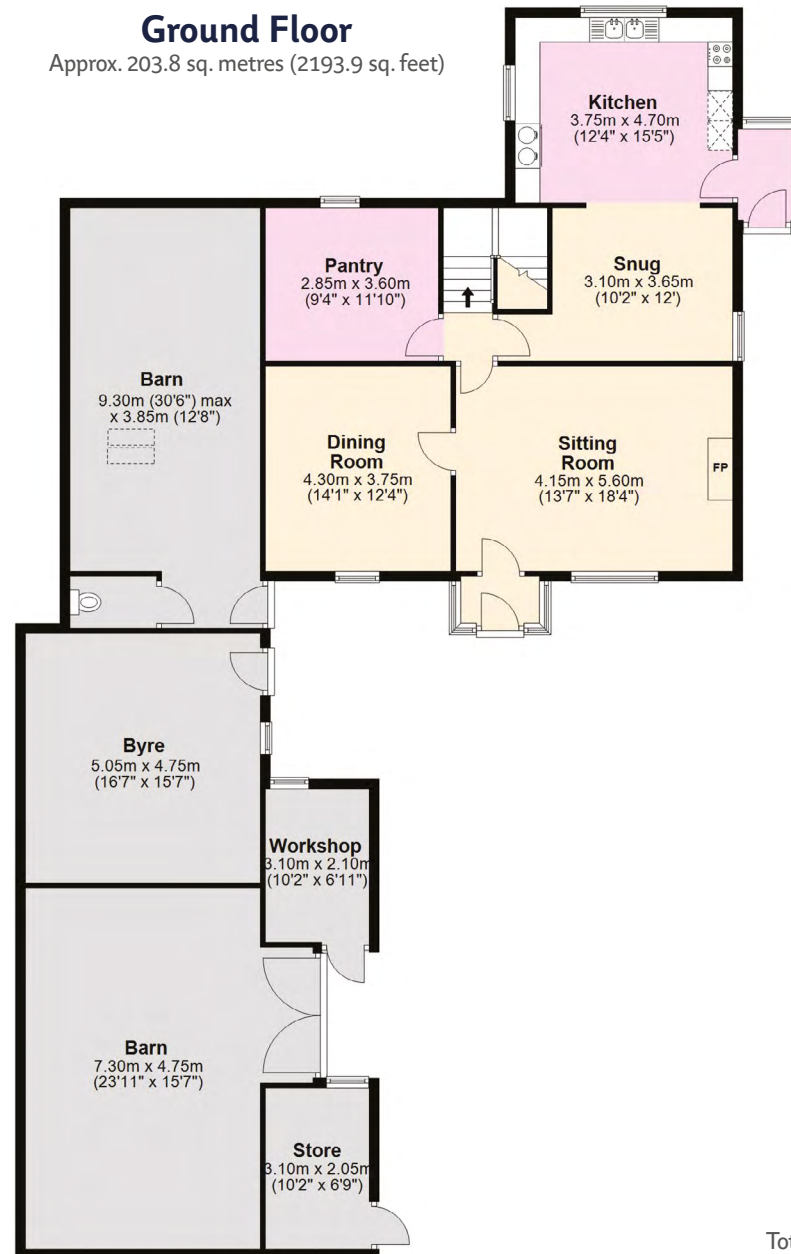
Fitted wooden wardrobes, exposed wooden beams, double glazed to front.

Outside

A beautifully presented garden comprising of lawn and small area of patio encased by a boundary of bedding plants and shrubs lies to the front of the property. To the rear lies an immaculate courtyard area offering parking for multiple vehicles with the added benefit of a significant vegetable plot to the curtilage.

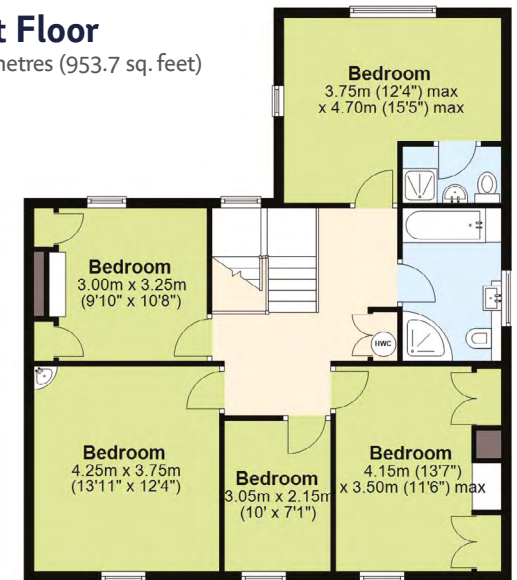
Ground Floor

Approx. 203.8 sq. metres (2193.9 sq. feet)



First Floor

Approx. 88.6 sq. metres (953.7 sq. feet)



Total area: approx. 292.4 sq. metres (3147.6 sq. feet)



Buildings

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

Garage

4.80m x 2.70m

Tin cladding with tin roof.

Garage

5.70m x 5.00m

Block built with tin roof.

Storage Shed

9.30m x 5.80m

Block built with tin roof.

Stone Barn

13.60m x 6.20m

Traditional stone barn with slate roof. Partly lofted with former six stall byre below.

2x 3.00m x 2.00m lean-to storage on front, both stone with tin roof.

Coal Store

9.30m x 3.85m

Outside WC and oil tank for house.

Dutch Barn

12.6m x 7.00m

3 bay, steel portal frame, with block walls and tin, tin roof.

Cubical Shed

31.8m x 6.35m

32 cubicles. Steel portal frame, block walls with Yorkshire boarding, cement fibre roof.

Stone Barn

14.00m x 5.3m

Traditional stone with slate roof. Cattle pens internally.

Stone Barn

18.2m x 8.45m

Traditional stone with slate roof. 16 stalls.

Former Dairy

4.2m x 4m

Block walls with cement fibre roof.

Former Byre

8.3m x 6.5m

Mono pitch, stone and block construction. Tin roof partially missing.

Cattle Shed

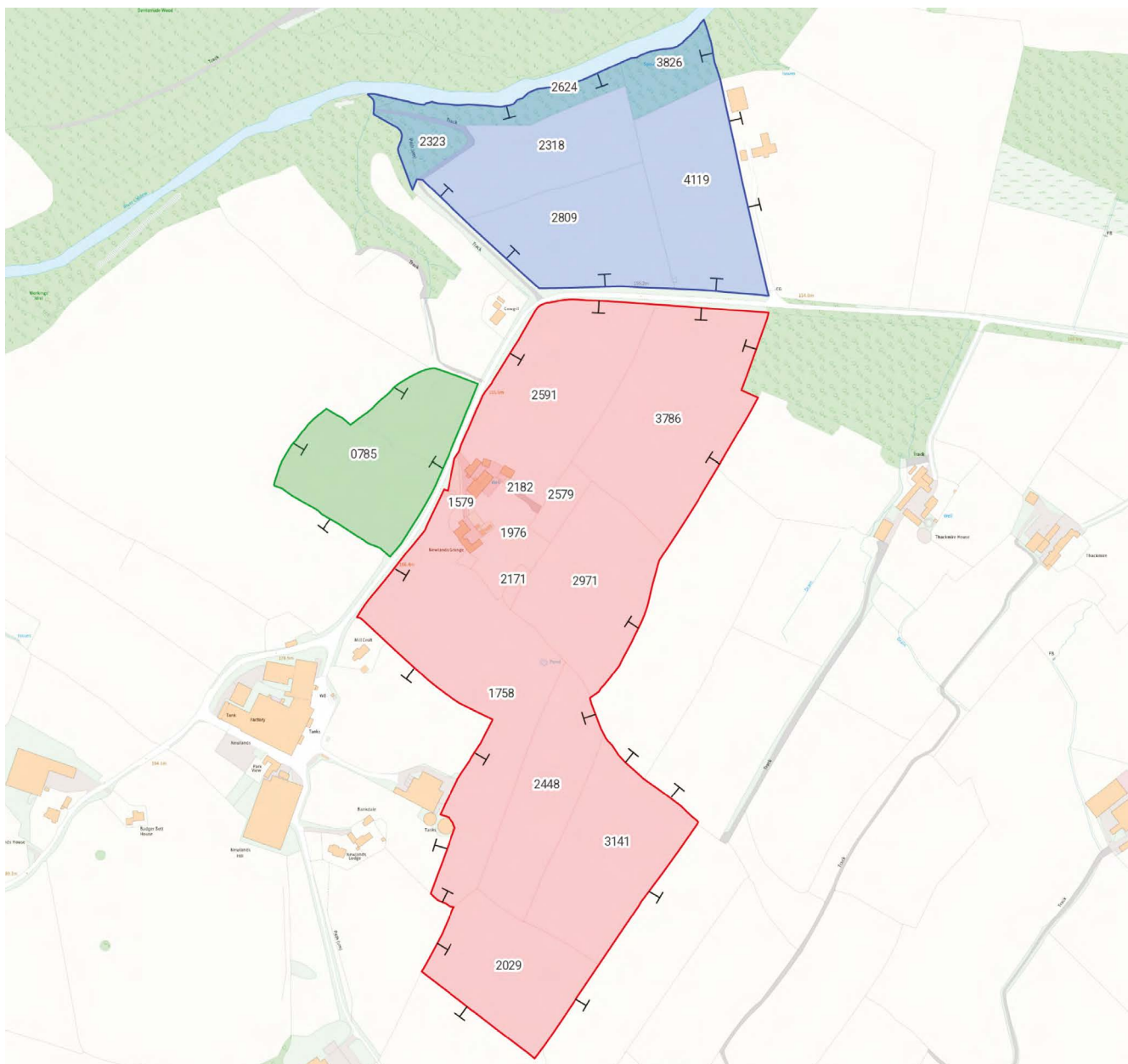
14.4m x 6.8m

3 bay, steel portal frame mono pitch, block walls with box profile cladding, feed barrier to front, cement fibre roof.

NB: The property is sold as seen, subject to all materials and buildings in situ.







Agricultural Land

The land extends as a whole to approximately 70.07 acres, with the majority of land lying within a ring-fenced block surrounding the farm steading. The land is offered for sale in three convenient lots.

The majority of land offered for sale is classified as DEFRA Grade 3 with some DEFRA Grade 4.

Lot 1

Guide Price: £970,000

Coloured Red on the Attached Plan

Lot 1 extends to 45.65 acres (18.47 hectares) and includes the principal holding. The land lies within a ring-fenced block surrounding the farm steading and is accessed from the main highway or through the farmyard, thereafter on a field-by-field basis. The land is permanent pasture mainly suitable for grazing with some parcels suitable for mowing. Some of land benefits from a mains water supply. The land is well maintained having recently benefitted from fencing works.

Lot 2

Guide Price: £55,000

Coloured Green on the Attached Plan

An attractive single enclosed field extending to 5.91 acres (2.39 ha). The land is permanent pasture suitable for grazing and mowing. The land benefits from direct roadside access and stock proof boundaries.

Lot 3

Guide Price: £175,000

Coloured Blue on the Attached Plan

Block of land extending to 18.51 acres (7.49 ha) of mainly grazing and mowing land, together with a small area of native woodland bordering the River Caldw. This block of land benefits from direct roadside access, stock proof boundaries and half a mile of fishing rights along the River Caldw.

Schedule of Fields

Lot 1

Field Number	Hectares	Acres
NY3539 1579 (Steading)	0.40	0.98
NY3539 2182	0.03	0.08
NY3539 1976	0.60	1.48
NY3539 1758	3.63	8.98
NY3539 2171	0.06	0.16
NY3539 2448	1.66	4.11
NY3539 3141	2.26	5.57
NY3539 2029	1.82	4.50
NY3539 2971	2.12	5.23
NY3539 2579	0.25	0.62
NY3539 2591	2.52	6.23
NY3539 3786	3.12	7.72
TOTAL	18.47	45.65

Lot 2

Field Number	Hectares	Acres
NY3539 0785	2.39	5.91
TOTAL	2.39	5.91

Lot 3

Field Number	Hectares	Acres
NY3540 2809	1.97	4.87
NY3540 4119	2.12	5.24
NY3540 2318	1.74	4.30
NY3540 2323	0.44	1.08
NY3540 2624	0.61	1.51
NY3540 3826	0.61	1.51
TOTAL	7.49	18.51

The Whole

	Ha	Ac
TOTAL	28.35	70.07





Services

The farmhouse and steading benefits from a mains water and single-phase mains electricity supply. Drainage for the farmhouse is to a septic tank, this will be made compliant prior to completion. The windows consist of UPVC double glazing. The property benefits from oil central heating.

Council Tax

We understand that Westmorland and Furness Council (Eden) has scheduled the property as lying within Band E.

Method of Sale

The property will be offered for sale by Private Treaty in Three Lots or as a Whole. Offers are to be made in writing to the selling 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 selling Agents. The Vendors reserve the right to amend the sales particulars.

Tenure

We understand that the title of the property is freehold.

Exchange of Contracts, Vacant Possession and Completion

The purchaser(s) 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(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession of the holding will be given on completion which will be no sooner than 31st October 2025.

Environmental Schemes

The holding is not managed within any environmental schemes.

Sporting and Mineral Rights

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

The Mineral Rights are owned by a third party and therefore not included within the sale.

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		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

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 ownership and maintenance responsibilities of the boundaries are indicated with the "T" marks on the sale plan. Where no "T" marks are shown, the responsibilities are unknown.

Rights of Access

In Lot 1 there is a Public Right of Way Bridleway.
In Lot 3 there is a Public Right of Way Footpath.

Viewing

Viewing of the property is strictly by appointment with the Sole Agents.

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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 prior to an offer being made.

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 2025.

SCAN HERE



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