

**HALL CARLETON FARM,
HOLMROOK, CUMBRIA, CA19 1YX
WITHIN THE
LAKE DISTRICT NATIONAL PARK**

**Mitchells Land Agency
Mitchells Auction Company Limited
Lakeland Livestock Centre
COCKERMOUTH
CA13 0QQ
Tel: 01900 822016
www.mitchellslandagency.co.uk
info@mitchellslandagency.co.uk**

Are delighted to present to the market for sale:

HALL CARLETON FARM

Holmrook, Cumbria, Cumbria, CA19 1YX

This is an opportunity to acquire 150.16 acres (60.77 hectares) of mixed quality agricultural land with environmentally high value marsh land located on the fertile West Cumbria coastal plain including a range of useful agricultural buildings in a quiet, rural setting with views across the Lakeland fells as well as the Drigg coastline.

**For sale by Public Auction in 4 lots and as a whole at
3pm on Wednesday 1st April 2020 at
The Fairfield Café in the Lakeland Livestock Centre, Cockermouth,**

Guide Price on Application

Sole Selling Agents:

**Ian Wood
Land Agency Dept.
Mitchell's Auction Co. Ltd.
Lakeland Livestock Centre
Cockermouth
CA13 0QQ
Tel: 01900 822016
E: ian@mitchellslandagency.co.uk**

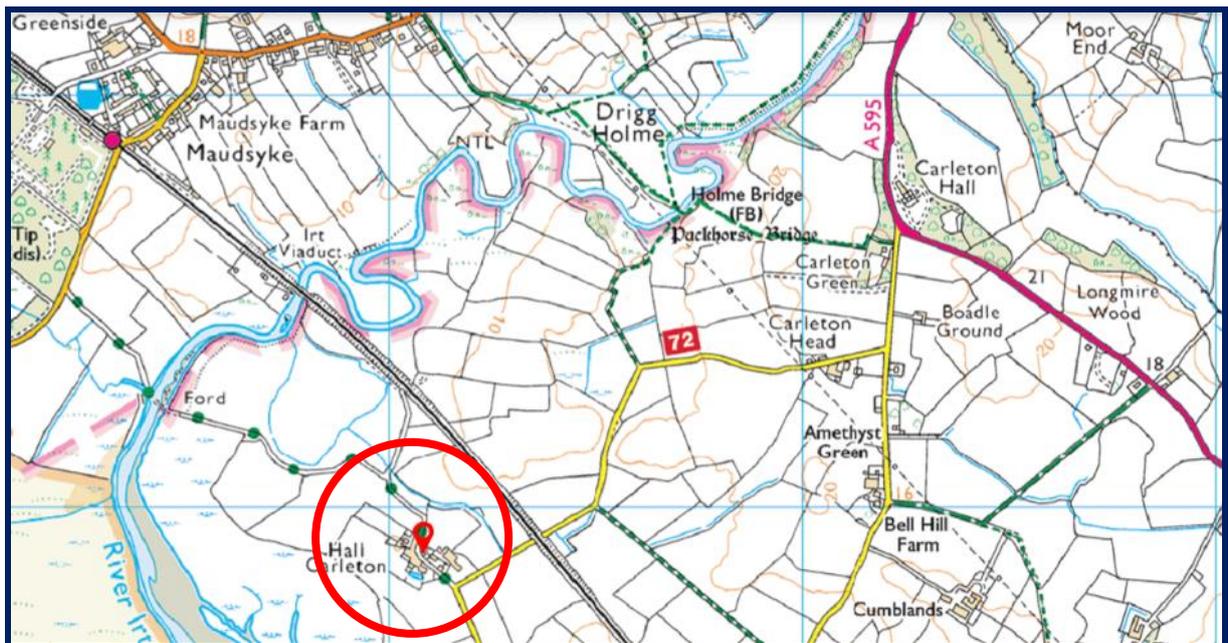
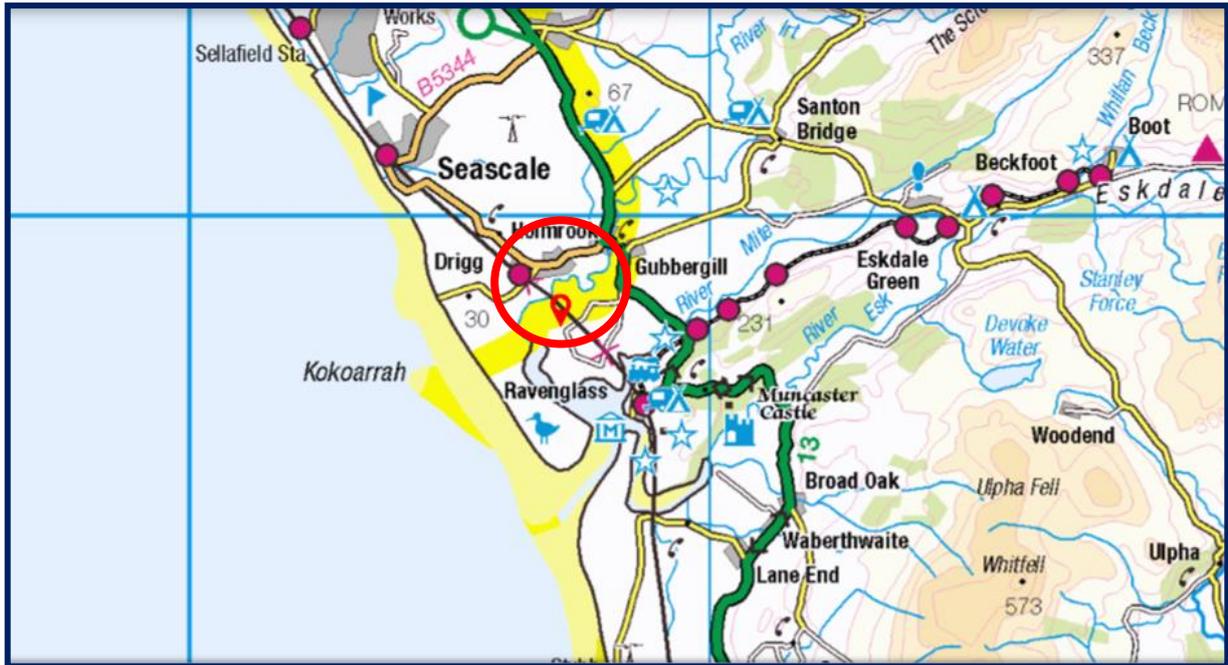
Solicitor:

**Suzanne Roberts
H.F.T Gough & Co. Solicitors
38/42 Lowther Street
Whitehaven
Cumbria
CA28 7JU
Tel: 01946 692461
E: suzanne.roberts@goughs-solicitors.com**

LOCATION / DIRECTIONS:

See the location plan below. The land is located south of the village of Holmrook and north of the village of Ravenglass on the west coast of Cumbria and within the Lake District National Park.

From Whitehaven take the A595 south towards Barrow-in-Furness. Continue through the village of Holmrook, passing the service station on the right-hand side of the road. Take the next right turn signposted Saltcoats. After approximately 300m, turn right (N.B height restriction sign). Continue for ¾ of a mile, pass under the railway bridge and at the T-junction turn right. The farm is on the right in approximately 100m. The property is marked with 'For Sale' boards. For those using 'Sat Nav' systems input the postcode CA19 1YX. Grid Reference is SD071979.



DESCRIPTION OF THE PROPERTY:

The land extends to 150.16 acres (60.77 ha) and comprises a combination of fertile mowable and grazing ground as well as salt marsh grazing, which offers not only productive pasture ground, but an intertidal habitat of environmental value. The land sits at between 0m to 10m above sea level and is generally quite flat with some gentle slopes and undulations in parts. Useful agricultural buildings are part of Lot 1 and include; a cattle shed with cubicles and lean-to, feeding barn and fattening shed as well as slurry storage of 163,000 litres (36,000 gallons). The land and buildings have the benefit of a natural (troughed) water supply provided by a borehole in Lot 1 (see 'Water Supply' section). Boundaries comprise a mixture of fences and hedges and are generally in a good state of repair. The fields are shown in the schedule of enclosures on page 9 and on the Sale Plan at the end of these particulars.



LOT 1 – Extending to 26.40 hectares (65.23 acres) or thereabouts with range of modern agricultural buildings

The land in Lot 1 is a combination of quality mowing and grazing land with approximately 13.95 ha (34.46ac) of salt marsh pasture ground which is subject to flooding by exceptionally high tides. The land is mainly flat with only very gentle undulations. Boundaries are a combination of hedgerows with woven post and wire fences or simply a woven wire netting fence. The land has a benefit of natural, borehole fed water supply.

Lot 1 is split into two separate parts, the smaller part consists of the range of agricultural buildings and three useful grazing or mowing fields. This can be accessed from the single track 'unclassified' road to the east. The larger part of Lot 1 can be accessed via the track which runs to the north-west of the buildings and between fields 7625 and 6805/8601. Please refer to farm plan on pg 11.

Agricultural Buildings at Hall Carleton

- Cattle shed** **32.0m x 12.12m (105' x 40' with 6.7m (22') lean-to)**
A Crendon concrete framed building with reinforced cement roof sheets. 61 No. cubicles over 4 rows with scrape line between and a main feed line to side. Access to feeding barn, redundant Fullwood 10/10 herringbone parlour with loft above and incorporated store in former tank room.
- Lean-to** **32.0m x 7.6m (105' x 25')**
An extension to the main cattle shed constructed from steel frame with dwarf block wall and space boarding above. Divided mainly into deep bed pens with 24 No. cubicles in two bays, concrete floor throughout and with access to external feed area.
- Feeding Barn** **26.0m x 10.6m (85' x 35')**
Linked to cattle shed to provide feeding space with double doors at far end and sliding door to side. Constructed from steel frame with dwarf concrete walls and coated tin sheet cladding on walls and roof. Laid out with central feed area and scrape lines/passages, transverse underground tank linked to outside slurry compound providing total storage of 163,000 litres (36,000 gallons).
- Fattening Shed** **18.3m x 13.7m (60' x 45')**
A 'Masstock' type slatted shed with central feed line and double doors at each end. Constructed from steel frame with reinforced cement roof sheets, block dwarf wall with space boarding above. Tanks below slats 1.8m (6") deep.





LOT 2 - Extending to 22.02 hectares (54.41 acres) or thereabouts

This useful block of land comprises approximately 14.17ha (35 ac) of quality grazing and cropping land and approximately 7.85ha (19.41ac) of grazing marsh which is subject to tidal flooding at high tides. The land has the benefit of a natural, borehole fed water supply via field troughs. Boundaries are a combination of hedgerows with woven wire netting fences or simply woven wire fences and are generally in a good state of repair. Access to the land can be taken off the 'unclassified' single track road to the east of the land, via an 'unmetalled' track to the east of field 4147 and via the 'unmetalled' track which passes under the railway line to the south-west of the land. The land is generally undulating with some steeper slopes in parts.

LOT 3 - Extending to 7.45 hectares (18.42 acres) or thereabouts

Offering excellent grazing or cropping land this Lot currently comprises 3 parcels but could easily be run as a single block. Field 4226 (0.92ac) is not suitable for mowing as is affected by 'collects' or springs. Access to the land is directly off the 'unclassified' single track road to the east of the land. Boundaries are a combination of woven wire fences and hedgerows. Water is provided naturally via the borehole to field troughs.

LOT 4 - Extending to 4.90 hectares (12.12 acres) or thereabouts

This land was added to the farm in 2015 and comprises two adjoining fields with roadside access. The land is generally flat and has a combination of hedgerow boundaries and woven wire fences. The land has a mains water supply via field troughs. The land offers good grazing and part of the land is suitable for mowing.

VIEWING:

The land can be viewed at any reasonable time during daylight hours provided a copy of these particulars is to hand and prospective purchasers are respectful of the current tenant's stock, closing gates behind themselves etc.

The agricultural buildings can be viewed **strictly by appointment only** with the Sole Agents, Mitchell's Auction Company Ltd. Telephone 01900 822016.

METHOD OF SALE:

The property is offered for sale by Public Auction at 3pm on Wednesday 1st April 2020 (unless sold privately beforehand) at The Fairfield Café within The Lakeland Livestock Centre, Cockermouth (located just off the A66/A5086 roundabout on the outskirts of Cockermouth). The property will be offered for sale in lots and as a whole subject to reaching undisclosed reserve prices. Please take note that any guide price given is not a reserve price. If a reserve price is not met during the auction the highest bidder will have the right to purchase the property at the reserve price after the auction. The Vendor reserves the right to amend the particulars of sale at any time; not to accept any offer received; to withdraw from the sale or to sell privately at any time prior to the auction. Any changes will be made clear at the Public Auction.

DEPOSITS AND CONTRACTS OF SALE:

A 10% deposit of the purchase price will be payable on the fall of the Auctioneer's hammer. The contract of sale is also to be signed on the fall of the Auctioneer's hammer. Copies of the contracts of sale will be available for inspection, by prior appointment only, at the offices of the Solicitor and Agent for two weeks prior to the sale.

COMPLETION:

The date fixed for completion is Friday 29th May 2020, or earlier by mutual agreement.

TENURE & TITLE:

The property has freehold title and vacant possession will be given on completion. The following affect the property:-

- Lot 1 and Lot 4 are affected by overhead electricity pole lines.
- Fishing rights are held on field 9939 which are currently let to Millom Anglers
- A right of access to repair/replace the septic tank in field 2289 is retained by the vendor
- A right of access along a strip of retained yard to repair/maintain the west facing elevations of the building's in Lot 1 will be granted by the Vendor.
- A restrictive covenant will be placed on Lot 4 to prevent its use for the purposes of camping, camping pods, shepherds huts, caravans or any similar development.

The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi-easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendor's solicitor in order to do so: **Suzanne Roberts, H.F.T Gough & Co Solicitors, 38/42 Lowther Street, Whitehaven, Cumbria, CA28 7JU Tel: 01946 692461**

WATER SUPPLY:

Lot 4 has a mains water supply. Lots 1 (including the buildings), 2 and 3 are served with a natural water supply courtesy of a borehole located immediately north of the cattle building in field SD0797 1494 which is located in Lot 1. Water troughs are located in all Lots, they are connected and in working order. In the event of the Lots being sold separately, the cost of the electricity for running the pump and all other maintenance costs will be divided equally between each purchaser. Legal rights will be reserved in respect of the water supply that passes through the land. Purchasers will be required by the contract of sale to maintain the water supply for the benefit of all users and to report/repair any leak in a timely manner.

MINERAL & SPORTING RIGHTS:

Mineral rights are not included in the sale. Insofar as they are owned by the vendor, sporting rights are included in the sale at no extra charge. The marsh is currently let on an informal basis for shooting at £200 annually.

BASIC PAYMENT SCHEME (BPS):

The land is classified as Non-SDA by the Rural Payments Agency / DEFRA and has been registered for the BPS. The 2020 payment will be reserved to the vendor and the purchaser will be required to keep the land in Good Agricultural and Environmental Condition as required for Cross Compliance under the BPS until 31st December 2020. There are no entitlements for sale either with the land or separately.

BOUNDARIES:

Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan and is from information provided by the Vendor. Where no mark is shown no further information is available.

ENVIRONMENT:

The land is subject to an Entry Level and Higher Level agri-environment scheme which will end on 28/02/2022 (unless extended) which the successful purchaser will be required to adopt (subject to Natural England approval) and amounts to an annual payment of around £8,000 subject to all management options being met. A Capital Works Programme is currently open, subject to meeting the requirements of the programme a further £1,440 can be claimed annually until the end of the Agreement. Details of the Agreement are available from the Sole Agent upon request. The costs of transferring the Agreement will be met by the purchaser, a fee of £250 plus VAT per transfer will be charged for a straightforward transfer.

Lot 1 is subject to the Drigg Coast Special Area of Conservation designation and the Drigg Coast Site of Special Scientific Interest designation. All the land is located within the Lake District National Park and as such also has World Heritage Site status. In so far as the Vendor is aware, the property is not affected by any other, historical, archaeological or other statutory designation.

INGOINGS/OUTGOINGS:

The slurry tanks will be left around ¼ full upon completion. The midden will be spread on the land prior to completion and big bales either consumed or carted away. Gates will be left in situ.

PURCHASER REGISTRATION:

As part of the new Money Laundering Regulations relating to the sale of property by public auction, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed.

We are therefore bound by law to ensure that potential purchasers are registered with ourselves at least 5 days prior to the auction. Please note that no one will be able to bid for the land at the auction unless they are registered with ourselves at least 5 days prior to the auction. Please contact the Land Agency office for further information and also refer to the covering letter attached to these particulars for further details.

VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

DATE OF PREPARATION:

February 2020.

Important Notice

Mitchell's Auction Company Limited for themselves and for the Vendor or Lessors of this property, whose agents they are, give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, any offer or contract;*
- ii) all descriptions, dimensions, references to, condition and necessary permissions for use and occupation and other detail are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;*
- iii) no person in the employment of MITCHELL'S AUCTION COMPANY LIMITED has any authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by MITCHELL'S AUCTION COMPANY LIMITED or the Vendors or the Lessors of this property.*
- iv) the vendor reserves the right to sell prior to auction or prior to the closing date.*
- v) it is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer (bid). The making of any offer (bid) for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.*

Plans, areas and schedules, have been based on Ordnance Survey data using Promap mapping software and are for reference only. Any areas measurements quantities distances referred to are given as a guide only and are not precise.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).

The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. The photographs shown in this brochure were not necessarily taken when the sales brochure was prepared.

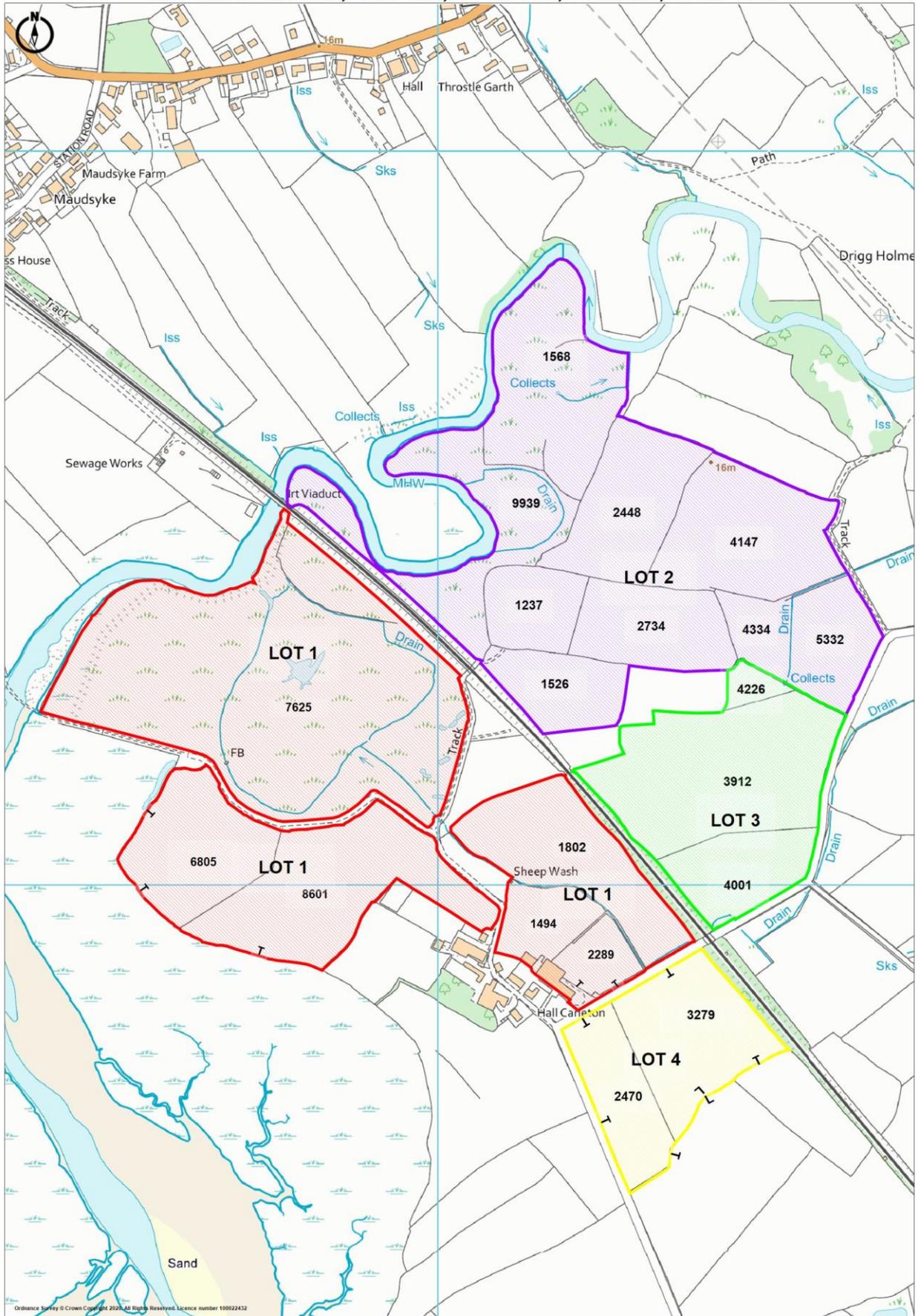
Where any reference is made to planning permissions or potential uses such information is given by Mitchell's Auction Company Limited in good faith. Purchasers should make their own enquiries with the Planning Authorities into such matters prior to purchase. The property is sold subject to any Development Order, Tree Preservation Order, town Planning Schedule, Resolution or Notice which may be or be coming into force and the purchaser shall be deemed to have full knowledge of and satisfy himself about provisions of any such matter affecting the property.

These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification. Prospective purchasers should note, however, that descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match your expectations of the property.

SCHEDULE OF ENCLOSURES:

LOT 1 (hatched red)		
Field Number	Area (hectares)	Area (acres)
SD0797 2289	0.7499	1.85
SD0797 2790	0.0749	0.18
SD0797 1494	1.0731	2.65
SD0798 1802	3.2964	8.14
SD0698 7625	13.9481	34.46
SD0698 6805	2.8662	7.08
SD0698 8601	4.3898	10.85
Total	26.3984	65.23
LOT 2 (hatched purple)		
Field Number	Area (hectares)	Area (acres)
SD0698 9939	3.7375	9.23
SD0798 1568	4.1169	10.17
SD0798 2448	2.7761	6.86
SD0798 1237	1.3960	3.45
SD0798 4147	3.6094	8.92
SD0798 2734	2.2182	5.48
SD0798 1526	1.6143	3.99
SD0798 4334	0.8406	2.08
SD0798 5332	1.7105	4.22
Total	22.02	54.41
LOT 3 (hatched green)		
SD0798 3912	5.2716	13.03
SD0798 4226	0.3716	0.92
SD0798 4001	1.8090	4.47
Total	7.4522	18.42
LOT 4 (hatched yellow)		
SD0797 3279	3.0590	7.56
SD0797 2470	1.8474	4.56
	4.9064	12.12
GRAND TOTAL	60.77	150.16

Hall Carleton Farm, Carleton, Holmrook, Cumbria, CA19 1YX



NOTES