Mitchells SINCE 1873
LAND AGENCY & PROFESSIONAL SERVICES

The leading land agency for West Cumbria

SMALL HOLDING

SMAITHWAITE AND BARN, LAMPLUGH, CUMBRIA, CA14 4SH

Mitchells Land Agency, Mitchells Auction Co. Ltd., Lakeland Livestock Centre, Cockermouth, CA13 0QQ. Tel: 01900 822016

www.mitchellslandagency.co.uk info@mitchellslandagency.co.uk

Mitchells SINCE 1873
LAND AGENCY & PROFESSIONAL SERVICES

The leading land agency for West Cumbria

Present to the market a small holding with barn conversion opportunity:

SMAITHWAITE

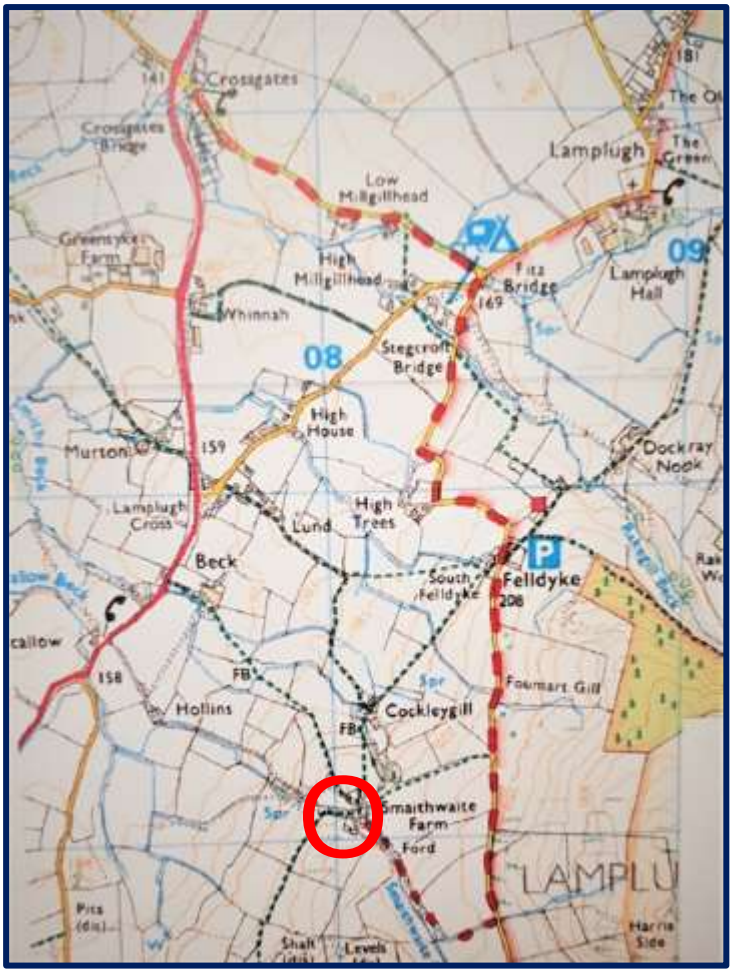
LAMPLUGH, CUMBRIA, CA14 4SH

Traditional farmhouse plus partially converted barn, stables all set in 6 hectares (14.83 acres) of land

Guide Price £325,000

LOCATION / DIRECTIONS:

The property is located south-west of the village of Lamplugh and can be accessed via a track leading off the Lamplugh to Croasdale road. Please see suggested access route below marked with a red dotted line. The property is marked with a 'For Sale' board.



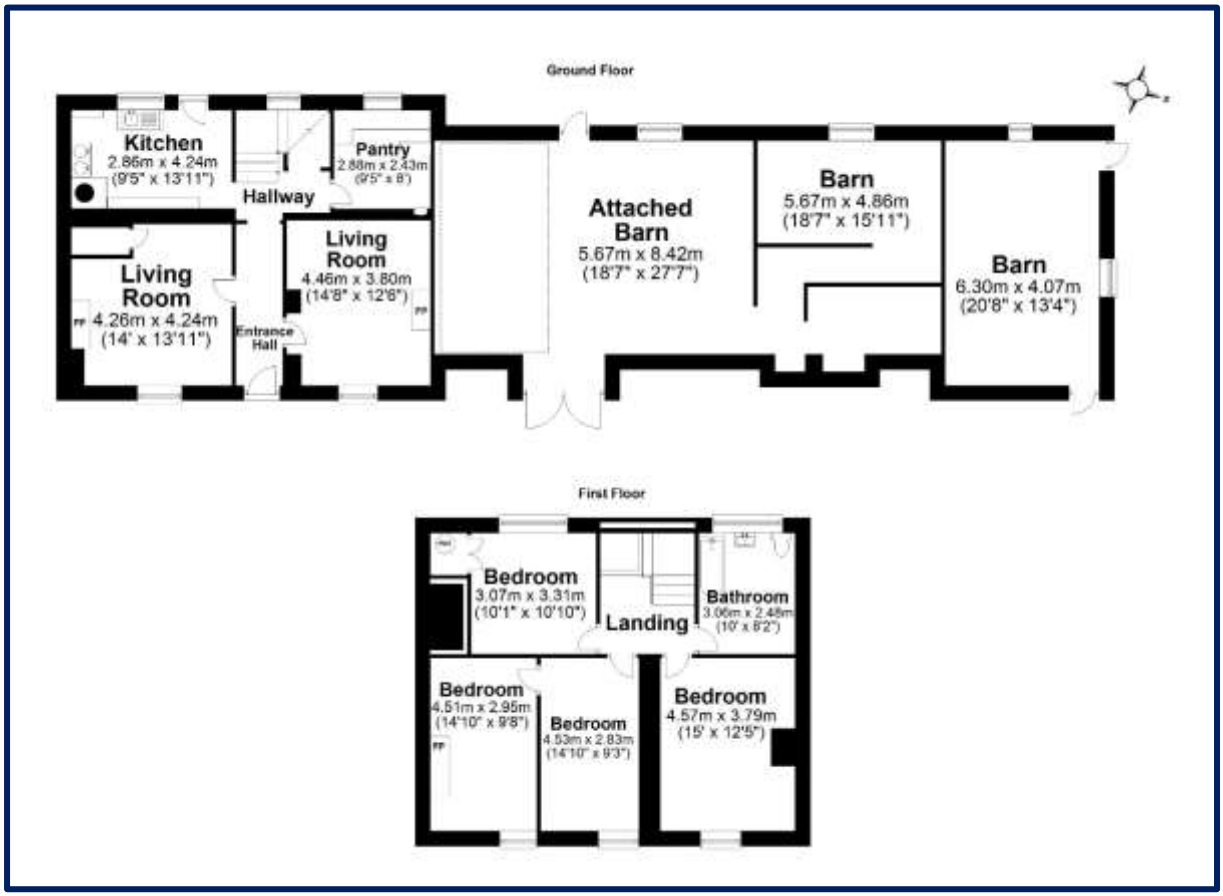
FARMHOUSE:

A traditional Cumberland farmhouse of 18th century construction with a later rear extension and attached barn (with full planning approval for conversion to a three bedroomed dwelling which is partially complete, see section on 'Barn - planning' for further details). The farmhouse is constructed from solid stone and brick with rendered elevations under a pitched tiled roof. The rear extension of brick/block construction under a flat felt roof. Windows and doors comprise timber single glazed casement units.

Ground floor accommodation comprises; Entrance Hall, Sitting room with fireplace set within an original Inglenook, Parlour/reception room with open fireplace and 1720 date stone, Kitchen with solid fuel fired AGA and original bread oven, dairy with original stone sconces and flagged floor.

First floor accommodation comprises; Bathroom, Bedroom 1, Bedroom 2 with access directly off to Bedroom 3 which are all on the front of the property, Bedroom 4 to the rear.

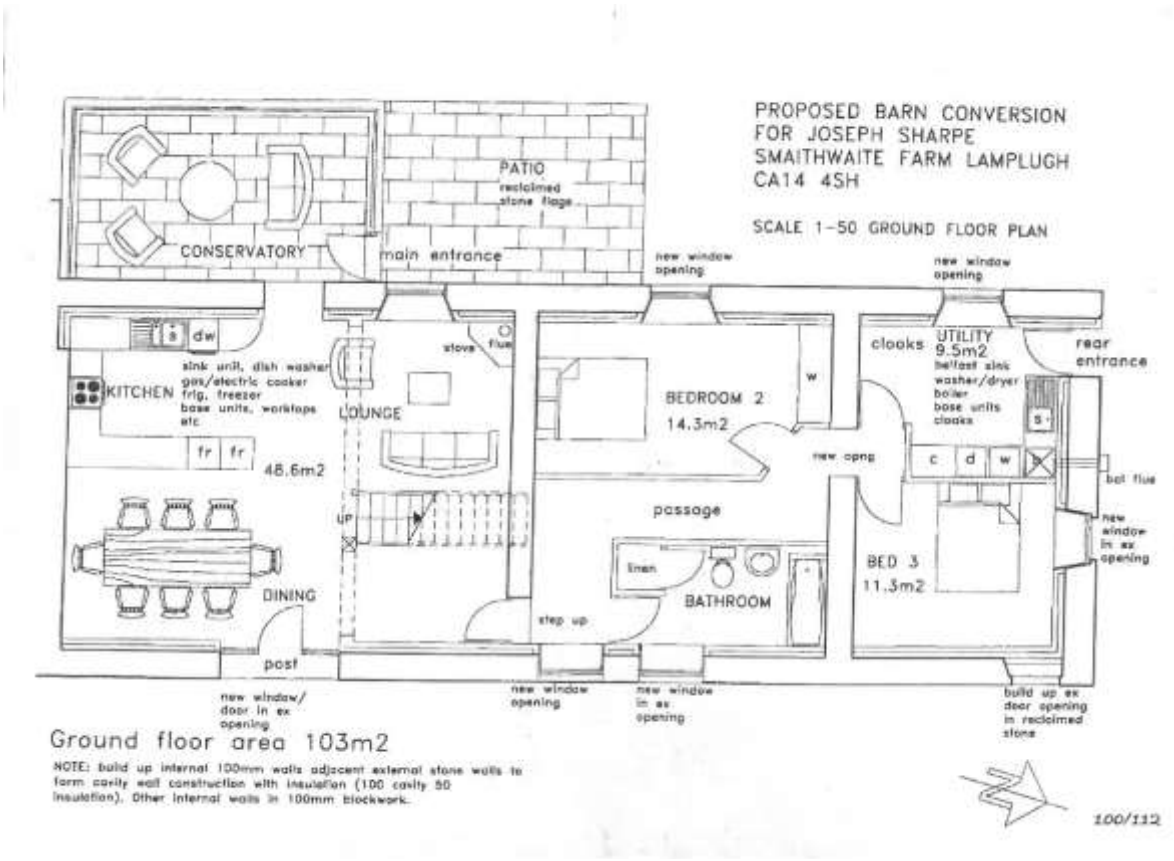
The property requires full renovation. Internal photos of the property available on request.

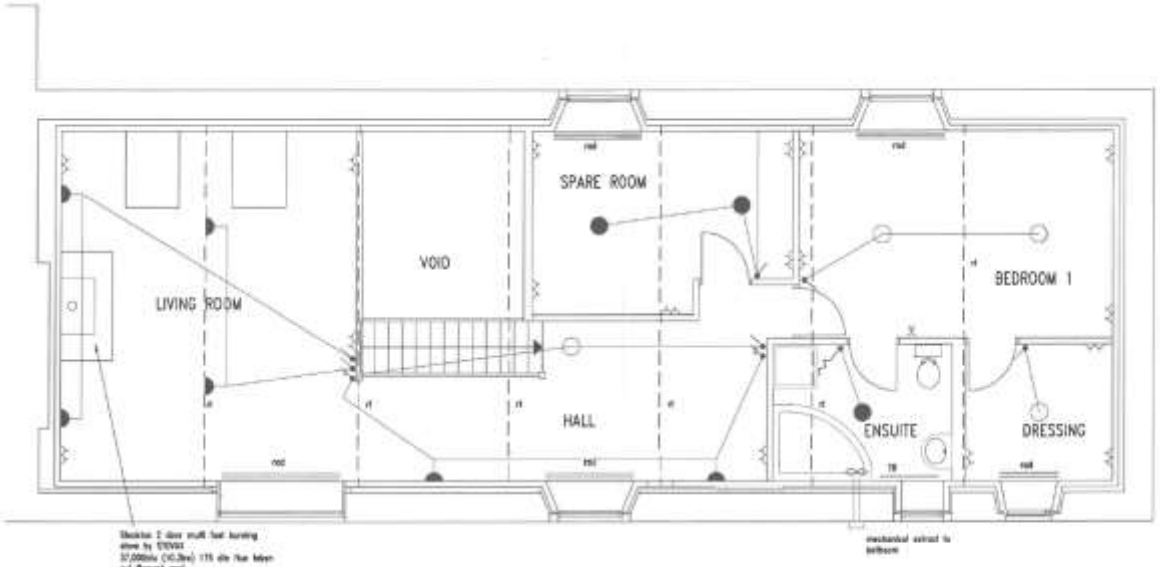


BARNS - PLANNING:

Planning consent was granted by Copeland Borough Council on 30th March 2005 for conversion of the barn to a three-bedroom dwelling (planning reference: 4/05/2032/0F1). See the proposed plans and elevations below. Copies of the planning consent and supporting information are available on request. Prospective purchasers are to make further enquires of Copeland Borough Council: Development Management, Market Hall, Market Place, Whitehaven, CA28 7JG Tel: 01946 598537

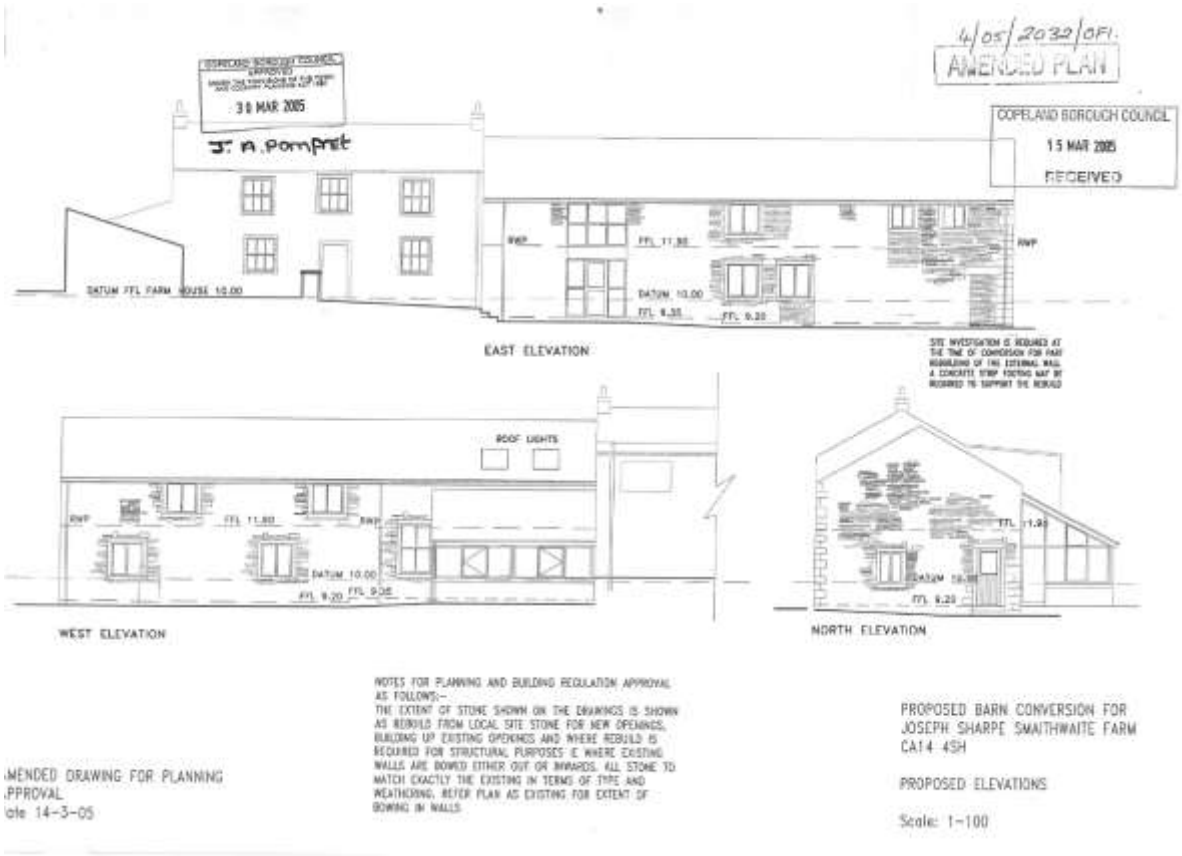
Proposed Plans:





PROPOSED BARN CONVERSION FOR JOSEPH SHARPE SMAITHWAITE FARM CA14 4SH
FIRST FLOOR PLAN- PROPOSED ELECTRIC, HEATING AND VENTILATION PROVISION SERVICES
Scale: 1-50

Proposed Elevations:



LAND:

The agricultural land at Smaithwaite extends in total to 5.64 hectares (13.94 ac). The remaining 0.89 acres is made up of the areas around the house and stables. Please refer to the sale plan at the end of these particulars. The land is divided into two larger parcels and two small paddocks. It would be suitable for those wishing to manage a small holding or for equestrian use. The land has some rocky outcrops and areas of gorse and is generally free draining.

SMAITHWAITE FARM, LAMPLUGH

SCHEDULE OF ENCLOSURES

OS Sheet No.	OS Field No.	Description	Area (hectares)	Area (acres)	Eligible Area for BPS (ha)
NY0718	9080	Grazing	2.68	6.62	2.68
NY0718	9697	Grazing	2.47	6.10	2.11
NY0818	0189	Paddock	0.31	0.77	0.31
NY0818	0697	Paddock	0.18	0.44	0.18
Total			5.64	13.94	5.28

Buildings at Smaithwaite:

- Stable – Primarily constructed with concrete block and incorporating a timber framed twin pitch roof with a covering of steel and asbestos sheeting. Gross External Area is approximately 206m^2 and includes six loose boxes with concrete floors and room for storage.
- Static Caravan – two bedroomed caravan potential use for accommodation whilst modernising properties.
- Small detached loose house, out house on front elevation of farmhouse, small lean-to on farmhouse and dilapidated garage to rear.

FURTHER DETAILS

SERVICES:
Farmhouse; Mains electricity and BT line. Drainage is by way of a private septic tank. Water is provided via a spring water supply from a tank on Murton fell.
Barn; Metered mains water supply

VIEWING:
Strictly by appointment with the selling agent.

COUNCIL TAX:
Smaithwaite farmhouse has been placed in 'Band C' by Copeland Borough Council. The static caravan has been placed in 'Band A' by Copeland Borough Council.

FIXTURES AND FITTINGS IN THE FARMHOUSE:
These are mostly included in the sale at no extra charge. Prospective purchasers should discuss specific items with the Vendor as appropriate.

METHOD OF SALE:
The property is offered for sale by Private Treaty.

TENURE AND TITLE:
The property has freehold title and vacant possession will be given on completion. 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.

The farmhouse septic tank does not comply with new regulations 'General Binding Rules' (effective 1st January 2020) enforced by the Environment Agency, which do not allow septic tank discharge directly into surface water. The purchaser will, within 12 months of completion, ensure that a compliant system is in place at his/her own cost. The barn currently does not have any drainage provision, therefore, the purchaser will have to install a compliant system at his/her own cost.

ACCESS:
Access to the property is via a private track leading from the minor road which runs between Lamplugh and Croasdale. The owner of the track maintains it and will recover a contribution to the cost of doing so from the purchaser based on their use of the track.

BASIC PAYMENT SCHEME (BPS) ENTITLEMENTS:
The land is classified as SDA by the Rural Payments Agency / DEFRA and has been registered for the BPS. At the appropriate time the appropriate number of entitlements will be transferred to the purchaser(s) by Mitchells Auction Co Ltd at a cost of £250 + VAT in order to make a claim in 2021.

VENDOR'S SOLICITOR:
Diana Smalley, Brockbanks Solicitors, Norham House, 71 Main Street, Cockermouth, Cumbria, CA13 9JS, Telephone: 01900 827222, Fax: 01900 827755,
Email: DianaSmalley@brockbanks.co.uk

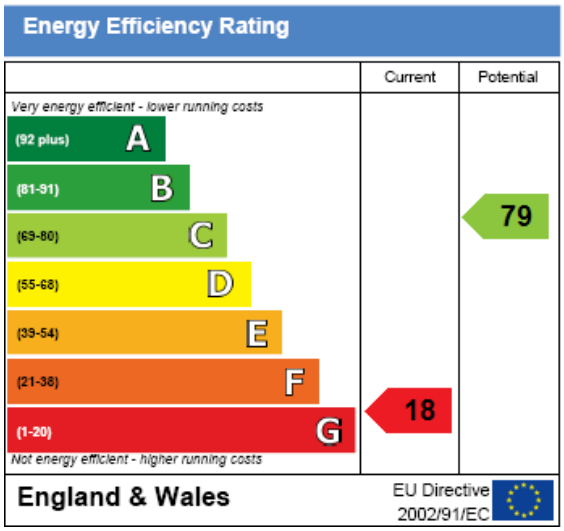
ENVIRONMENT:
In so far as the Vendor is aware, the property is not affected by any environmental, historical, archaeological or other statutory designation.

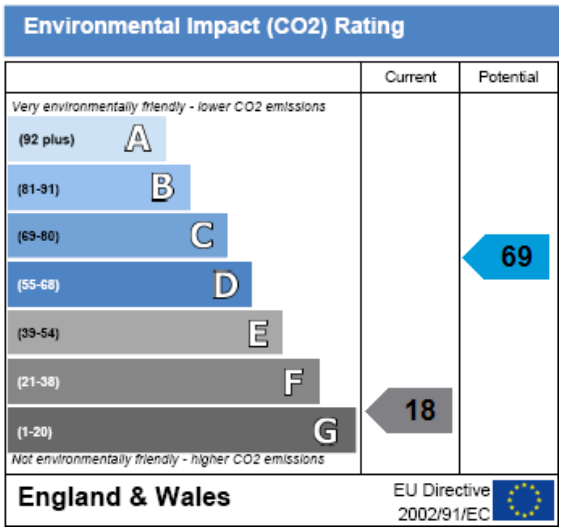
BOUNDARIES:
Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan. Where no mark is shown no further information is available.

SPORTING & MINERAL RIGHTS:
Mineral rights are not included in the sale. Insofar as the sporting rights are owned by the Vendor, they are included in the sale at no extra charge.

ENERGY PERFORMANCE CERTIFICATE (EPC):
The farmhouse EPC ratings are shown below and full copies of the EPC are available from the selling agent on request.

Address: Smaithwaite Farm, Lamplugh, WORKINGTON, Cumbria, CA14 4SH
RRN: 8404-7217-2122-7027-7303





MONEY LAUNDERING REGULATIONS

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 potential purchasers prior to a transaction being completed. We are therefore bound by law to ensure we have appropriate identification of purchasers. Please be aware that we will require the purchaser(s) to provide suitable identification to us prior to completion.

VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

DATE OF PREPARATION:

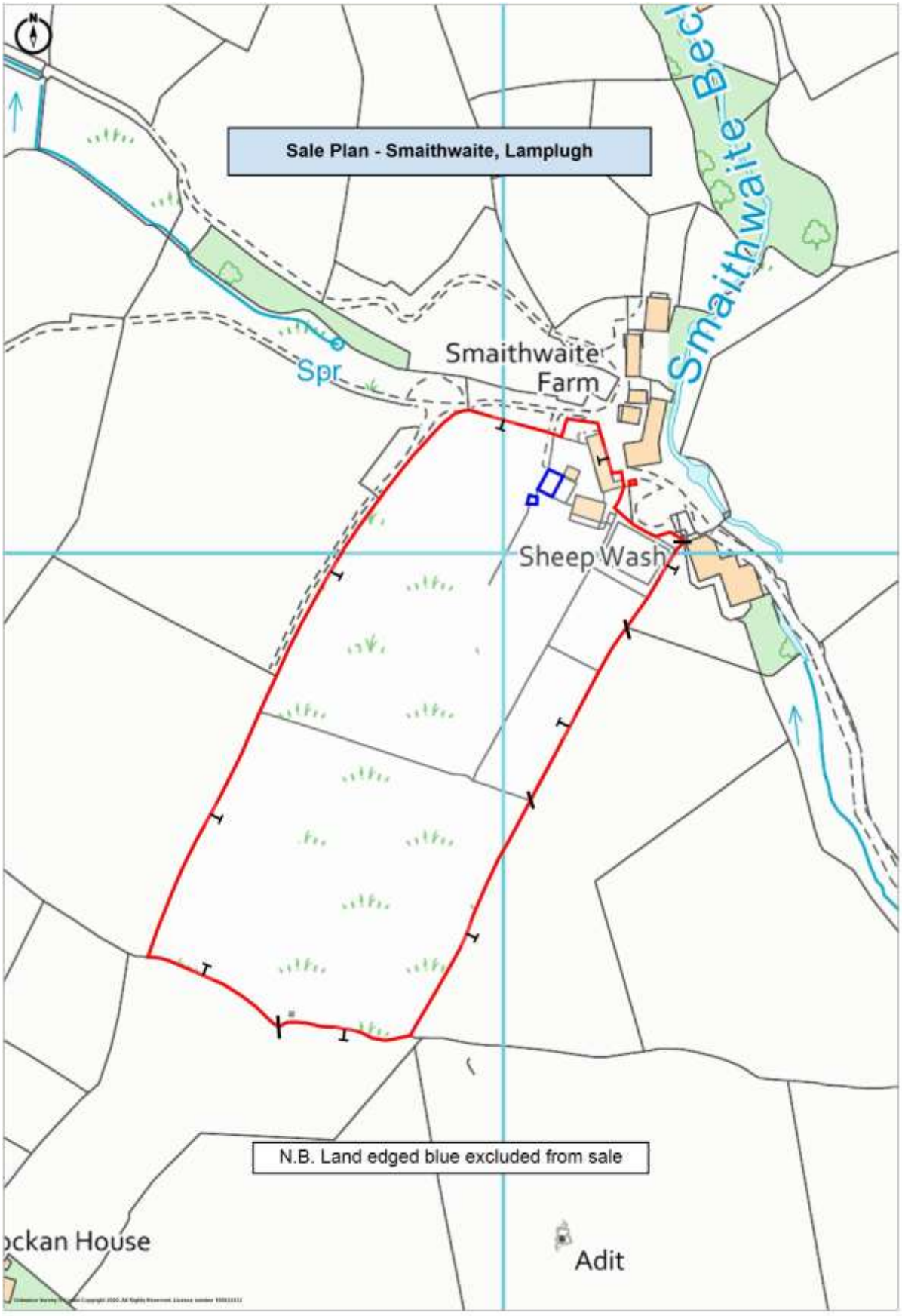
September 2020.

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

1. The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken August and September 2020.
2. Plans are not to scale, are for guidance only and do not form part of a contract.
3. Services and appliances referred to have not been tested and cannot be verified as being in working order.
4. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent.
5. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error.
6. Only those items referred to in the text of these particulars are included.
7. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, not form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor.
8. 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, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.
9. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give further representation or warranty in relation to the property.

PLAN



Promap V2
LANDMARK INFORMATION
Ordnance Survey © Crown Copyright 2020. All Rights Reserved.
Licence number 100022432
Plotted Scale - 1:5000. Paper Size - A4