



Bank Farm

Crosby Ravensworth, Penrith CA10 3JB

Edwin
Thompson





Edwin
Thompson



Bank Farm

Crosby Ravensworth, Penrith CA10 3JB

Appleby-in-Westmorland
6 miles

Penrith
17 miles

Kendal
19 miles

Carlisle
40 miles

(all distances are approximate)

What3Words:///shortens.scored.booster

A PRODUCTIVE STOCK REARING FARM COMPRISING OF A WELL-PRESENTED FARMHOUSE, RANGE OF MODERN AND TRADITIONAL AGRICULTURAL BUILDINGS AND LAND EXTENDING IN TOTAL TO APPROXIMATELY 58.05 HECTARES (143.44 ACRES)

FOR SALE AS A WHOLE OR IN THREE SEPARATE LOTS

Lot 1 – Bank Farm: Farmhouse, Steading and Land Extending to Approximately 29.15 Hectares (72.03 Acres)

Lot 2 – Agricultural Land Extending to Approximately 24.36 Hectares (60.19 Acres)

Lot 3 – Agricultural Land Extending to Approximately 4.54 Hectares (11.22 Acres)

Whole 58.05 Hectares (143.44 Acres)

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within.



Solicitors

Cartmell Shepherd
Montgomery Way
Rosehill Industrial Estate
Carlisle
CA1 2RW

T: 01228 516 666
W: www.cartmells.co.uk
E: rosehill@cartmells.co.uk
Jonathan Carroll dealing

Edwin
Thompson



Selling Agents
Edwin Thompson
FIFTEEN Rosehill
Montgomery Way
Carlisle
CA1 2RW

T: 01228 548 385
W: www.edwin-thompson.co.uk
E: m.bell@edwin-thompson.co.uk
Matthew Bell dealing

Introduction

The sale of Bank Farm provides an exciting opportunity to purchase an attractive stock rearing farm, located in the picturesque Eden Valley, surrounded by rolling hills and quaint charming villages. Bank Farm comprises of a four bedroomed farmhouse, range of modern and traditional agricultural buildings and good quality agricultural land extending to approximately 58.05 Hectares (143.44 Acres)

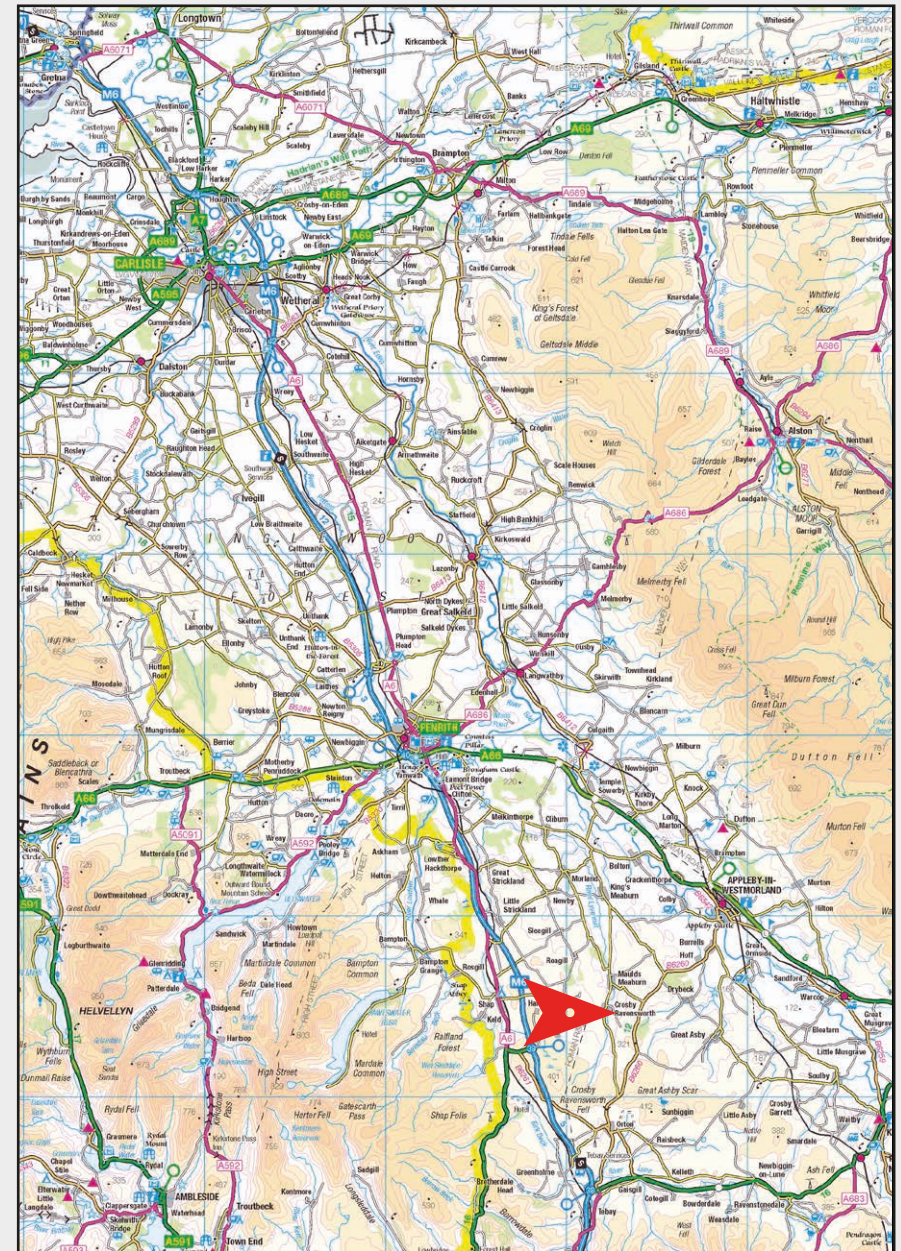
The property lies within a favoured farming district in close proximity to Penrith and Kendal where dairy and livestock rearing form the predominant agricultural enterprises. The land at Bank Farm is gently undulating.

Location

Bank Farm is situated approximately 0.5 miles from the centre of the village of Crosby Ravensworth, where there is a school, village pub and church. The market towns of Penrith and Appleby-in-Westmorland are located relatively close and benefit from a broad range of local amenities including shops, restaurants, leisure and medical services.

Directions

From Junction 39 of the M6, follow the B6261, signposted Shap. At the T junction take the right turn onto the A6, signposted Shap. Continue along the A6 and on entering Shap, take the right turn onto Jackson Lane, signposted Crosby Ravensworth. Continue along this road for approximately 4 miles and on entering Crosby Ravensworth continue heading towards Maulds Meburn. After going over the small bridge, take the first right after the small bridge and the property is located ¼ mile on the left-hand side.





Edwin
Thompson



Lot 1

Bank Farm - Farmhouse, Buildings and Land Extending to Approximately 29.15 Hectares (72.03 Acres).

Bank Farmhouse

A well-presented, spacious four bed roomed detached farmhouse extending to 1776.9 sq. ft. (165.1 sq. m). The property is of stone construction under a slate roof. The property benefits from oil fired central heating, double glazing throughout and offers spacious family accommodation.

Ground Floor

Porch: Door from front elevation, leading to inner hall.

Inner Hall: Stairs off to first floor and doors leading to all rooms.

Kitchen: Accessed from rear elevation, fitted wall and base units and electric oven.

Dining Room: Open fire, built in storage cupboard and windows to front elevation.

Living Room: Open fire, built in storage cupboard and windows to front elevation.

Pantry: With built in shelving.

Study: Window to side elevation.

First Floor

Double Bedroom: Front double bedroom.

Double Bedroom: Front double bedroom.

Double Bedroom: Front double bedroom.

Double Bedroom: Rear double bedroom.

Family Bathroom: Bath with shower above, WC and wash hand basin.

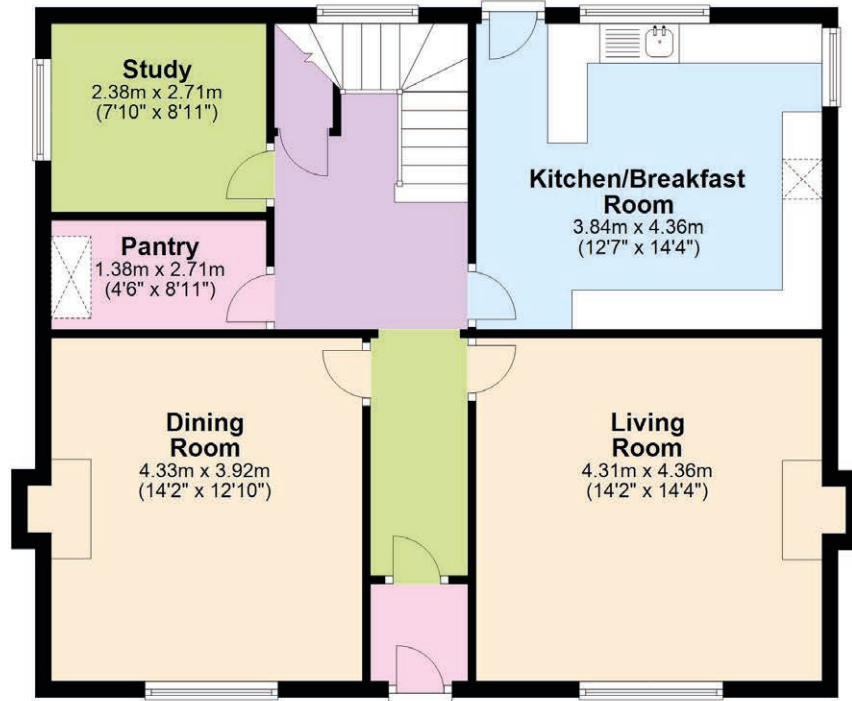
Outside

The house has a parking area to the rear, with lawned and paved patio areas to the front and side. Adjoining the house is a utility room, housing oil boiler, WC, with separate log store and garage/storage area.

Stone built privy under a slate roof.



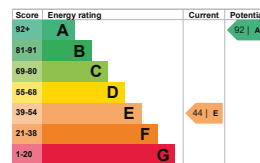
Ground Floor



First Floor



Total area: approx. 165.1 sq. metres (1776.9 sq. feet)



Farm Buildings

All of the buildings are situated at the farm steading to the East of the farmhouse, and all are in a good state of repair. The following descriptions should be read in conjunction with the building plan.

1. Storage Shed: 3.37m x 2.59m.

Stone construction under a slate roof.

2. Workshop: 11.35m x 4.70m.

Part single storey, part two storey. Stone construction with part slate/tin roof. Part lofted. Diesel Tanks and Dog Kennels.

3. Crop Store: 14.56m x 6.31m.

Of timber and steel construction with tin clad roof.

4. Sheep Shed / General Purpose Shed: 53.34m x 21.94m.

Steel portal framed with box profile clad roof, split into crop store, loose housing and general-purpose storage/sheep accommodation.

5. Former Dairy: 4.17m x 3.49m.

Stone construction with asbestos clad roof.

6. Stone Barn / Grain Store: 6.45m x 14.06m.

Stone construction with fibre cement clad roof. Comprising:

Ground Floor

General storage

Feed area with Hunt Crusher, Alvan Blanch Mixer.
Generator house with Perkins 50Kva generator.

First Floor

General storage

Grain store.

10 Tonne Feed Bin

12 Tonne Feed Bin

7. Silage Pit: 27.4m x 9.14m.

Steel portal framed with box profile clad roof and shuttered walls.

8. Livestock Shed: 22.86m x 10.72m.

Steel portal framed lean to with box profile clad roof. Feed passage. Split into three pens.

9. Livestock Shed: 36.51m x 16.45m.

Steel portal framed with box profile clad roof. Feed passage and automatic scrapers. Cattle handling system with space for crush and bull pens.

10. Covered Yard / Lagoon: 27.99m x 9.14m.

Partly covered yard area and covered slurry lagoon with capacity of approximately 80,000 gallons.

11. General Purpose Shed: 33.52m x 9.14m.

Steel portal framed with box profile clad roof. Split into crop store, loose housing and general-purpose storage/sheep accommodation.

12. Livestock Shed: 33.52m x 9.14m.

Steel portal framed with box profile clad roof. Central feed passage.

13. General Purpose Shed: 18.28m x 12.19m.

Steel portal framed with box profile clad roof and concrete panel walls.





The Land

Lot 1

The land extends to approximately 28.13 Hectares (69.51 Acres) and lies within a ring fence around the steading. All of the land is accessed directly off the public highway or via internal access tracks.

The land is split into several well sized field parcels and benefits from a mixture of mains and natural water supplies.

Lot 2

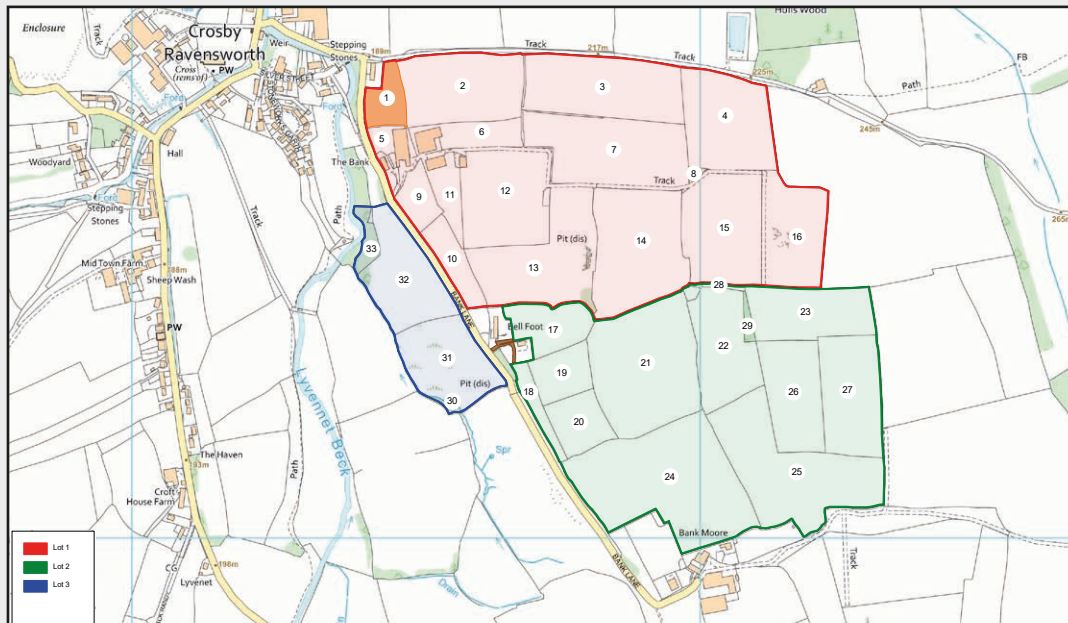
The land adjoins Bank Farm in Crosby Ravensworth and extends to approximately 24.36 hectares (60.19 acres) and lies within a ring fence with access directly off the public highway and then from field to field.

The land benefits from a mains water supply.

Lot 3

The land is located on the opposite side of the public highway (Bank Lane) to Bank Farm, and extends to approximately 4.54 Hectares (11.22 acres).

The land benefits from a mains water supply.



Boundaries

The boundaries comprise of a mixture of post and wire fences and stone walls.

Land Classification

The land is classified as predominantly Grade 4, with slowly permeable seasonally wet acid loamy and clay soils.

Field Schedule				
Field No	Sheet Id	Parcel Id	Hectares	Acres
1	NY6214	4447	0.68	1.68
2	NY6214	5779	2.53	6.25
3	NY6214	8379	2.90	7.17
4	NY6214	672	2.55	6.30
5	NY6214	4570	0.22	0.54
6	NY6214	6171	0.68	1.68
7	NY6214	8468	3.15	7.78
8	NY6214	9864	0.05	0.12
9	NY6214	8443	0.57	1.41
10	NY6214	5649	0.76	1.88
11	NY6214	5460	0.57	1.41
12	NY6214	6561	2.55	6.30
13	NY6214	7447	3.02	7.46
14	NY6214	8951	3.28	8.10
15	NY6214	352	2.61	6.45
16	NY6214	1753	2.01	4.97
17	NY6214	7237	1.20	2.97
18	NY6214	7123	0.44	1.09
19	NY6214	7628	0.85	2.10
20	NY6214	7820	0.92	2.27
21	NY6214	9030	3.82	9.44
22	NY6214	434	1.99	4.92
23	NY6214	2139	1.93	4.77
24	NY6214	9311	5.04	12.45
25	NY6214	1509	3.89	9.61
26	NY6214	1724	1.89	4.67
27	NY6214	2725	2.22	5.49
28	NY6214	0444	0.06	0.15
29	NY6214	0838	0.11	0.27
30	NY6214	5523	0.19	0.47
31	NY6214	5532	1.94	4.79
32	NY6214	4846	2.10	5.19
33	Part NY6214	4156	0.31	0.77
34		Steading and tracks	1.02	2.52
Total			58.05	143.44

General Rights and Stipulations

Common Rights

Included within the sale are 93.42 ewe plus followers' rights over Bank Moor Common, CL7.

Currently the Vendors also lease 17 cattle rights on Bank Moor Common, CL7. There is a possibility that the purchaser will be able to continue the agreement for these rights, subject to agreeing terms.

Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private and any existing proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not.

The buyer(s) will be held to satisfy himself or herself on all such matters.

Environmental Stewardship

There are currently no environmental stewardship schemes over Bank Farm.

However, the common rights included across all three lots are entered into a 10-year Entry Level and Higher-Level Stewardship Agreement with Crosby Ravensworth Graziers Group, which expires in 2031. It will be a requirement of the sale that the purchaser(s) of the property take(s) over these rights. Further details are available upon request.

Basic Payment Scheme Entitlements

All of the farmland is registered with the Rural Land Register. The payment for the current scheme year in which the property is sold, will be retained in full by the vendor. The Basic Farm Payments Entitlements are included within the sale and will be transferred to the successful purchaser(s) on completion, subject to a charge of £250 + VAT per transfer.

Overage

The field numbered 1 and coloured orange on the sale plan will be sold with an overage provision. This will provide for the vendors or their successors in title to receive 50% of any uplift in value of the land following planning consent for a non-agricultural purpose. Further details are available from the selling agents.

Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Mr Matthew Bell.

Method of Sale

The property is offered for sale by private treaty as a whole or in three separate lots. Offers should be submitted to Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

Services

The property is serviced by a mains three phase electric supply and mains water supply. Foul drainage is to a septic tank. All telephone connections are subject to BT regulations.

Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.

The land benefits from a mains and natural water supply. Please note that a sub-meter may be required to be fitted.

Tenure and Possession

We understand the property is held freehold and offered for sale with vacant possession.

Fixtures and Fittings

Fitted carpets, where present in the farmhouse, are included within the sale.

Ingoings

The successful purchaser(s) will be responsible for purchasing the Collinson feed bins, silage and surplus feed stuffs from the Vendors. This valuation will be carried out by the selling agent and their decision will be final.

Sporting and Mineral Rights

Sporting rights are included within the sale so far as the sellers have title to them. The mines and minerals are owned by a third party and are therefore not included within the sale.

Energy Performance Certificate

Bank Farmhouse EPC is E44. The EPC documents are available from the selling agents on request.

Council Tax

Bank Farm – Band E (Eden District Council)

Plans and Schedules

These are based on Ordnance Survey and Rural Land Register, to be observed for reference only.

Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.



Edwin
Thompson



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



RICS
The mark of
property professionalism

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in August 2022