

Our ref: JKE/AMB/LS631

Date: 24<sup>th</sup> June 2024

Dear Sir / Madam

**Blakehills Farm, Mungrisdale, Penrith, Cumbria, CA11 0SZ**

I write subsequent to you having made an enquiry about Blakehills Farm which we are currently offering for sale.

We have been instructed to set a closing date for informal offers for the property, with this being **12 noon on Friday 12<sup>th</sup> July 2024.**

If you are interested in making an offer for the property then I would be grateful if you could please put your offer in writing, making it clear whether you are offering for the property as a whole or one or more of the individual lots.

I would also be grateful if you could please set out whether the sum which you are offering for the purchase of the property is a cash purchase, subject to a mortgage / financial borrowings, or reliant on the sale of another property.

If you would be so kind as to detail all of this in writing and submit it to myself in a sealed envelope with 'Blakehills Farm' written in the top left hand corner by **12 noon on Friday 12<sup>th</sup> July 2024.** Once we are in receipt of all offers, these will be discussed with the vendors and matters will be taken from there.

If you have any queries with regard to the above or the property in general, then please do not hesitate to get in touch.

May I take this opportunity to thank you for your interest in Blakehills.

Yours sincerely



Jo Edwards MRICS  
Director & Rural Surveyor  
joedwards@pfk.co.uk

**Main Office:** 10 The Courtyard, Edenhall, Penrith, Cumbria, CA11 8ST  
**Mart Office:** Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN

**T:** 01768 866 611  
**W:** pfk rural.co.uk




Blakehills Farm, Mungrisdale, Penrith, Cumbria,  
CA11 0SZ  
For Sale by Private Treaty in up to Four Lots



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- Grade II listed 3 bedroom farmhouse & 4 bedroom farm cottage
- A range of traditional and modern farm buildings
- Approximately 127.94 Acres (51.77 ha) of agricultural land

 01768 866 611

 [rural@pfk.co.uk](mailto:rural@pfk.co.uk)

# Introduction

This sale offers a rare opportunity to purchase a ring fenced upland farm located within the Lake District National Park which includes a Grade II listed three bedroom farmhouse, a Grade II listed four bedroom cottage, a range of traditional and modern farm buildings together with 127.94 acres (51.77 hectares) or thereabouts of a mix of mowing and grazing land and woodland.

This property is offered for sale in up to four Lots by Private Treaty.

## Location

Blakehills Farm is located approximately 1 mile off the A66 on the road running along the Mungrisdale Valley. The farm is located approximately 11 miles to the west of Penrith and 8 miles to the east of the Lake District town of Keswick.

## Directions

Leave the M6 motorway at Junction 40 and head westbound on the A66 for approximately 9 miles until reaching the junction signposted Mungrisdale to the right. Take this turning and proceed for approximately 1 mile and Blakehills Farm is located on the left hand side of the road. Access is gained via a stone access track.

The location of the property is shown on the plans within these particulars and will be identified by way of PFK sale boards.

## Local Amenities

Blakehills Farm has good access to the A66 trans-Pennine route with easy access to the market towns of Penrith and Keswick and is ideally situated for the surrounding Lake District. Penrith benefits from the amenities one would expect from a market town together with access to the M6 motorway, a railway station on the West Coast mainline and a livestock auction market.

**Lot 1 - Blakehills Farmhouse, farm buildings, approximately 49.98 acres (20.23 hectares) of agricultural land and common rights**

### ***The Farmhouse***

The Grade II listed farmhouse sits along the farm driveway and is located directly adjacent to the farm steading.



The property is stone built under a slate roof and the accommodation comprises the following:

### Ground Floor:

Front door leading into hallway.

Off the hallway is a sitting room (14'7" x 11'11" (4.45m x 3.62m)) with a fireplace, wooden sash windows, wooden beams, wood panelling and a built-in corner cupboard.

On the opposite side of the hallway is a living room (15'5" x 12'8" (4.71m x 3.87m)) with a fireplace housing an open fire, night storage heaters, wooden sash windows to the front and rear elevation of the room and wooden beams.

Accessed off the Sitting room is the kitchen (16'4" x 10'6" (4.98m x 3.21m)) with wall and base units, oil fired aga, sink and single drainer, linoleum floor and wooden ceiling beams.

A door leads from the kitchen into a wooden framed double glazed garden room (14'6" x 11'11" (4.43m x 3.64m)) with a tiled floor and a door leading out into the rear garden. This room enjoys views of the adjacent farmland and views towards Souter Fell.



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Stairs leading to the first floor.

First Floor:

Bedroom (14'1" x 11'5" (4.28m x 3.48m)) - A double bedroom with front aspect and wooden sash window and a sink. This room has a loft hatch providing access to the roof space.

Bedroom (16'1" x 11'3" (4.89m x 3.44m)) - A double bedroom with front and rear aspect and wooden sash window, built-in wardrobe / cupboard, a sink in the corner of the room and a small ensuite bathroom with WC, corner shower cubicle and a night storage heater.

The ensuite provides access to a large store room above the adjacent barn.

Bedroom (13'5" x 11'3" (4.09m x 3.44m)) - A double bedroom with front aspect, fireplace which is believed not to be in working order and a built-in cupboard.

Study / Office (9'5" x 5'10" (2.87m x 1.79m)) - A small room which would make an ideal office / study with a rear aspect window and which houses an airing cupboard.

Family Bathroom (11'4" x 6'11" (3.45m x 2.12m)) - With WC, wash hand basin, bath, corner shower cubicle with electric shower and a storage cupboard.

The property benefits from mains water and electricity, an oil fired aga, a shared septic tank with the farm cottage, a phone line and B4RN internet connection.

Outside:

The property enjoys a small front garden with lawned area and flower beds. The lawned back garden can either be accessed through the Garden Room or from the adjacent farmyard.

Farm Buildings:

Attached to the southern elevation of the farmhouse is a stone under slate roof barn with various small storage areas and outdoor steps leading up to the loft area which comprises a storage area for the house.

On the opposite side of the farmyard are the following:

Stone under slate roof barn with two monopitch lean-tos built in breeze block under corrugated tin sheet roofs.

A lofted stone under slate roof building.

A stone built byre under a slate roof with an earth floor.

A concrete block lean-to under fibre cement sheet roof utilised as a garage building and former sheep pens.

Monopitch breeze block building under fibre cement sheet roof used for storage.

A four bay modern portal frame building, with concrete panel walls, air vent sheeting above, fibre cement sheet roof with a concrete floor which is partially fitted out with cubicles. This building has a large underground slurry storage tank.

Adjacent to this is a large area of concrete which has been utilised for fodder storage.



The Land:

The land included within Lot 1 extends to approximately 49.98 acres (20.23 hectares) or thereabouts being a mix of mowing and grazing land which in the main is southerly facing and undulating in nature.

The land lies within a ring fence and can all be easily accessed from the farm steading and has the benefit of a hard stone track leading from the farm steading westwards to the furthest parcels.

On the most westerly boundary of this land is a large stone under slate roofed field barn which enjoys roadside access. This Lot benefits from common grazing rights on Mungrisdale Common – CL293 – please see common rights section for full details.

The land lies within the Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF land classification system and the land lies between 190 metres and 200 metres above mean sea level.

The boundaries are a mix of post and wire fences and drystone walls which are generally in good condition throughout.

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## Lot 1 Schedule of Acreages

Field Parcel No.	Hectares	Acres
222	1.668	4.122
225	2.880	7.116
251	1.455	3.596
252pt	5.605 est.	13.850 est.
289	1.478	3.653
180	1.155	2.855
253 pt	0.219 est.	0.540 est.
254	2.008	4.961
255 pt	0.417 est.	1.031 est.
226	1.522	3.761
256	1.819	4.495
<b>TOTAL</b>	<b>20.226 est.</b>	<b>49.980 est.</b>

## Lot 2 - Blakehills Cottage

Blakehills Cottage is a semi-detached property which is attached to the northern elevation of the farmhouse. The property comprises of the following:

18<sup>th</sup> century gabled entrance porch with side seats and a 6 panel door in chamfered stone surround giving access in to the hallway with extensive wood panelling and a wooden court cupboard dated 1691.

Off the hallway is a large sitting room (17'3" x 14'10" (5.26m x 4.35m)) with a recently restored stone feature fireplace containing a Jotul wood burning stove and a tiled hearth. The room has a built in cupboard providing storage, and sash windows, complete with window seat which looks out on to the front garden. The room also has a night storage heater.



Through from the sitting room (and also enjoying access from the hallway) is the recently modernised kitchen (16'11" x 11'7" (5.16m x 3.52m)) with base units and integrated oven and hob, sink and drainer and some original ceiling beams.

This room has a door leading out to the rear of the property.

Off the hallway is a pantry (13'11" x 8'6" (4.25m x 2.59m)) with stone shelves, a sink and a shower cubicle. Adjacent to this is a WC (4'11" x 8'6" x (4.25m x 2.59m)).

Off the other side of the hall is a further reception room (14'8" x 12'2" (4.48m x 3.72m)) with stone fireplace, an open fire, a sash window to the front aspect of the property and a night storage heater.

Original stone stairs leading to the first floor.

### First Floor

A double bedroom (11'11" x 11'7" (3.62m x 3.52m)) with two sash windows facing the rear aspect of the property with an in-built cupboard housing a water tank and immersion heater and wooden glazed windows and a loft hatch giving access to the roof space.

A bathroom (14'3" x 5'11" (4.35m x 1.81m)) with sloping ceiling, bath, WC and a wash hand basin.

A double bedroom (16'6" x 9'3" (3.71m x 3.56m)) with a sash window to the front aspect of the property and a loft hatch giving access to the roof space.

A double bedroom (12'2" x 11'8" (3.71m x 3.56m)) with a sash window to the front aspect of the property.

A large double bedroom (15'1" x 13'0" (4.61m x 3.96m)) with sash windows looking to the front aspect of the property and a night storage heater.

The Vendors will leave within the cottage all curtains and carpets, together with the cooker.

This property benefits from mains water, mains electricity, electric heating, a septic tank shared with the farmhouse, phone line and 1 Gb B4RN WiFi.

### Outside:

The Cottage benefits from a front garden which follows round the northern elevation and provides access to the rear garden which gives expansive views over the surrounding farmland and Souter Fell.

To the front of the property is a grassed and hardcore parking area which provides separate parking for the Cottage.

On the opposite side of the parking area is a fenced off area for additional garden land.

### Lot 2 Schedule of Acreages

Field Parcel No.	Hectares	Acres
255pt	0.074 est.	0.184 est.
253 pt	0.049 est	0.120 est.
<b>TOTAL</b>	<b>0.123 est.</b>	<b>0.304 est.</b>



### Lot 3 - Approximately 22.25 Acres (9.00 Hectares) of Upland Grazing land

Lot 3 comprises a single parcel of steep upland pasture extending to 21.39 acres (8.66 hectares) or thereabouts together with a small parcel of mixed ghyll woodland extending to approximately 0.86 acres (0.35 hectares). This block of land enjoys direct roadside access from the minor public highway running from Mungrisdale village to the A66. It is easterly facing and steep in parts.

The land is bounded by a mix of drystone walls and post and wire fencing which are generally in good condition throughout.

This Lot benefits from common grazing rights on Mungrisdale Common – CL293 – please see common rights section for full details.

The land lies within the Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF land classification system and the land lies between 210 metres and 300 metres above mean sea level.

### Lot 3 Schedule of Acreages

Field Parcel No.	Hectares	Acres
227	5.179	12.798
228	3.479	8.596
229pt	0.346 est	0.856 est.
<b>TOTAL</b>	<b>9.004 est.</b>	<b>22.250 est.</b>

### Lot 4 - 55.40 Acres (22.42 Hectares) of Agricultural Land

The land in Lot 4 comprises a ring fenced block of land which enjoys roadside access and also access via a hard track running along the northern most boundary.

The land is a mix of pasture land and mowing land of varying qualities. It is bounded by a mix of post and wire fencing and drystone walls, all of which are in a fair state of repair throughout.

This Lot benefits from common grazing rights on Mungrisdale Common – CL293 – please see common rights section for full details.

The land lies within the Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF land classification system and lies between 180 metres and 230 meters above mean sea level.



### Lot 4 Schedule of Acreages

Field Parcel No.	Hectares	Acres
257	6.037	14.918
219	4.518	11.164
214 pt	0.154 est.	0.381 est.
218	3.586	8.861
215	1.411	3.487
266	0.676	1.670
267	0.682	1.685
268	0.820	2.026
375	1.584	3.914
216	2.953	7.296
<b>TOTAL</b>	<b>22.421 est.</b>	<b>55.402 est.</b>

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# General Remarks, Reservations & Stipulations

## Method of Sale

The property is offered for sale by Private Treaty in up to 4 Lots.

The Vendors and sole selling Agents reserve the right to alter or divide the property or to withdraw or exclude any of the property at any time.

The Vendors reserve the right to vary any of the terms and conditions of sale or to change the method of sale without notice. For this reason, we recommend likely Purchasers should register their interest with the Agents as soon as possible in order that they may be kept abreast of any changes to the marketing of the land.

## Tenure

The property is offered for sale freehold with vacant possession upon the date of completion.

## Access

Blakehills Farm enjoys direct access from the public highway, with Lots 3 & 4 also benefitting from direct roadside access.

Blakehills Cottage enjoys a right of access over the entrance drive to the farm, and is responsible for 1/6<sup>th</sup> of the cost of maintenance of the access drive.

## Wayleaves, Easements, Covenants & Rights of Way

The property is sold subject to all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, and water, gas and other pipes, whether or not referred to in these particulars.

Any Purchasers will be deemed to have satisfied themselves as to the nature of such restrictions and are advised to contact the Vendors' Solicitors for details:

Cartmell Shepherd Solicitors, Montgomery Way, Carlisle, Cumbria, CA1 2RW  
Tel: 01228 514077  
Email: [katherine.pretswell-walker@cartmells.co.uk](mailto:katherine.pretswell-walker@cartmells.co.uk)  
Ms Katherine Pretswell - Walker acting.

It should be noted that there are overhead lines across the property together with a water pipe.

There are also various public footpaths running across the property. Please see the location plan for the routes.

Blakehills Farmhouse and Cottage are Grade II listed.

Blakehills Cottage enjoys a right of access over the length of the access track from the public highway along the route shaded light green.



## Sporting & Mineral Rights

The sporting and mineral rights are included in the sale insofar as they are owned by the Vendors, save for all the parcels within Lot 4 except parcel 257, which are former copyhold of the Manor of Greystoke and therefore the mines and minerals are excepted.

## Common Rights

Blakehills benefits from the right to graze 240 ewes and followers (to include shearlings) and 60 gimmer hogs on Mungrisdale common – CL293.

If the farm is sold in Lots, the common rights are attributable to each Lot in the following numbers:

- Lot 1 – 93.23 ewes and 23.31 hogs
- Lot 2 – 0.34 ewes and 0.08 hogs
- Lot 3 – 41.96 ewes and 10.49 hogs
- Lot 4 – 104.47 ewes and 26.12 hogs

These figures are provisional and subject to confirmation by the Commons Authority at Cumbria County Council.

It should be noted that these rights have not been exercised in recent years and any prospective Purchaser should make their own enquiries in regard to the position with regard to exercising these rights.

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## Basic Payment Scheme (BPS)

There are no historic BPS de-linked payments attached to the property.

## Post Code

The post code for Blakehills Farm and Cottage is CA11 0SZ.

## Council Tax

Blakehills Farmhouse falls within Council Tax Band E and Blakehills Farm Cottage falls within Council Tax Band D within the Westmorland and Furness District Council area.



## EPC Rating

Blakehills Farmhouse has an EPC rating of Band F.  
Blakehills Farm Cottage has an EPC rating of Band E.

## Land Status

The land is classified as Grade 4 under the former MAFF land classification system.

## Quotas & Environmental Schemes

For the avoidance of doubt, there are no livestock quotas or milk quotas included within this sale.

The farm is not within any environmental scheme at present.

## Fixtures & Fittings

All fixtures and fittings referred to in these particulars will be included in the sale, unless stated otherwise. There may be some fixtures, fittings and furniture available to purchase through separate negotiation with the Vendors at the point the sale is agreed.

## Boundary Responsibility

As far as the Vendors are aware the responsibility of the boundaries are shown on the sale plan by inward facing 'T' marks. When no mark is shown no further information is available.

## Measurements

Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are given to the nearest 0.05m (2").

## Plans & Schedule of Areas

The plans attached to these particulars are based on Ordnance Survey National Grid and are for reference only. Purchaser(s) will have deemed to have satisfied themselves of the land and schedule.

## Control of Asbestos at Work Regulations

The Regulations came into force on 21<sup>st</sup> November 2002. Any Purchaser(s) should satisfy themselves of the nature of any asbestos material in the property.

## Health & Safety

Given the potential hazards of a working farm we request that you take as much care as possible when making your inspection of the property for your own personal safety, particularly around the farm buildings. Please also respect any livestock on the property and do not cause any disturbance to them.

## Viewing & Further Information

Viewings of Blakehills Farm and Farm Cottage are strictly by appointment only. Please contact Jo Edwards at PFK Rural to arrange a convenient appointment on 01768 866611.

Inspections of the land may be undertaken at any reasonable daylight hour whilst in possession of a copy of these particulars.

## Money Laundering Obligations

The 2017 Regulations require us to take reasonable steps to obtain satisfactory evidence of client identity before accepting any instruction amounting to professional work on your behalf. For private individuals this will involve copying and retaining on the client's file driving licence or full passport and a recent utility bill or bank statement. For corporate clients reasonable steps may include a Companies Registration Office Search or certified copy of incorporation. In all cases we must retain copy

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documents on the client's file for at least five years and the completion of the work.

## Services

Both Blakehills Farmhouse and Cottage benefit from mains electricity, mains water, foul drainage is via a shared septic tank with both properties. It should be noted that the septic tank may not meet current requirements and prospective Purchasers should make their own investigations.

A phone line is connected to the Farmhouse and Cottage. Both properties benefit from WiFi connection via B4RN.

The land benefits from a mix of natural and mains water supplies throughout.

## Authorities

Westmorland & Furness Council  
Town Hall, Penrith, Cumbria, CA11 7QF  
Tel: 01768 817817  
Web: [www.westmorlandandfurness.gov.uk](http://www.westmorlandandfurness.gov.uk)

Lake District National Park  
Murley Moss, Oxenholme Road, Kendal, Cumbria, LA9 7RL  
Tel: 01539 724555  
Email: [hq@lakedistrict.gov.uk](mailto:hq@lakedistrict.gov.uk)

United Utilities  
Dawson House, Great Sankey, Warrington, WA5 3LW  
Tel: 01925 237000 Fax: 01925 237073  
Email: [info@uuplc.gov.uk](mailto:info@uuplc.gov.uk)  
Web: [www.unitedutilities.com](http://www.unitedutilities.com)

## General Reservations

The right is reserved to the Vendor(s) to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

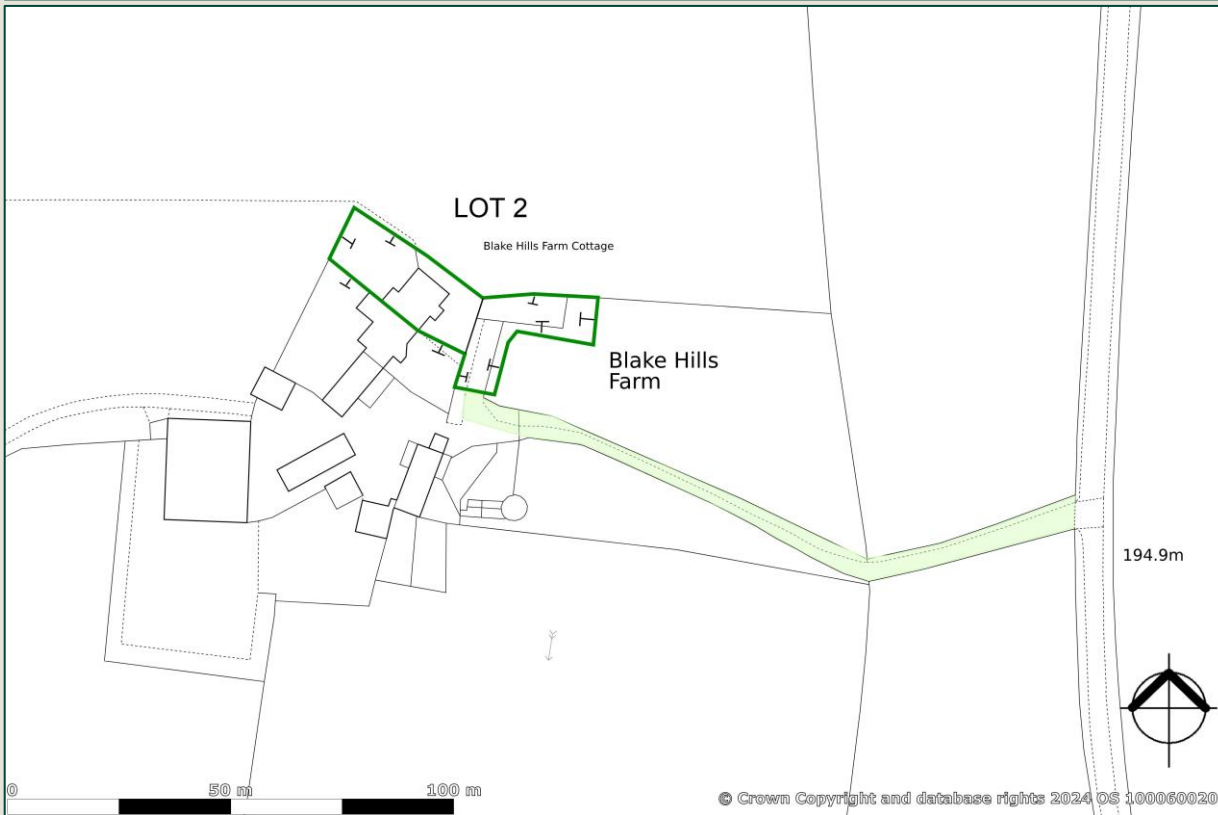
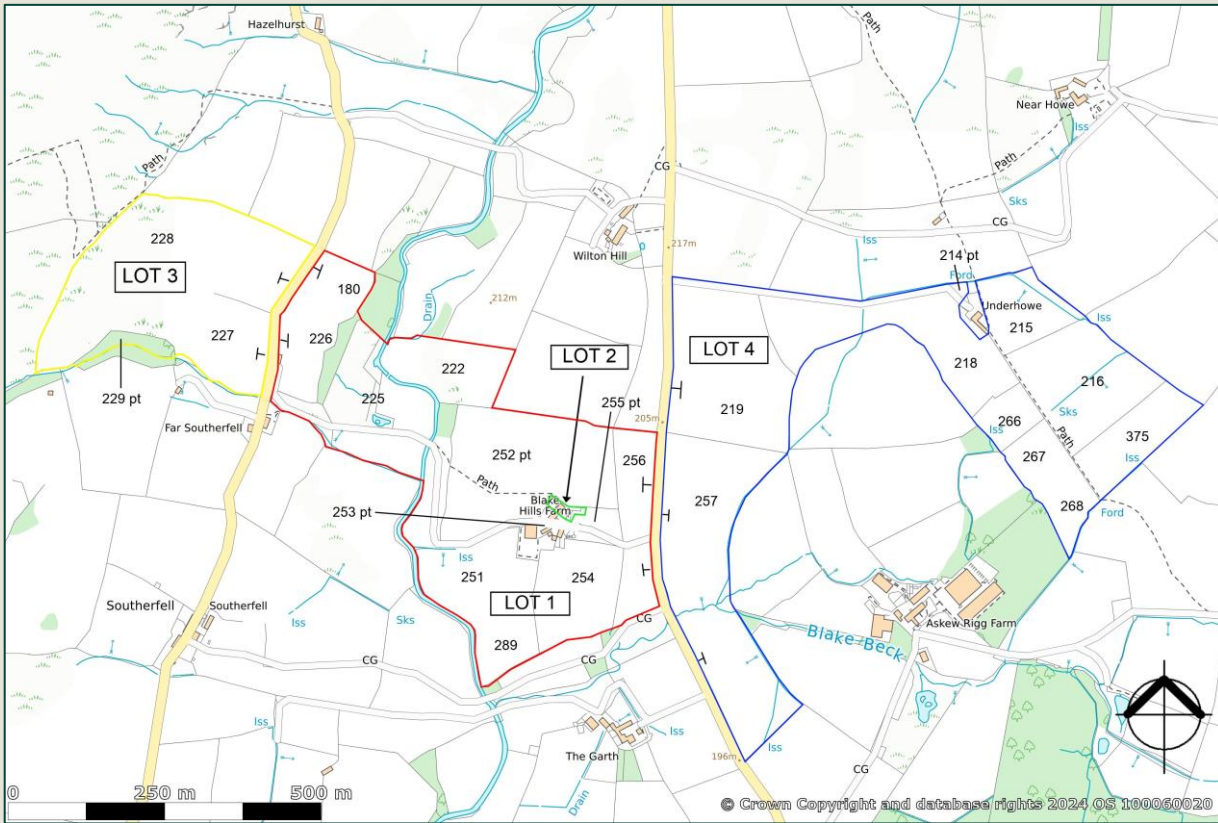
First Edition: May 2024  
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Photographs Taken: February & April 2024

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# Sale Plan



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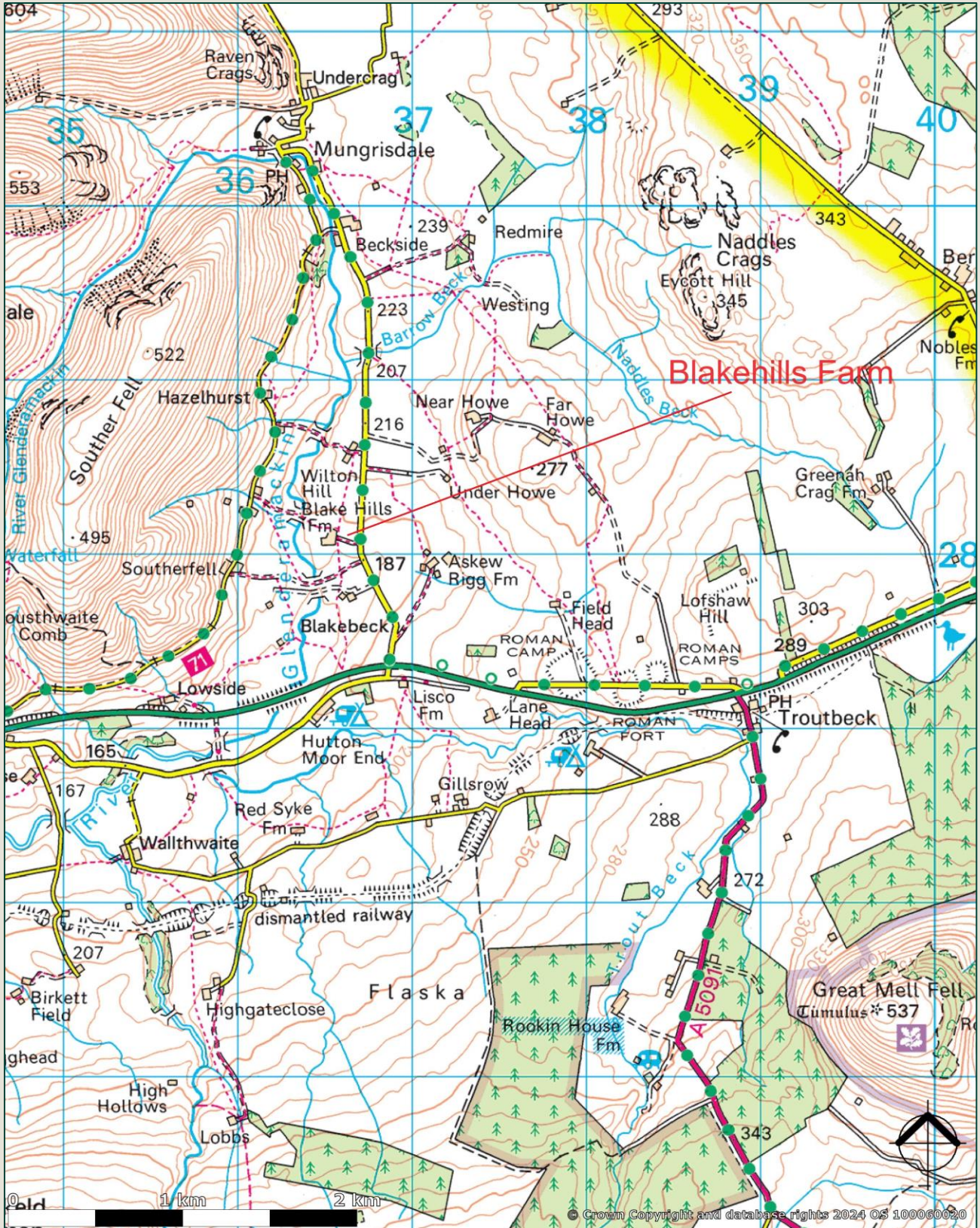
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01768 866 611

rural@pfr.co.uk

pfrural.co.uk

# Location Plan

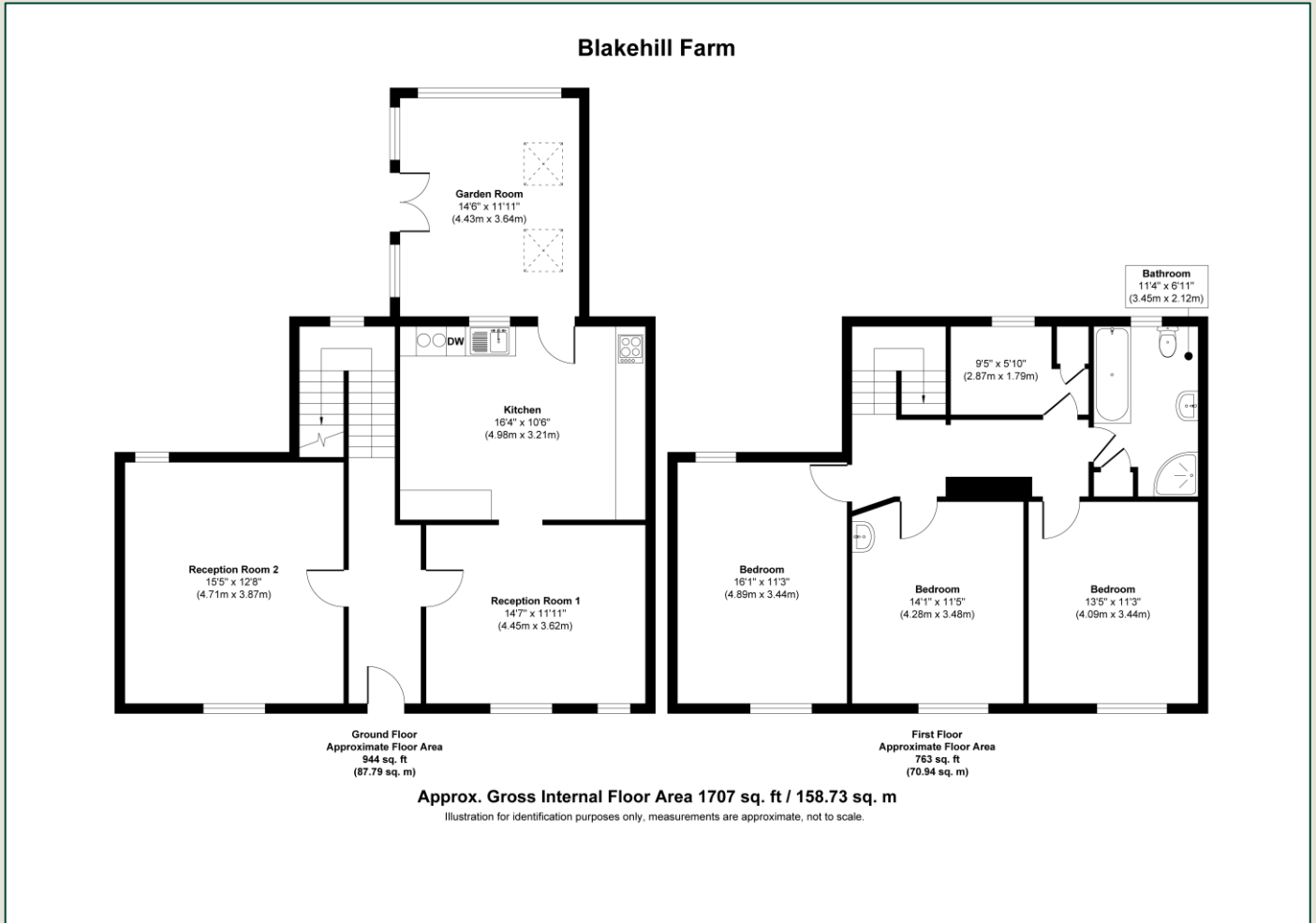


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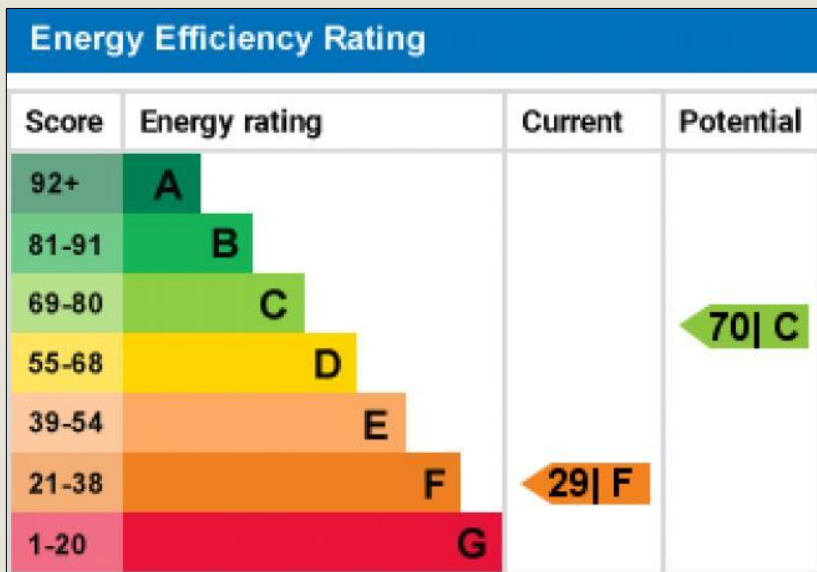
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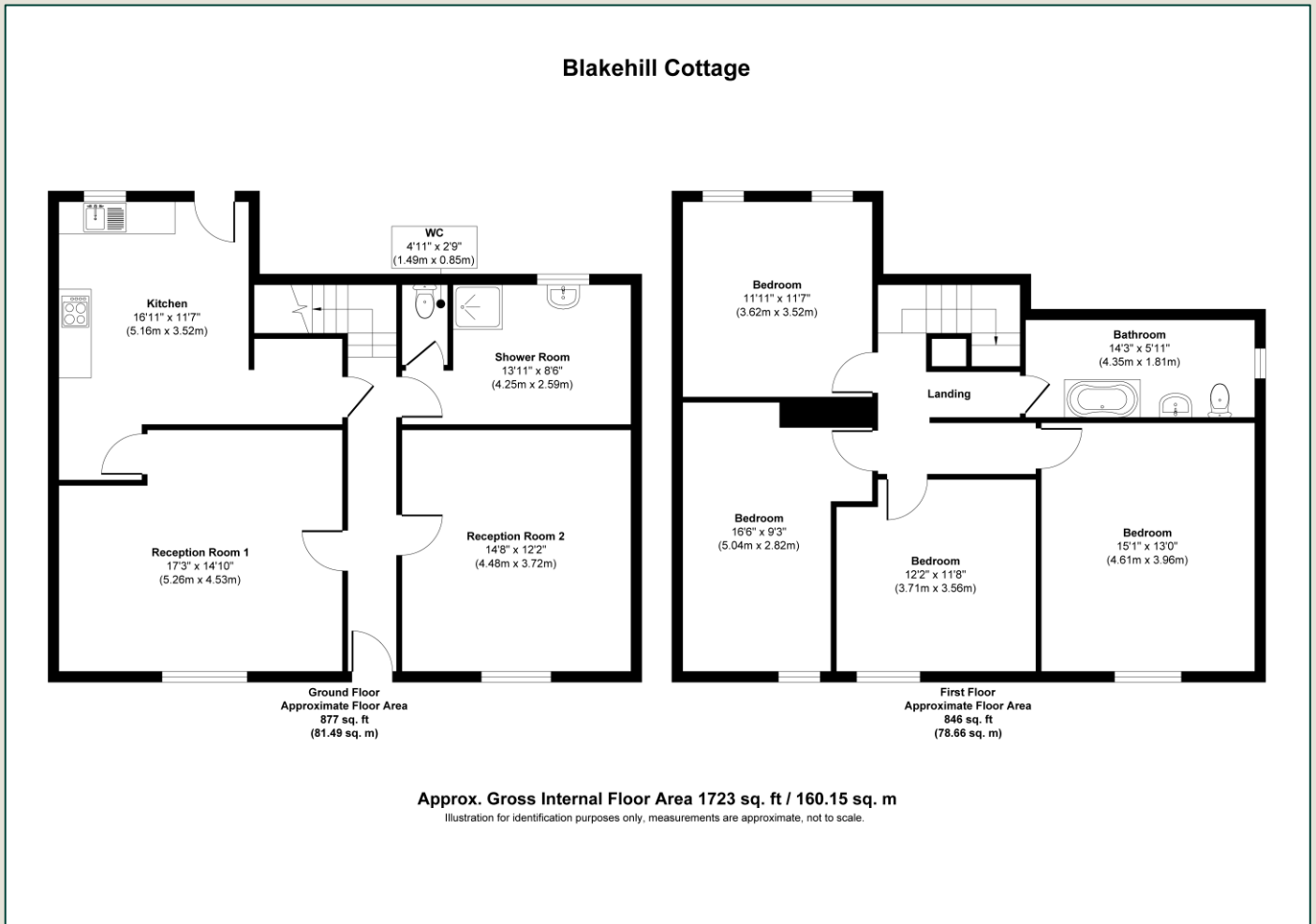
# Floor Plan - Farmhouse



# EPC - Farmhouse



# Floor Plan - Farm Cottage



# EPC - Farm Cottage

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		


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 01768 866 611

 rural@pfk.co.uk

 pfk rural.co.uk

# Disclaimer

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## Important Notice

PFK Rural Ltd for themselves and for the Vendor(s) or Lessor(s) of the property described in these particulars, whose agents they are, give notice that:

- (i) these particulars are produced in good faith as a general outline only and do not constitute all or any part of a contract;
- (ii) no person in the employment of PFK Rural Ltd has any authority to make or give any representation or warranty whatever in relation to this property;
- (iii) it is the responsibility of any prospective purchaser or lessee to satisfy himself as to the accuracy of any information upon which he relies in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries;
- (iv) all descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of them.

All plans, areas and schedules have been produced for reference only and are based on Ordnance Survey plans.

The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair and reliable view of the property. If you have any particular points of interest in the property or if there are points on which you require any further information or verification, PFK Rural Ltd will endeavour to provide such information although you should note that descriptions are subjective and are given as an opinion and not as a statement of fact.

Registered Number: 09470245 in England

Registered Office: 10 The Courtyard, Edenhall, Penrith, Cumbria, CA11 8ST

Telephone: 01768 866611

## Sale & Location Plans

For Guidance Only – Not to Scale

Reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Licence No. ES100004583

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Our ref: JKE/AMB/LS631

Date: May 2024

Dear Sir/Madam

**Blakehills Farm, Mungrisdale, Penrith, Cumbria, CA11 0SZ**

We have pleasure in enclosing our particulars in regard to the sale of the above property.

I can confirm that the property has been placed on the market with the following guide prices:

Lot 1: Farmhouse, farm buildings and approximately 49.98 acres (20.23 hectares) - £700,000.

Lot 2: Blakehills Cottage - £450,000.

Lot 3: Approximately 22.25 acres (9 hectares) of grazing land - £100,000.

Lot 4: 55.40 acres (22.42 hectares) of agricultural land - £250,000.

Property as a whole: £1,500,000.

Please note the land can be viewed at any time during daylight hours when in possession of the enclosed particulars. When viewing the land, please be careful not to obstruct any gateways, the highway or any property belonging to a third party. Please do not disturb any livestock grazing the property. Please also note that no vehicular access is to be taken to the land when undertaking an inspection, and the land must be viewed on foot at all times.

Viewing of the farmhouse, cottage and farm steading is strictly by appointment only and therefore please contact PFK Rural to arrange a convenient time.

If you are interested in the property, we would advise that you register your interest with PFK Rural as soon as possible in order that you can kept abreast of any developments or changes with regard to the marketing of the property.

Please note that in line with Money Laundering Regulations, we will be required to undertake due diligence checks on all interested parties prior to any offers being accepted. If you require any further information with regard to this matter or in regard to the sale in general, then please do not hesitate to get in touch.

May I take this opportunity to thank you for your interest in Blakehills Farm.

Yours sincerely



Jo Edwards MRICS  
Director & Rural Surveyor

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