




Scarside Farm, Bampton, Penrith, Cumbria For Sale by Private Treaty



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- Farmhouse and barn with planning permission.
- A range of traditional and modern farm buildings.
- Equestrian and recreational facilities.
- For Sale in up to Two Lots.
- 60.63 Acres (24.54 Hectares) of a mix of agricultural & amenity land.

 01768 866 611

 rural@pfk.co.uk

Introduction

The sale of Scarside offers a rare opportunity to purchase a smallholding with the opportunity to develop the property as the Purchaser would wish. The majority of the holding lies within the Lake District National Park.

Currently the farmhouse has planning permission to be extended into the adjacent barn to provide an extensive, spacious modern property. Currently the farmhouse has been gutted and is awaiting full renovation. Alongside the farmhouse are numerous outbuildings ranging from a traditional detached barn to a modern portal framed building which has been utilised for storage and equestrian use.

Work has recently been undertaken to change some of the land to a varied landscape including extensive grazing land but also areas of young woodland, ponds and areas given over to nature providing an ideal base for a tourism enterprise. In addition, the property benefits from a licence to have up to five touring caravans on the property.

Location

Scarside Farm lies in the heart of the Lowther Valley in the north-east corner of the Lake District National Park approximately 9 miles from the market town of Penrith. Despite its rural Lakeland location, the property benefits from good accessibility with the M6 motorway Junction 39 being approximately 5 miles away, together with the market town of Penrith with all of the amenities one would expect including a livestock auction mart and a railway station on the West Coast mainline being situated approximately 9 miles to the north.

Scarside enjoys an elevated position within the Lowther Valley and offers expansive views towards Haweswater and the surrounding fells.

Directions

From the north, leave the M6 motorway at Junction 40, head south along the A6 until reaching the large village of Shap. Upon entering Shap, take the first right hand turn signposted Bampton and continue along this road for approximately 4 miles until reaching the access road to the subject property on your right hand side.

From the south, leave the M6 motorway at Junction 39, proceed north along the A6 passing through Shap village. Take

the last left hand turn as you leave the village of Shap prior to crossing the railway line signposted Bampton and from there, follow the above directions.

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

What3Words (for the junction to the access road):
///armrest.beaten.betrayal

What3Words (Scarside Farmhouse):
///unpainted.minority.cope



Local Amenities

Scarside Farm is located close to the small hamlets of Bampton and Bampton Grange which benefit from St. Patrick's Church together with a pub and also a small shop and Post Office.

Approximately 5 miles to the east of Scarside is the large village of Shap which boasts good amenities including a doctor's surgery, a small supermarket, various pubs, a primary school and also access to the M6 motorway.

Lot 1

Farmhouse

Currently the farmhouse is in a state of renovation with considerable demolition works having been undertaken in preparation for upgrading the house in line with the planning approval which has been obtained.

Plans showing the details of the planning approval are attached to these particulars and are registered with the local planning authority, the Lake District National Park, with planning reference 7/2017/3167.

Prior to the current conversion works being commenced, the property comprised the following rooms:

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Front door leading to:

Living room - 4.76m x 4.76m (15'7" x 15'7")

Sitting room - 4.76m x 3.65m (15'7" x 12')

Kitchen - 4.14m x 3.27m (13'7" x 10'9")

Utility Room - 2.70m x 2.60m (8'10" x 8'6")

Conservatory - 6.13m x 3.89m (20'1" x 12'9" max)

Stairs leading to first floor

Landing

Bedroom One - 4.20m x 3.20m (13'9" x 10'6")

Bathroom

Bedroom Two - 4.77m x 3.89m (15'8" x 12'9")

Ensuite

Double Bedroom Three 3.50m x 3.20m (11'6" x 10'6")

These rooms have all been stripped out and are currently shells of rooms.

In addition, the property has been knocked through into the adjoining barn in line with the current planning consent for the extension.

The property benefits from mains electricity and water with foul drainage dealt with via treatment plants which have been partially installed.

Outbuildings

Attached to the house is the traditional barn which benefits from planning permission and in addition on the opposite side is a garage building.



Detached traditional barn measuring 9.35m x 6.35m (30'8" x 20'10"). This building dates from 1820 with a lofted area and various stores on the lower level.

Store shed comprising stone and concrete blockwork under a corrugated tin and fibre cement sheet roof used for general storage. This building is in need of repair.

Modern steel framed building with the main section measuring 17.65m x 8.5m (57'11" x 27'11") and two additional monopitch lean-tos each measuring 17.65m x 12.90m (57'11" x 42'4"). One of these extensions is currently fitted out with 4 stables, a lockable tack room and washing facilities. The main section and one lean to are fitted out for storage purposes. This building has some damage to some of the roof sheets and benefits from a water and electricity supply to it.

Partially built monopitch garage building comprising block and concrete panel walls which are partially stone faced, with a timber roof frame which currently does not have any roof covering.



The Land

The land included with this property extends in total to 16.30 acres (6.60 hectares) which comprises a mix of permanent pasture grazing land together with areas of amenity land including newly planted woodland, ponds and amenity areas. The land all lies within a ring fence and can be accessed either off the road which leads up to the farm or via the farm steading.

The land is bounded in the main by drystone walls although there are some post and wire fences on the holding.

Attached to the land are common grazing rights - please see the common right section for full details.

The land lies within the Severely Disadvantaged Area and is classified as Grade 4 under the former MAFF Land Classification

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System. The land lies between 250 metres - 310 metres above mean sea level. All of the property, save for the most southerly parcel lie within the Lake District National Park. The National Park boundary runs along the most northerly boundary of the parcel 9685.

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

Schedule of Acreages - Lot 1

| Field Parcel No. | Hectares | Acres |
|------------------|-------------|--------------|
| NY5318 6326 | 0.71 | 1.75 |
| NY5318 6735 | 1.82 | 4.50 |
| NY5318 7133 | 0.18 | 0.44 |
| NY5318 7446 | 2.12 | 5.24 |
| NY5318 8041 | 0.96 | 2.37 |
| NY5318 8251 | 0.81 | 2.00 |
| TOTAL | 6.60 | 16.30 |



Lot 2

Lot 2 at Scarside offers a ring fenced block of agricultural land extending in total to 44.33 acres (17.94 hectares) or thereabouts of a mix of permanent pasture land together with areas of amenity land and newly planted woodlands. The land all lies within a ring fence and can be accessed off the road leading up to Scarside.

The land is bounded in the main by drystone walls and benefits from both natural and mains water supplies.

Attached to the land are common grazing rights - please see the 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. The land lies between 250 metres - 310 metres above mean sea level with all of the land save for the most southerly parcel lying within the Lake District National Park. The Lake District National Park boundary runs along the northly boundary of parcel 9685.

Included within Lot 2 are two small buildings:

Stone under slate roof building measuring 3.90m x 2.90m (12'10" x 9'6").

Breeze block and timber stable / shelter building with slate roof and concrete floor with crew yard to the outside.

Schedule of Acreages - Lot 2

| Field Parcel No. | Hectares | Acres |
|------------------|--------------|--------------|
| NY5317 8598 | 0.86 | 2.13 |
| NY5317 9685 | 1.27 | 3.14 |
| NY3518 5811 | 0.05 | 0.12 |
| NY5318 6702 | 2.78 | 6.87 |
| NY5318 6821 | 0.73 | 1.80 |
| NY5318 7331 | 0.01 | 0.02 |
| NY5318 7427 | 0.26 | 0.64 |
| NY5318 7604 | 1.84 | 4.55 |
| NY5318 7730 | 0.14 | 0.35 |
| NY5318 7934 | 0.13 | 0.32 |
| NY5318 8016 | 1.33 | 3.29 |
| NY5318 8205 | 0.71 | 1.75 |
| NY5318 8815 | 1.10 | 2.72 |
| NY5318 9014 | 1.91 | 4.72 |
| NY5318 9619 | 3.10 | 7.66 |
| NY5318 9920 | 1.21 | 2.99 |
| NY5418 0603 | 0.51 | 1.26 |
| TOTAL | 17.94 | 44.33 |

General Remarks, Reservations & Stipulations

Scarside is offered for sale by Private Treaty in up to two Lots.

The Vendor 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 Vendor reserves 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

Scarside Farm is accessed from the Shap to Bampton road via an unclassified public highway which is council maintained until a point just past the farmhouse. At this point the roadway changes to a stone track, which is designated as a public bridleway.

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.

In particular, it should be noted that there is a public bridleway which runs along the north-eastern most section of the track from just north of Scarside Farmhouse onto Knipe Scar Common.

The property benefits from a right to run a water pipe over neighboring land from the point marked A to B as shown on the Sale Plan.

A neighbouring property benefits from a right to run a water pipe between points B, C & D, as shown on the Sale Plan.

Full details with regard to the maintenance responsibilities for the pipes are available upon request.

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:

Minihan McAlister Solicitors, Warwick Mill Business Centre, Warwick Bridge, Carlisle, Cumbria CA4 8RR

Tel: 01228 217218

Email: info@minihanmcalister.co.uk

Mrs Sam McAlister acting.



Sporting & Mineral Rights

The sporting and mineral rights insofar as they are owned by the Vendor will be included within the sale.

Common Rights

Scarside benefits from common land grazing rights which are registered on Bampton Common (CL0085), Butterwick Green Common (CL0088) and Knipe Moor and Knipe Scar Common (CL0089).

If the property is sold in Lots, the Common rights will be apportioned on a pro-rata basis and the provisional division of the Common rights is as follows:

Lot 1 - 22.2 ewes and followers, 0.6 horses with foals and 1.7 head of cattle with followers.

Lot 2 - 57.8 ewes and followers, 1.4 horses with foals and 4.3 head of cattle with followers.

The above figures are provisional and will be subject to verification by the Commons Department at Cumbria County Council.

Basic Payment Scheme (BPS)

There is no BPS delinked payment attached to the property.

Post Code

The post code for Scarside Farm is CA10 2QU.

Council Tax

Scarside Farmhouse currently falls within Council Tax Band E within the Westmorland and Furness District Council area.



EPC Rating

Scarside has an EPC rating of Band F. It should be noted that this assessment was carried out in March 2016 prior to any of the renovation work having been commenced.

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.

Boundary Responsibility

As far as the Vendor is aware the responsibility of the boundaries are shown on the sale plan by inward facing 'T' marks. Where 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.

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 land and farm buildings.

It should be noted that the house is currently in a state of renovation and therefore particular care must be taken at all times when in the house. The house **MUST NOT** be inspected unaccompanied.

Please also respect all livestock on the property and do not cause any disturbance to them.



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Viewing & Further Information

Viewings of Scarside Farmhouse and buildings are strictly by appointment only. Please contact Jo Edwards at PFK Rural to arrange a convenient appointment on 01768 866611.

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



Money Laundering Obligations

As part of the Money Laundering Regulations relating to property transactions the selling agents are obliged to carry out Customer Due Diligence checks on any Purchaser prior to a transaction being completed.

Services

Scarside Farmhouse benefits from mains water and electricity. Foul drainage is dealt with via some partially installed treatment plants.

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

Authorities

Westmorland & Furness Council
Town Hall, Penrith, Cumbria, CA11 7QF
Tel: 01768 817817
Web: www.westmorlandandfurness.gov.uk

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

United Utilities

Dawson House, Great Sankey, Warrington, WA5 3LW

Tel: 01925 237000 Fax: 01925 237073

Email: info@uuplc.gov.uk

Web: 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: August 2024


Particulars Prepared: August 2024

Photographs Taken: August and September 2024



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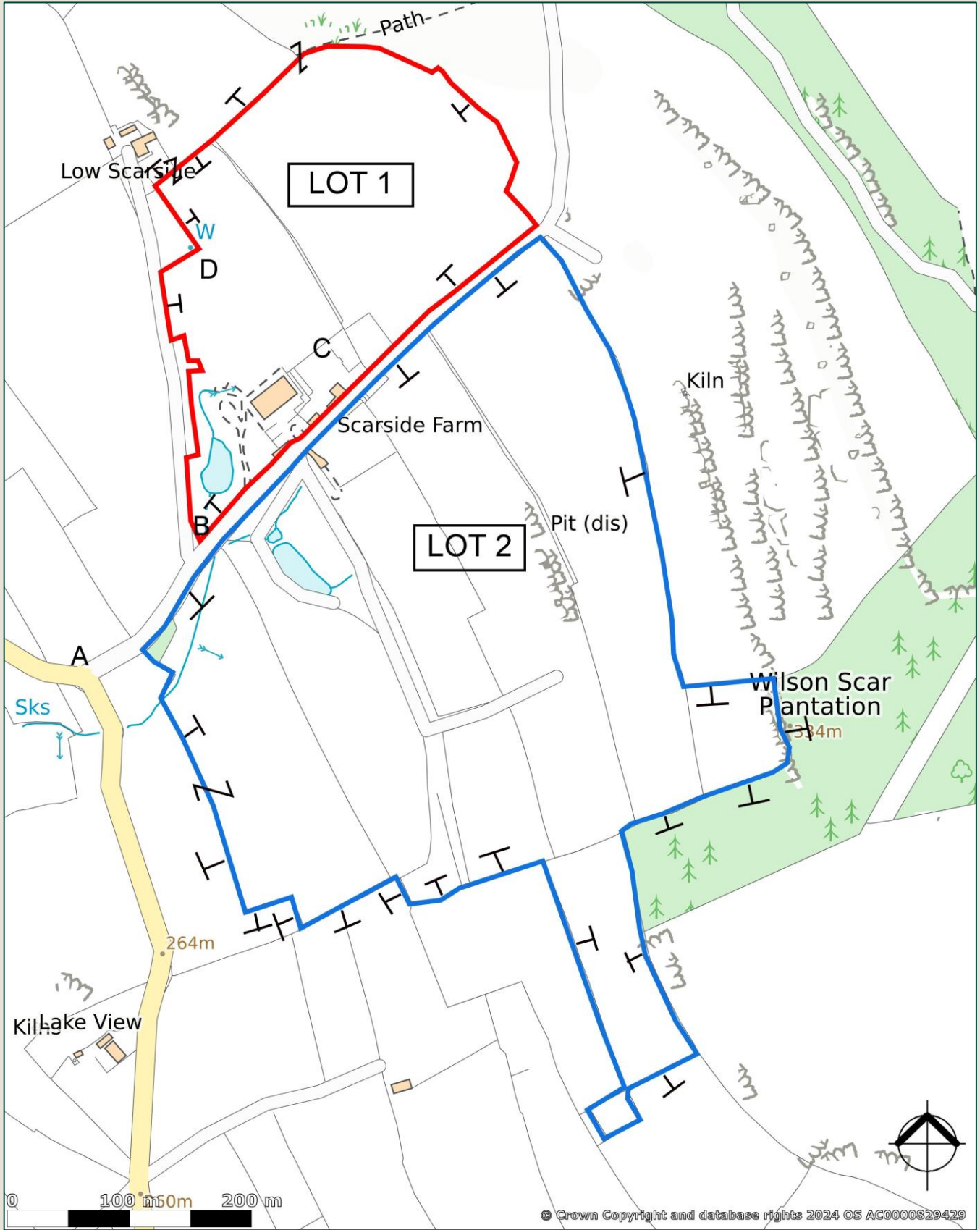
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Sale Plan

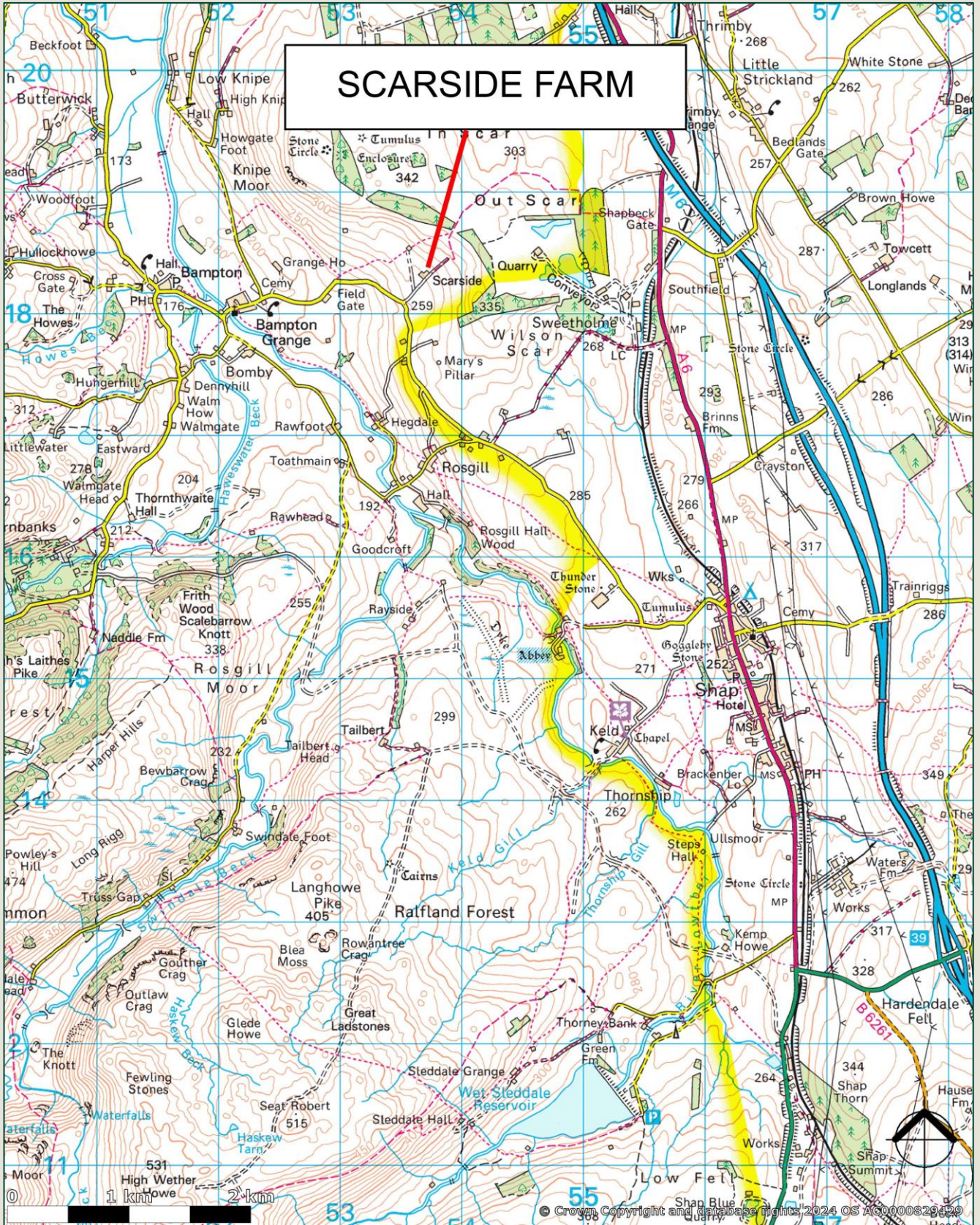


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Location Plan



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Floor Plan - Farmhouse - prior to alteration



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EPC

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 34 F | |
| 1-20 | G | | |

Planning Permission

The architectural drawings include:

- HOUSE - NORTH WEST ELEVATION - BARN 1**: A line drawing showing the exterior of the house and barn from the north-west perspective.
- BARN 1 - SOUTH EAST ELEVATION - HOUSE**: A line drawing showing the exterior of the barn and house from the south-east perspective.
- HOUSE - SOUTH WEST ELEVATION - BARN 1**: A line drawing showing the exterior of the house and barn from the south-west perspective.
- GROUND FLOOR PLAN**: A detailed floor plan of the ground floor, showing rooms such as the Utility, Kitchen, Kitchen/Dining, Playroom, and Snug. It also indicates areas that were 'NOT SURVEYED'.
- FIRST FLOOR PLAN**: A detailed floor plan of the first floor, showing three bedrooms (Bedroom 1, 2, and 3), a bathroom, and a shower room. It also indicates areas that were 'NOT SURVEYED'.

Revisions:

- D 4.12.17 Bat loft extended, staircase amended
- E 19.01.18 Roof Lights & window/door detail amended to South-East Elevation

Project Information:

CARROCK DESIGN BUILD Ltd
 Carrock House, How Hill, Hutton Roof
 Penrith, Cumbria CA11 0XY
 Tel: 01768 488659 E.mail: mail@carrock.co.uk

Proposed alterations & extension to house
 at Scarside Farm, Bampton
 for Ms H Allen
 Farmhouse
 Floor plans & elevations
 PROPOSED
 Scale 1:100 Date 27.07.17 Drawn MS Drawing Number

DB662/04E

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Disclaimer

Important Notice

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- (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.

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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.

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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/LS639

Date: November 2024

Dear Sir/Madam

Scarside Farm, Bampton

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

Please note in order to view the farmhouse and buildings, you must make an appointment with PFK Rural – **NO** viewing of the farmhouse and buildings is permitted unaccompanied.

Please note the agricultural land within this sale 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 property belonging to a third party. Please ensure that you do not disturb any livestock grazing on the property.

Please 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.

The property has been placed on the market with the following guide prices:

Lot 1 - £675,000 (Six Hundred and Seventy Five Thousand Pounds)

Lot 2 - £280,000 (Two Hundred and Eighty Thousand Pounds)

For the Whole - £955,000 (Nine Hundred and Fifty Five Thousand Pounds)

If you are interested in the property, then we would advise that you register your interest with PFK Rural as soon as possible in order that you can be 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 of all interested parties, prior to any offer for the property being accepted.

If you have any queries or require any further information with regard to any matter in relation to the sale or if you wish to make an appointment to view the house and buildings, then please get in touch with Jo Edwards at PFK Rural at your earliest convenience.

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

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

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