

KIDBURNGILL FARM
LAMPLUGH, COCKERMOUTH
CA14 4RL

Edwin
Thompson



A Productive Stock Rearing Farm Situated in a Rural Location Comprising of a Large Dwelling Currently Split into Two, Range of Traditional and Modern Farm Buildings, Agricultural Land, Ponds and Woodland Extending to Approximately 143.88 Hectares (355.52 Acres).

Ref: 01033



KIDBURNGILL FARM

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Cockermouth: 8.0 Miles

Keswick: 20.4 Miles

Whitehaven: 8.6 Miles

Carlisle: 34.6 Miles

An Exciting Opportunity to Purchase a Productive Stock Rearing Farm Situated in a Rural Location Comprising of a Large Dwelling Currently Split into Two, Range of Traditional and Modern Farm Buildings and Agricultural Land, Ponds and Woodland Extending to Approximately 143.88 Hectares (355.52 Acres).

Lot 1: A Large Traditional Farmhouse Currently Split into Two, Range of Traditional and Modern Farm Buildings and Agricultural Land Extending to Approximately 14.11 (Hectares) 34.87 Acres.

Lot 2: Agricultural Land Extending To Approximately 35.74 hectares (88.31 acres)

Lot 3: Agricultural Land Extending To Approximately 46.55 hectares (115.03 acres)

Lot 4: Woodland and Two Large Ponds Extending To Approximately 47.48 hectares (117.32 acres)

For Sale as a Whole or in Four Separate Lots by Private Treaty

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



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Situation

Kidburngill Farm is situated within a desirable rural setting, located 8 miles south of the town of Cockermouth, and within close proximity to the Lake District National Park as well as the West Cumbrian coast. The immediate surroundings comprise of a mixture of dairy and stock farms interspersed among rural villages.

There are useful road links to surrounding livestock markets and transport connections with direct routes to the A66 and to the town of Cockermouth which benefits from a wide range of local amenities. The town of Keswick is only 20.4 miles away which offers further amenities.

Description

The sale of Kidburngill Farm provides a rare opportunity to purchase a productive stock rearing farm situated in a rural location comprising of a large dwelling currently split into two, a range of traditional and modern farm buildings and agricultural land, woodland and pond extending to approximately 143.88 Hectares (355.52 Acres).The land is in good heart and currently down to permanent pasture.

Location

Kidburngill Farm is situated within a convenient rural location only 7 miles from the A66, which is the main transport route to Penrith and the M6. The A595 is also only a short distance away which offers a convenient route to Carlisle.

The property is located just 8.0 miles from the town of Cockermouth which provides a useful range of local amenities including primary and secondary schools, supermarkets, leisure and medical services and a range of high street and independent shops with good access to the A595 and A66. A wider range of amenities are located in the City of Carlisle which is situated 34.6 miles away.

Directions

Follow the A66 from Keswick towards Cockermouth for 13.1 miles. Once at the roundabout, take the first exit onto the A5086 towards Egremont. Follow the road for 6.1 miles until the village of Crossgates. At Crossgates take the right hand turning towards Branthwaite Edge. Follow the road for 0.9 miles until reaching the T-Junction. Taking the left hand turning the property will be immediately on your left-hand side.

Lot 1

Kidburngill Farmhouse

Kidburngill Farm House is a traditional six bedroomed three storey farmhouse situated within the farm steading with a rendered exterior.

The property is very spacious and is situated in an attractive rural location with views over the nearby fells. The property briefly comprises:

Ground Floor

Entrance Porch

Kitchen: 4.90m x 2.62m

With fitted wall and base units, integrated dishwasher, space for washing machines and dryers.

Dining Area/ Utility: 8.96m x 5.18m

Cloakroom

Bathroom

With fitted bath, electric shower and WC

Living Room 1: 5.46m x 4.68m.

With Electric fire.

Living Room 2: 4.46m x 3.64m

With gas fire and patio doors.

First Floor

Bedroom 1: 4.32m x 3.64m

Double bedroom with fitted wardrobes and built-in sink.

Bedroom 2: 3.64m x 3.36m

Double Bedroom with fitted wardrobes.

Bedroom 3: 4.80m x 3.82m

Double bedroom with fitted wardrobes.

Bedroom 4: 6.68m x 4.58m

Double bedroom with an ensuite bathroom

Hallway

Second Floor – Attic Rooms:

Bedroom 5: 4.00m x 3.82m

Double Bedroom

Bedroom 6: 4.80m x 3.80m

Double Bedroom

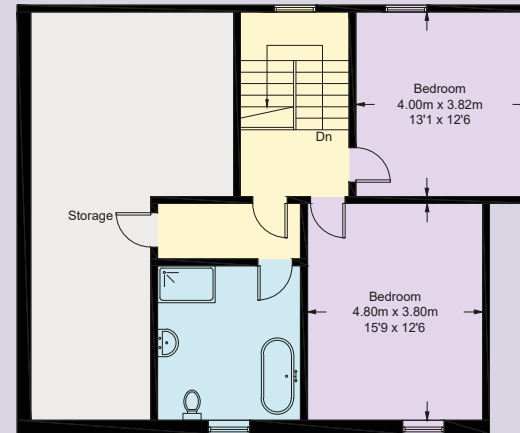
Bathroom

Bath, electric shower, sink and WC.

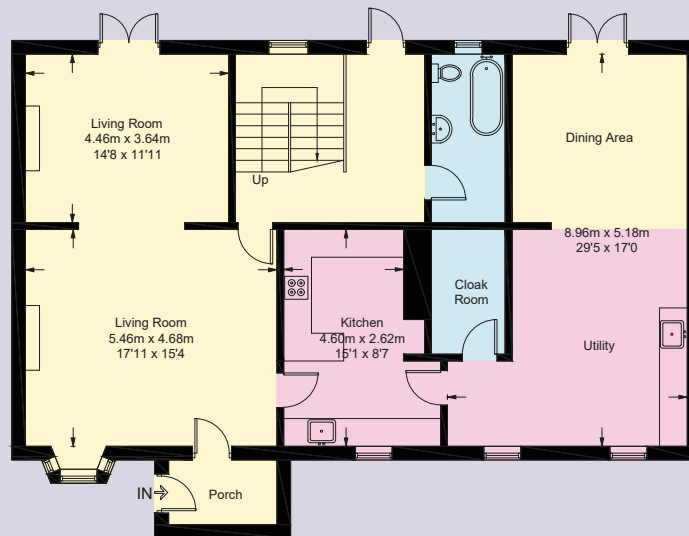
Storage Room

Kidburngill Farm, CA14 4RL

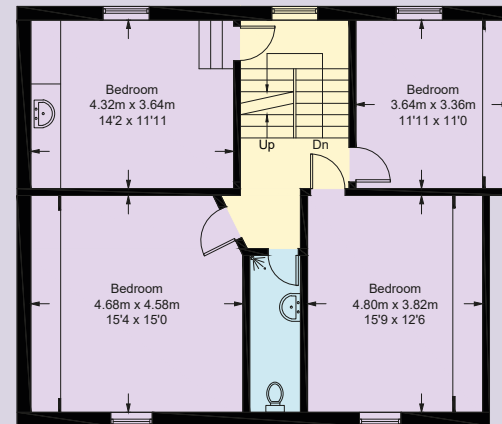
Approximate Gross Internal Area = 303.5 sq m / 3267 sq ft
(Including Attic Room)



Second Floor - Attic Rooms



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Lot 1



Lot 1



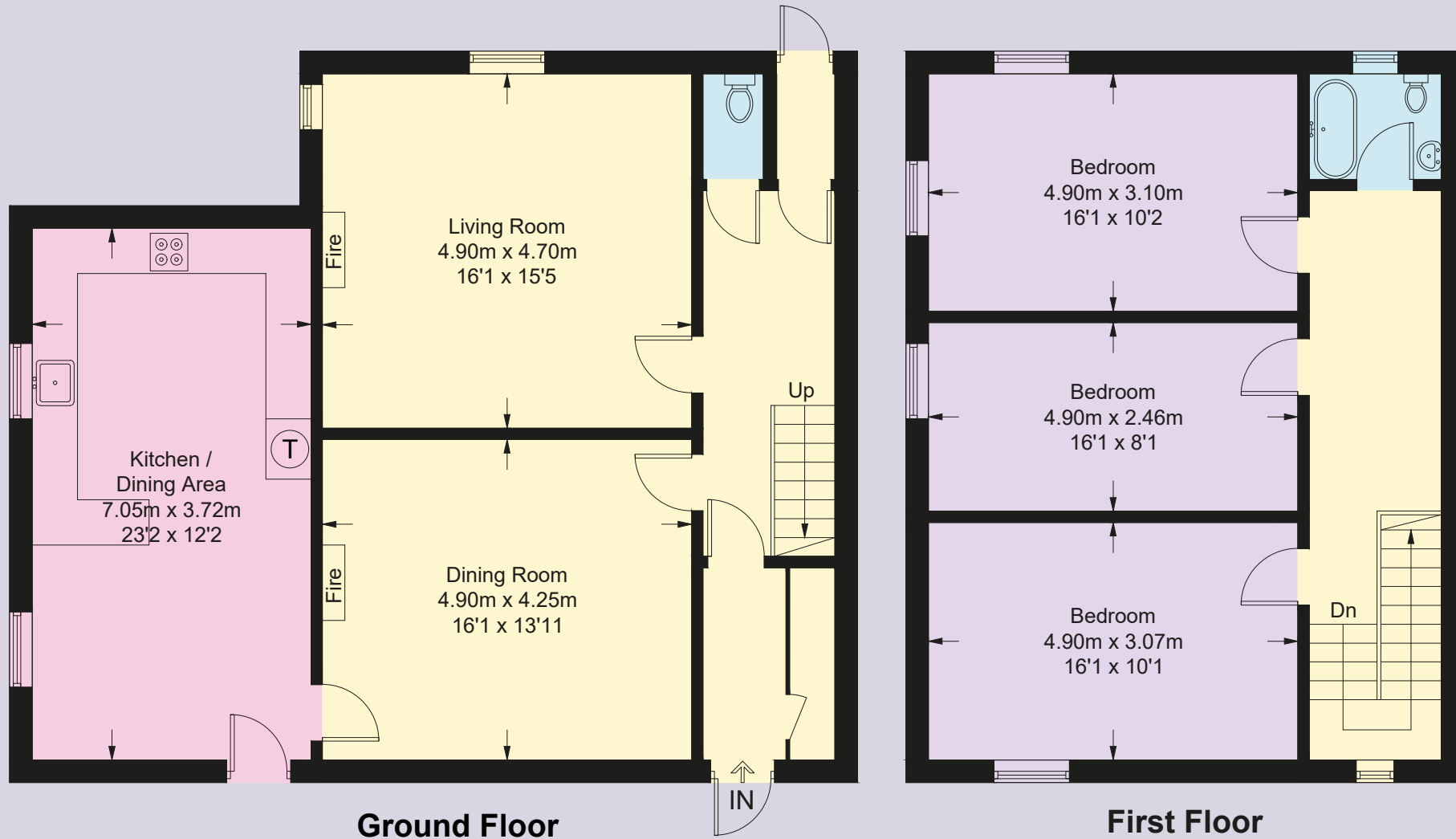
Lot 1



Lot 1

Kidburngill House, CA14 4RL

Approximate Gross Internal Area = 151.3 sq m / 1628 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Kidburngill House

Kidburngill House is attached to Kidburngill Farmhouse and comprises of a traditional three bedroomed two storey property situated within the farm steading with a rendered exterior.

The property is very spacious and is situated in an attractive rural location with views over the nearby fells. The property briefly comprises:

Ground Floor

Kitchen/ Dining Area: 7.05m x 3.72m

With electric oven.

Dining Room: 6.90m x 4.25m.

With woodburner

Living Room

With an electric fire.

Hallway

Downstairs WC

First Floor

Hallway

Bedroom 1: 4.90m x 3.10m

Double Bedroom

Bedroom 2: 4.90m x 2.46m

Double Bedroom

Bedroom 3: 4.90m x 3.07m

Double Bedroom

Bathroom

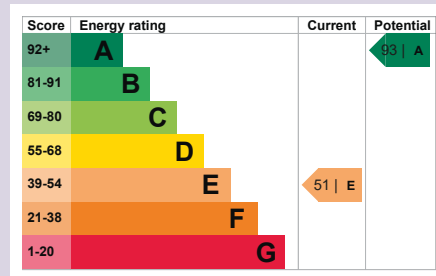
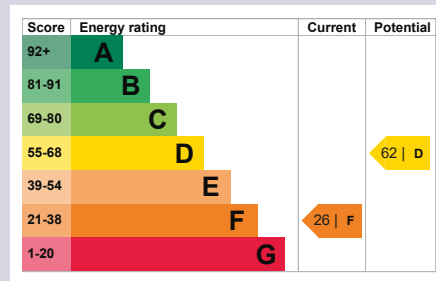
With fitted Electrical shower, sink and WC

Outside

Parking areas to the front and rear of the house with a large garden area to the front of the properties.

Energy Performance Certificate

Kidburngill Farmhouse's Efficiency Rating is F-26. Kidburngill House EPC is E -51. The EPC documents are available from the selling agents on request.



Lot 1

Farm Buildings

The buildings comprise of traditional agricultural buildings and are all situated around the main farmhouse.

1. Traditional Barn

Traditional lofted barn. Former coach house.

2. Atcost Silage Pit

27.43m x 9.14m. Atcost silage pit with asbestos roof.

3. Lean to

27.43m x 9.14m. Lean to with 48 cubicles and slurry channel.

4. Cubicle Shed

18.28m x 9.14m. Fitted with 31 cubicles. No slurry provision.

5. Slurry Pit

6. Dutch Barn

18.28m x 9.14m. Fitted with 32 cubicles and slurry storage.

7. Silage Pit

27.43m x 9.14m. Silage pit with asbestos roof.

8. Workshop / Storage

27.43m x 9.14m. Workshop/ storage shed with fibre cement roof and feed passageway.

9. Cubicle Shed

27.43m x 11.58m. Fitted with 20 cubicles and feed passageway and slurry pit.

10. Machinery Shed.

27.43m x 9.14m. Machinery shed with earth floor and tin roof.

11. Stone Barn

Traditional single storey stone barn with slate roof.

12. Outdoor Handling System and Loading Bay

13. Double Storey Traditional Range

Stone range used as a workshop and storage space with a part slate and part box profile roof. Previously benefitting from planning permission for the conversion to residential accommodation.

14. Single storey barn

Single storey barn with asbestos roof used for loose housing.

15. Lean To

Lean to barn on the side of the house with box profile roof.

16. Single Storey Barn

Single storey barn fitted with 20 calf pens and asbestos roof.

The Land

Lot 1

The land in Lot 1 extends to approximately 13.19 Hectares (32.6 Acres) and lies within one block surrounding the farm steading. The land is accessed through the farm steading and directly from the roadside.

The land is classed as Grade 3 under the Local MAFF Land Classification System. The land benefits from a mains water supply and lies at a height of 110m to 124m above Ordnance Datum. The land is currently down to permanent pasture.

Lot 2

The land extends to approximately 35.74 Hectares (88.31 acres) and lies within a ring fenced block across from the main farm steading, accessible directly from the public highway and then from field to field.

The land is classed as Grade 3 under the Local MAFF Land Classification System. The land benefits from a natural water supply and lies at a height of 129m to 162m above Ordnance Datum.

Lot 3

The land extends to approximately 46.55 hectares (115.03 acres) and lies within a ring fenced block opposite the farm steading and is accessible directly from the public highway and then from internal tracks or from field to field.

The land is classed as Grade 3 under the Local MAFF Land Classification System. The land benefits from a natural water supply and lies at a height of 123m to 147m above Ordnance Datum.

Please note access to Lot 4 is obtained through this Lot. If Lot 4 is sold separately a right of access will be granted to the purchaser through the Lot.

Lot 4

The land extends to approximately 47.48 hectares (117.32 acres) with access from internal tracks through Lot 3.

The property comprises of recently planted woodland areas which are subject to a woodland creation grant in addition there are two ponds which could hold potential for future development subject to obtaining the relevant consents.

Environmental Schemes

The land is not currently entered into any Countryside Stewardship Agreements. The land in Lot 4 is entered into a Woodland Creation Grant which commenced in 2009. Further details are available from Edwin Thompson.

Basic Payment Scheme

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 Payment Scheme Entitlements are included within the sale and will be transferred to the successful purchaser on completion, subject to a charge of £250 + VAT per transfer.

Clawback

The property is sold subject to a clawback which in the event of planning approval being obtained for any non-agricultural development on the holding will result in a payment being made to the current owners based on 50% of the uplift in value. This will run for a period of 20 years from completion.

Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel 01228 548385 – Matthew Bell / Charlotte Clayton

Method of Sale

The property is offered for sale by Private Treaty as a whole or in four separate lots. Offers should be submitted to Edwin Thompson, FIFTEEN, Montgomery Way, Carlisle, Cumbria, CA1 2RW. A closing date for offers may be fixed. However, the seller reserves the right to change the closing date, change the method of sale or sell the property without any prior notification. Therefore, 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 single phase electricity, water and septic tank drainage. 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.

Further details are available from Edwin Thompson as to the split of services which will be undertaken if the property is sold in Lots.

Tenure and Possession

The property is held freehold and offered for sale with vacant possession.

Fixtures and Fittings

Fitted carpets, and fireplaces where present in the dwelling, are included within the sale.

Ingoing's

The crop in store within Lot 1 will be to take over at valuation on the date of completion. The valuation will be undertaken by Edwin Thompson whose decision is final.

Sporting and Mineral Rights

The sporting rights are included in the sale in so far as they are owned. The mineral rights are held by a third party and therefore are excluded.

Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private and existing or proposed wayleaves, easements, restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to have satisfied himself or herself on such matters.

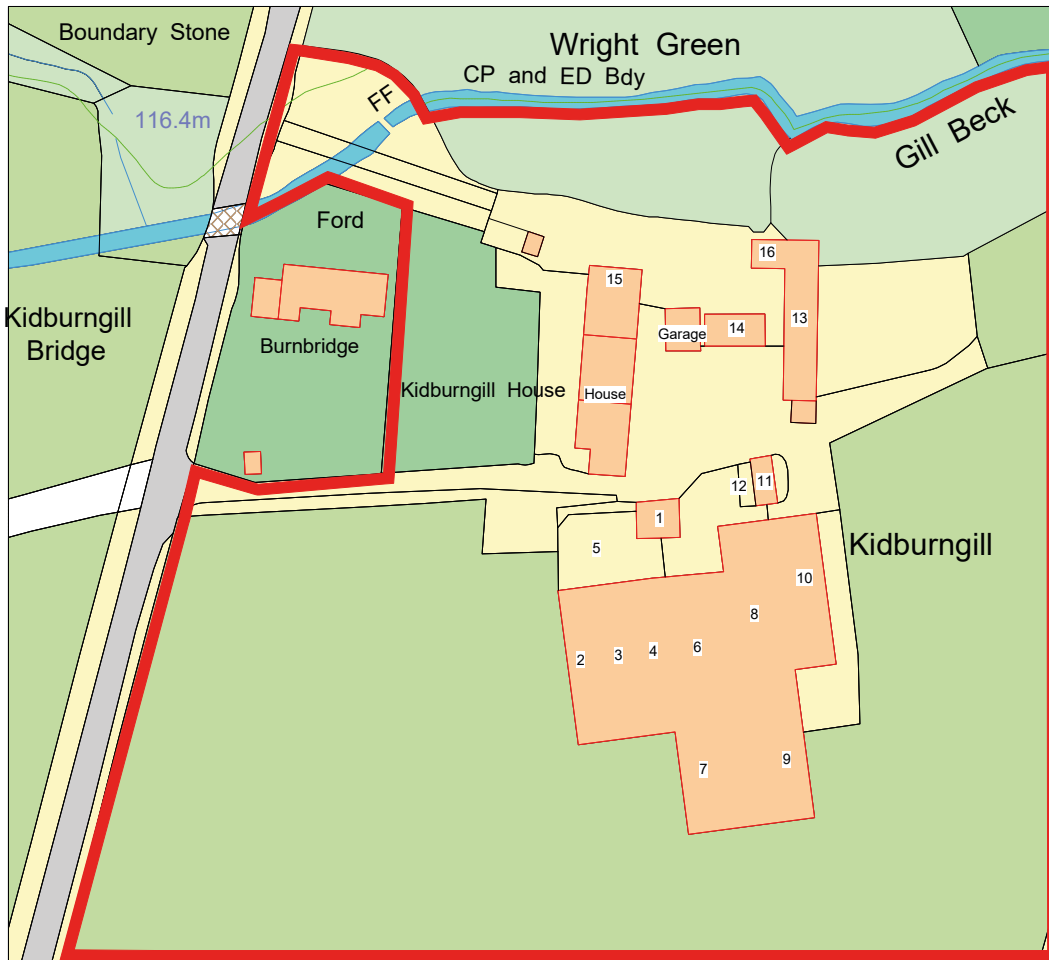
An adjoining property shares the Septic Tank with Lot 1 and this arrangement will continue. Further details are available upon request.

Money Laundering Regulations

The successful purchaser(s) should be aware that they will be required to provide us with documents in relation to Money Laundering Regulations. Further details are available upon request.

Further Information

Further information can be obtained from Matthew Bell or Charlotte Clayton, Edwin Thompson LLP, FIFTEEN, Montgomery Way, Rosehill, Carlisle, CA1 2RW. Tel: 01228 548385. m.bell@edwin-thompson.co.uk c.clayton@edwin-thompson.co.uk





Lot 4



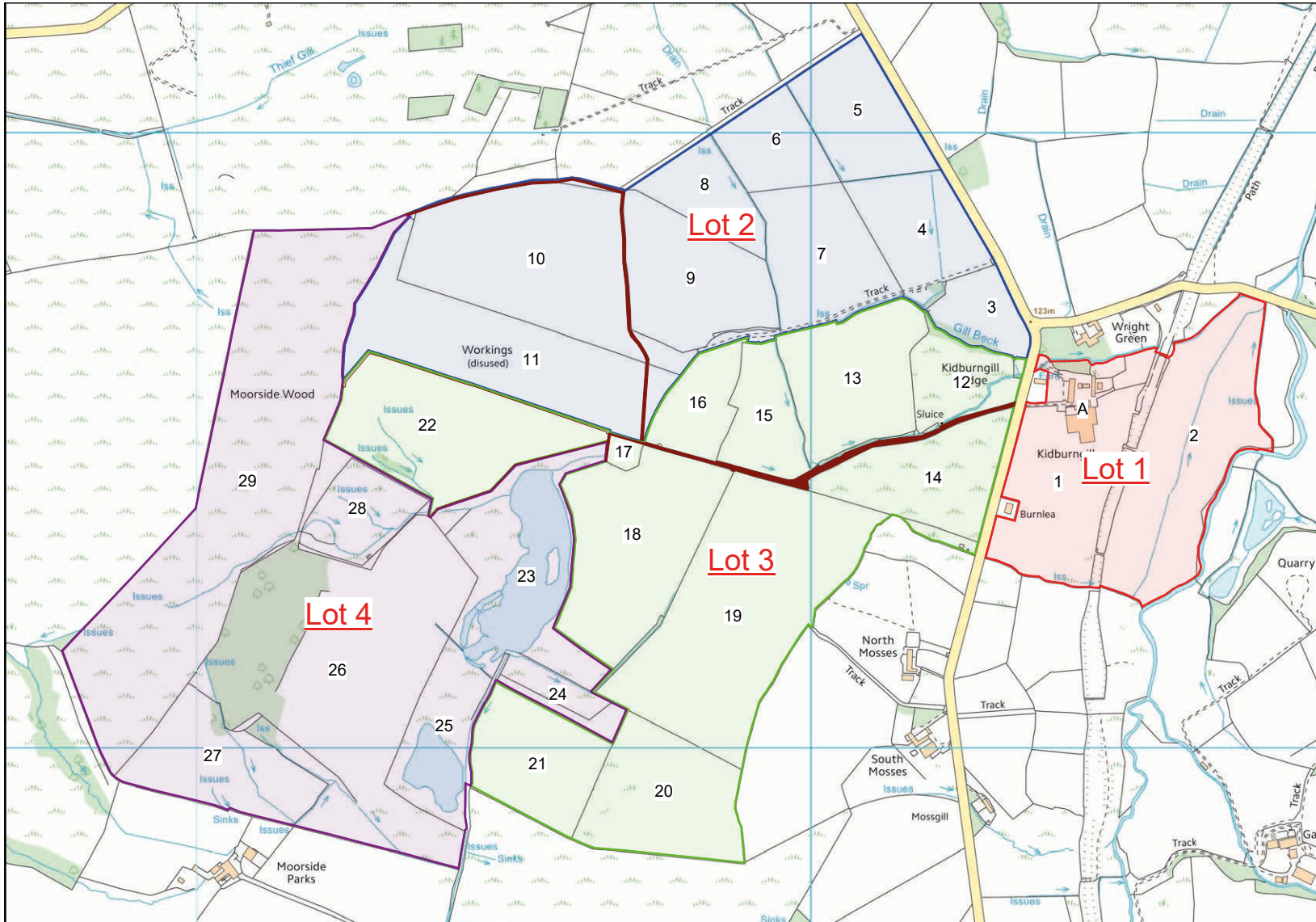
Lot 3



Lot 3



Lot 4



Schedule of Areas Kidburngill Farm					
Lot	Field Number	OS Grid Reference	Field Number	Hectares	Acres
1	1	NY 0621	4142	5.94	14.68
	2	NY 0621	6350	7.25	17.91
	Steeding			0.92	2.27
	TOTAL			14.11	34.87
2	3	NY 0621	2973	1.59	3.93
	4	NY 0621	2084	3.15	7.78
	5	NY 0622	0705	3.30	8.15
	6	NY 0521	9498	2.18	5.39
	7	NY 0621	0282	3.96	9.79
	8	NY 0521	8488	1.98	4.89
	9	NY 0521	8176	4.63	11.44
	10	NY 0521	5478	8.09	19.99
	11	NY 0521	4764	6.86	16.95
	TOTAL			35.74	88.31
	3	12	NY 0621	2560	2.11
13		NY 0621	0959	4.47	11.05
14		NY 0621	1943	4.32	10.67
15		NY 0521	9254	2.25	5.56
16		NY 0521	8157	1.90	4.69
17		NY 0521	6948	0.31	0.77
18		NY 0521	7129	6.37	15.74
19		NY 0521	8823	10.53	26.02
20		NY 0520	7791	4.63	11.44
21		NY 0520	5998	3.61	8.92
TOTAL			46.55	115.03	
4	23	NY 0521	5325	6.04	14.92
	24	NY 0521	5908	1.19	2.94
	25	NY 0521	3900	2.94	7.26
	26	NY 0521	1914	14.68	36.27
	27	NY 0520	0596	2.53	6.25
	28	NY 0521	2538	3.91	9.66
	29	NY 0521	0338	16.19	40.01
TOTAL			47.48	117.32	

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

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Regulated by RICS



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5. Photographs were taken in March 2021 and these particulars were prepared in July 2021