

FOR SALE
BRECONSIDE FARM
HALLBANKGATE, BRAMPTON, CA8 2NE

Edwin
Thompson



A Traditional Stock Farm Comprising of a Two Bedroomed Farmhouse, Traditional Farm Buildings and Agricultural Land Extending to 38.72 Hectares (95.67 Acres).

Ref: G1164



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BRECONSIDE FARM

Hallbankgate, Brampton, CA8 2NE

Carlisle: 12.7 Miles Longtown: 14.3 Miles Brampton: 2.7 Miles Penrith: 23.8 Miles

An Exciting Opportunity to Purchase a Productive Stock Farm in a Rural Location Comprising of a Two Bedroomed Farmhouse, Traditional Farm Buildings and Agricultural Land Extending to Approximately 38.72 Hectares (95.67 Acres).

Lot 1: Traditional Two Bedroomed Farmhouse, Traditional Buildings and Agricultural Land Extending to Approximately 1.57 Hectares (3.88 Acres)

Lot 2: Agricultural Land Extending to Approximately 10.92 Hectares (26.98 Acres)

Lot 3: Agricultural Land Extending to Approximately 5.02 Hectares (12.40 Acres)

Lot 4: Agricultural Land Extending to Approximately 12.82 Hectares (31.68 Acres)

Lot 5: Agricultural Land Extending to Approximately 8.39 Hectares (20.73 Acres)

For Sale as a Whole or in Five 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

Breconside Farm is situated within a desirable rural setting, located 2.7 miles south east of the town of Brampton, and within close proximity to the city of Carlisle. 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 M6 and to the town of Brampton which benefits from a wide range of local amenities. The city of Carlisle is just 12.7 miles away which is the main shopping location and administrative hub for Cumbria and the Scottish Borders.

Description

Description

The sale of Breconside Farm provides a unique opportunity to purchase a productive stock farm with a traditional two bedroomed house and traditional farm buildings and approximately 38.72 Hectares (95.67 acres) of good quality agricultural land which is most suited to grazing and mowing purposes.

Location

Breconside Farm is situated within a convenient rural location just off the A69 and in close proximity to the M6 which is the main transport route to Scotland and the South.

The property is located just 2.7 miles from the town of Brampton 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 A69 and M6.

The City of Carlisle which is the main administrative hub for the north-west and Scottish Borders, offers a range of amenities and lies 12.7 miles to the west of the property.

Directions

From Junction 43, take the exit on to the A69 towards Brampton. After approximately 6.4 miles take the third exit at the roundabout right-hand turn towards Hexham. Follow the road for 3.2 miles before taking the right hand turn towards Kirkhouse after 0.7 miles the access track down to Lot 1 will be on your right hand side alongside Lots 1-4 with Lot 5 being on the left hand side.

Lot 1

Breconside Farmhouse

Breconside Farmhouse is a traditional two bedroomed house of stone construction with mostly double glazed windows. The property is spacious and is situated in an attractive rural location. The property briefly comprises:

Ground Floor

- **Bathroom**
With WC & Shower.
- **Kitchen: 4.24m x 3.40m**
With fitted wall and base units.
- **Living/ Dining Room: 5.05m x 4.65m**
With gas log burner and understairs cupboard.
- **Living Room: 4.65m x 4.02m**
With open fireplace.
- **Porch**
Housing the oil boiler.

First Floor

- **Bedroom 1: 4.65m x 4.02m**
Spacious double bedroom with fitted cupboards.
- **Bedroom 2: 5.05m x 4.65m**
Double bedroom with fitted cupboard.

The property benefits from mains electricity, water, drainage to a septic tank with a gas log burner and oil central heating.

Outside

The property has a large parking area to the front of the house. The property also has an external staircase leading to a first-floor storeroom above the kitchen.

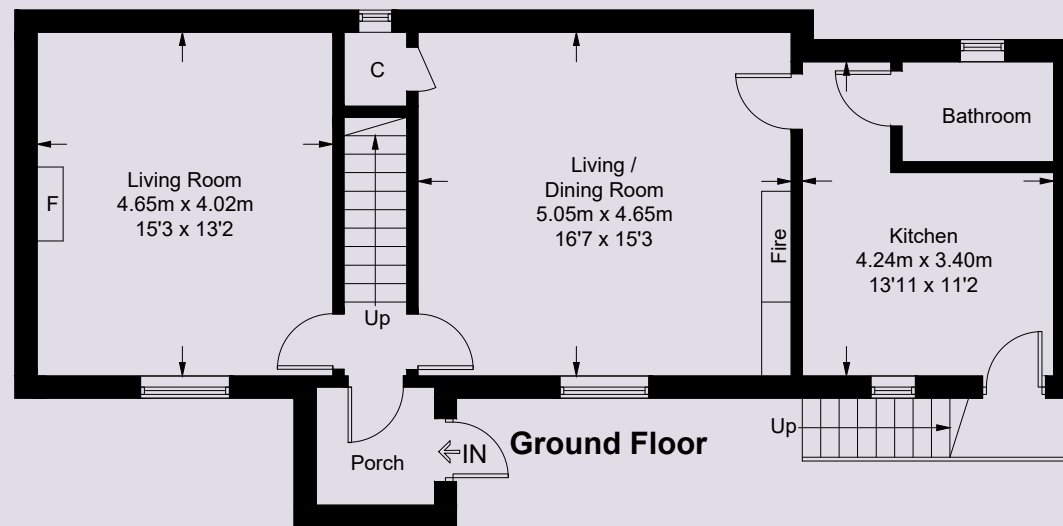
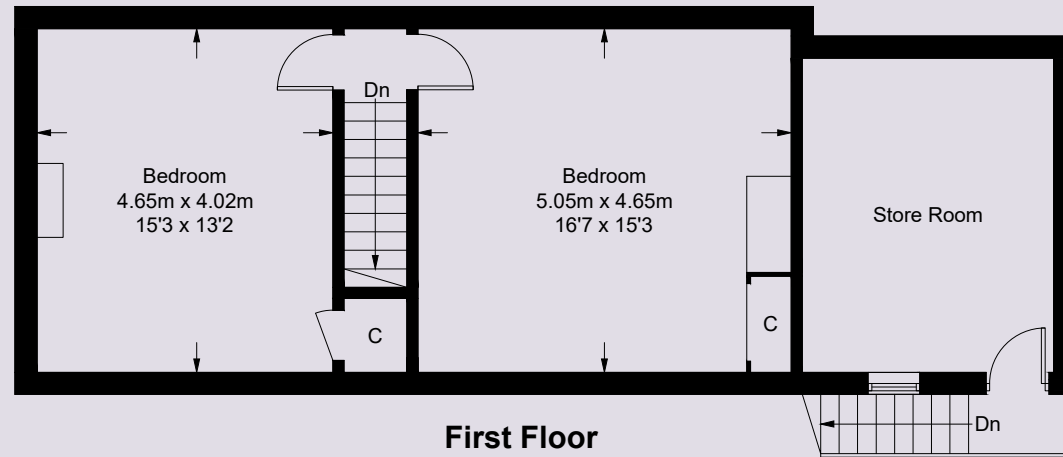
Energy Performance Certificate

Breconside Farmhouse's Efficiency Rating is F- 27. The EPC documents are available from the selling agents on request.



Breconside, CA8 2NE

Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft



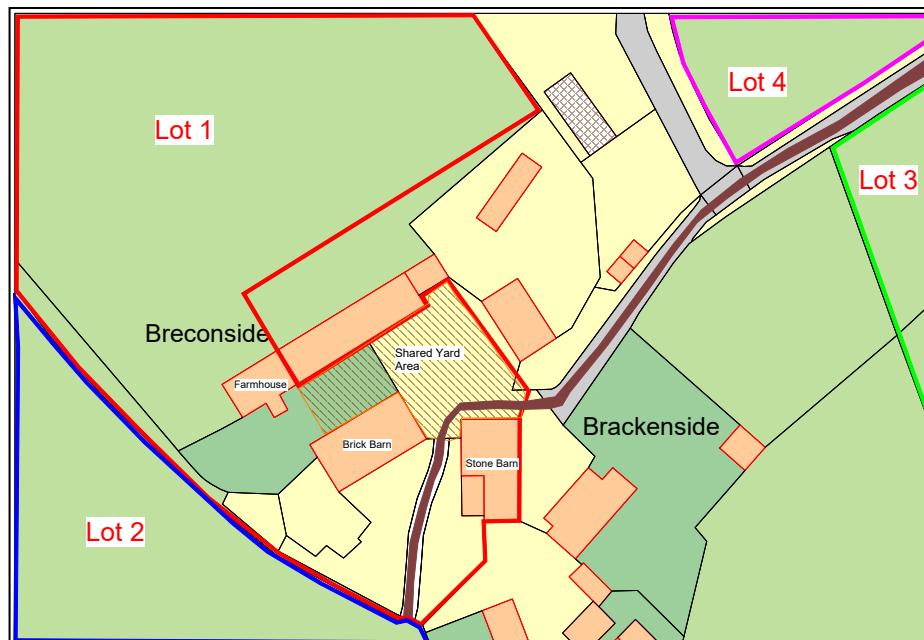
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
FloorplansUsketch.com © 2021 (ID747952)



Lot 1
Farm Buildings
The buildings comprise of both modern and traditional agricultural buildings and are all situated close to the main farmhouse.

1. Brick Barn
Brick Barn with Fibre Cement roof and Traditional Wooden doors currently used for General Storage.

2. Stone Barn
Traditional Stone Barn with slate roof and additional lean to.



The Land

Lot 1

The land extends to approximately 1.57 hectares (3.88 acres) and lies within one block to the north of the farm steading. The land is accessed through the farm steading 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 138m to 144m above Ordnance Datum.

Lot 2

The land extends to approximately 10.92 hectares (26.98 acres) with access granted by a right of way down the shared access track and through the farm steading.

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 138m to 145m above Ordnance Datum.

Lot 3

The land extends to approximately 5.02 hectares (12.40 acres) with access directly off the shared access track at multiple points and from field to field.

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 158m to 170m above Ordnance Datum.

Lot 4

The land extends to approximately 12.82 hectares (31.68 acres) with access directly off the public highway and the shared access track 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 149m to 179m above Ordnance Datum.

Lot 5

The land extends to approximately 8.39 hectares (20.73 acres) with access directly off the public highway.

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 149m to 156m above Ordnance Datum.

Environmental Schemes

The land is not currently entered into any Countryside Stewardship Agreements.

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.

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 five 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. The Septic Tank is sold as seen.

Tenure and Possession

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

Fixtures and Fittings

Fitted carpets, and log burners where present in the dwellings, are included within the sale.

Sporting and Mineral Rights

The sporting and mineral rights are included in the sale in so far as they are owned.

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.

Access to the property is obtained from down a shared use track with the right of way included in the sale.

The vendor retains the right to access retained land through Lot 2 as illustrated on the sale plan.

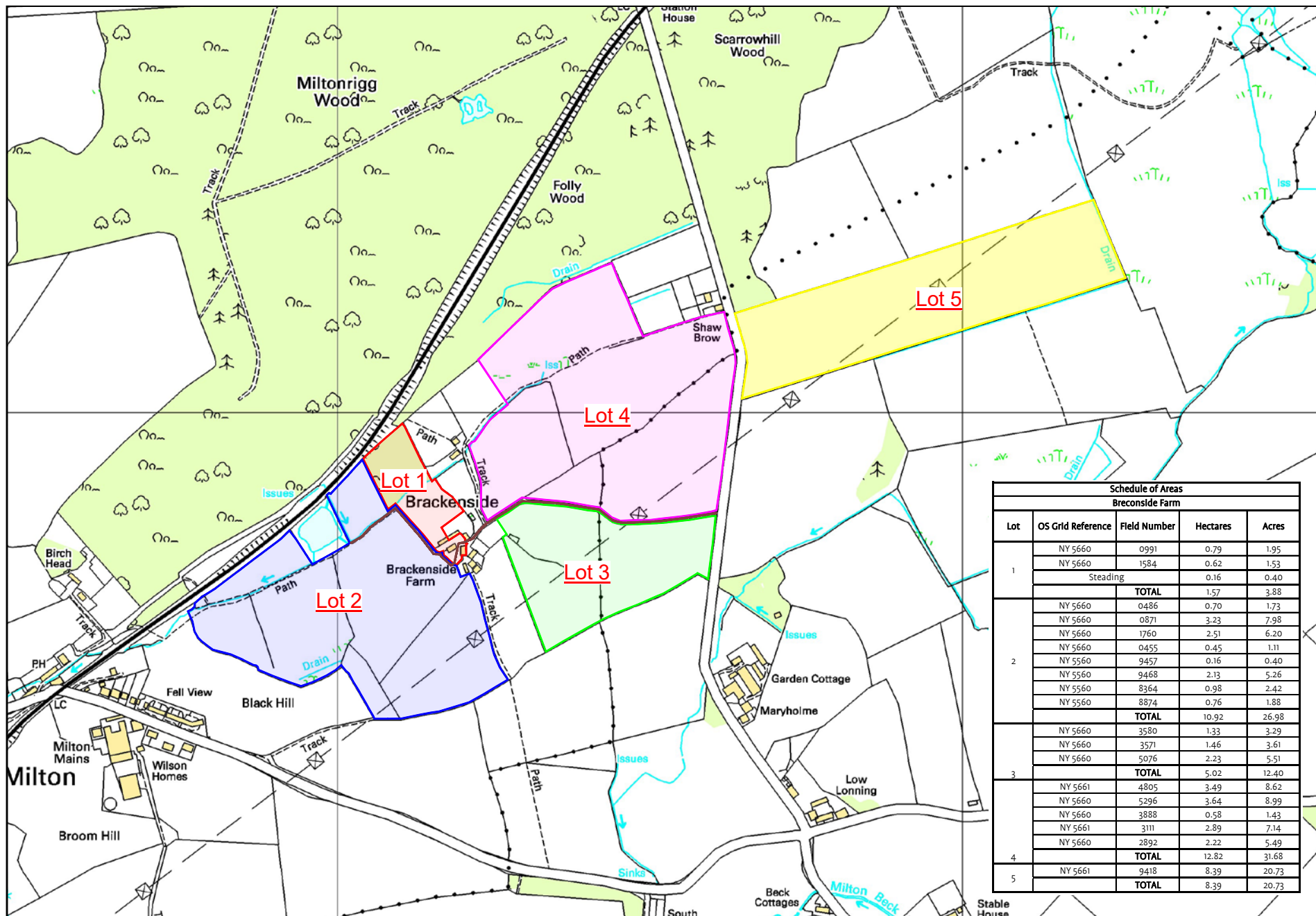
Money Laundering Regulations

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.

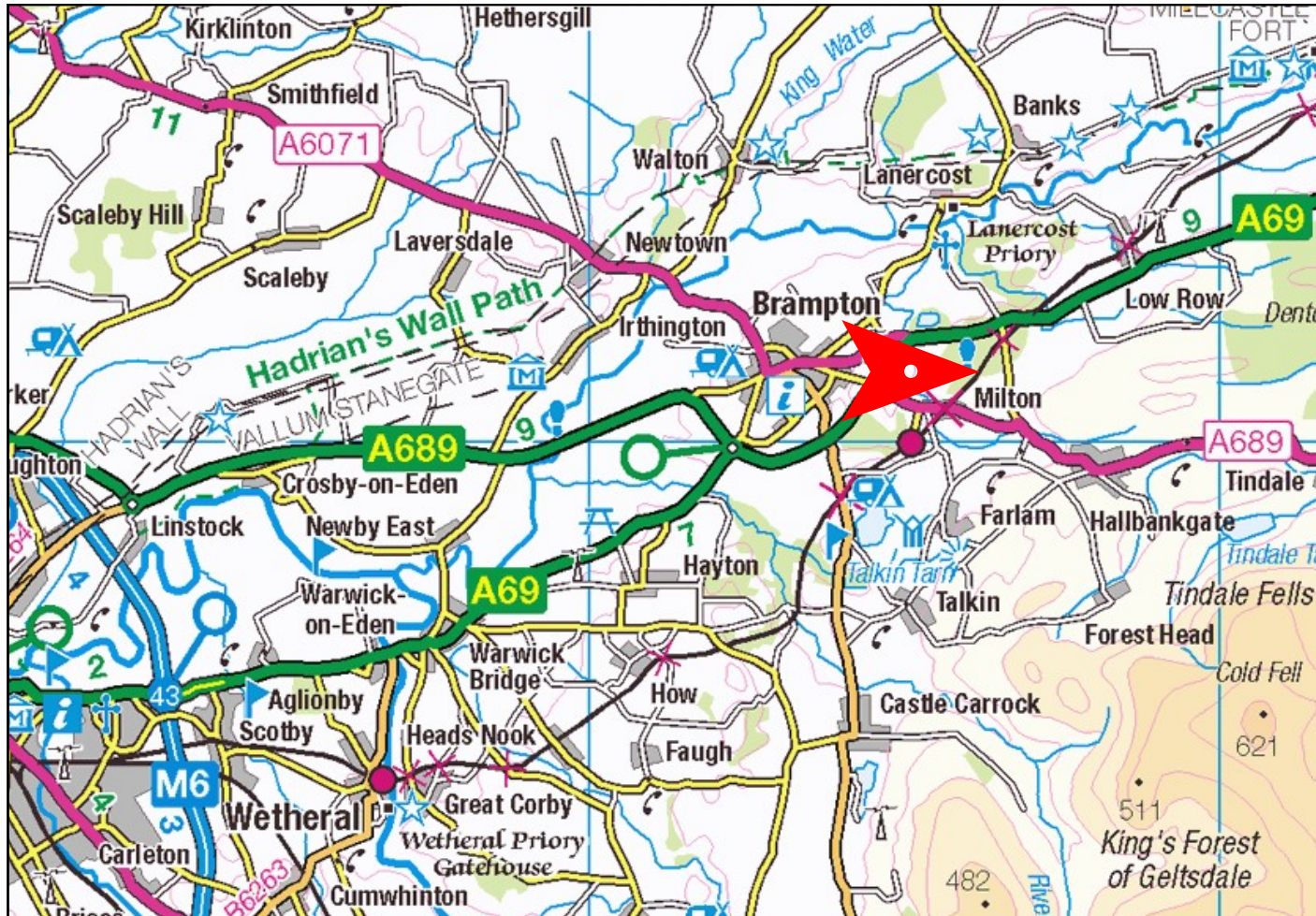
Further Information

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









IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this 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. Photographs were taken in March 2021 and these particulars were prepared in April 2021.