



**H&H**  
Land &  
Estates

**Greenclose Farm, Penruddock, Penrith CA11 0RY**

Sales | Lettings | Valuers

[hhlandestates.co.uk](http://hhlandestates.co.uk)

## Greenclose Farm Penruddock, Penrith CA11 0RY

An excellent stock farm extending in total to 504.36 acres (204.11ha) located within the Lake District National Park with excellent transport links to the M6 and A66

A traditional stone-built Grade II Listed four-bedroom farmhouse together with a range of adjoining traditional stone outbuilding which could be utilised for extension of the living accommodation if desired, subject to relevant planning consents. There are further stone built and more modern outbuilding providing extensive crop storage and livestock housing.

The majority of the land lies in close proximity to the main steading and is excellent mowing/grazing and cropping land in good heart with well-maintained boundaries.

Lot 1 consists the farmhouse, steading and 154.39 acres (62.48ha).

Lot 2 consists of 109.66 acres (44.38ha).

Lot 3 consists of 48.85 acres (119.77ha).

Lot 4 consists of 8.20 acres (3.32ha) together with a stone barn which provides potential for residential development, subject to relevant consents

Lot 5 consists of 47.62 acres (19.27ha)

Lot 6 consists of 135.63 acres (54.89ha) of rough grazing land

Guide Price as a Whole: £3,190,000

### LOCATION

Greenclose Farm is located approximately 6 miles West of Penrith, Keswick is approximately 12 miles to the West.

### DIRECTIONS

From Junction 40 of the M6 head West on the A66 and continue for approximately 5 miles then turn left signposted Hutton, then take the first right and the entrance to the farm steading is on your left after 0.5 miles.

**LOT 1 – FARMHOUSE, STEADING AND 154.39 ACRES  
GUIDE PRICE: £1,500,000**

### RESIDENTIAL ACCOMMODATION

A Grade II Listed traditional stone built farmhouse which has a slate roof covering, windows are timber single glazed.

### GROUND FLOOR

#### DINING KITCHEN

3.95m x 3.75m. Fitted base and wall units, single drainer stainless steel sink unit, electric cooker point with extractor hood above, plumbing for automatic washing machine, windows to two elevations, built in cupboards, stairs to first floor.

#### LIVING ROOM

4.95m x 6.00m. Stone fireplace, window to front elevation, night storage heater, built in cupboard, ceiling and wall light fittings, exposed beams, door to front porch.

#### UTILITY ROOM

3.35m x 2.60m. Built in cupboards, space for fridge freezer and drier, window to front elevation.

#### INNER HALL

Door to rear hard, stairs to first floor.

#### SITTING ROOM

Sandstone fireplace with multifuel stove, built in cupboard, understairs cupboard, windows to front and rear elevations, exposed beams.

### FIRST FLOOR

#### BEDROOM 1

3.15m x 3.95m. Double bedroom with window to front elevation, ceiling light fitting,





### BATHROOM

Jack and Jill bathroom with door to Bedroom 1 and rear landing. Bath, shower cubicle with Vista shower, wash hand basin, ceiling light fitting, window to rear elevation, airing cupboard with hot water cylinder.

### BEDROOM 2

3.65m x 4.65m. Double bedroom with window to front elevation, ceiling light fitting.

### BEDROOM 3

5.00m x 4.40m. Double bedroom with window to front elevation, ceiling light fitting.

### WC

WC, window to side elevation.

### BEDROOM 4

3.20m x 3.85m max. Double bedroom with window to rear elevation, ceiling light fitting.

### REAR LANDING

Stairs leading down to the Kitchen.

### OUTSIDE

To the front of the house garden laid to lawn with mature trees.

To the rear is an extensive concrete yard offering ample parking.

### SERVICES

The property benefits from mains water and electricity. Drainage is to a septic tank. Please note no formal investigation has been carried out as to the operation of the septic tank, this may not meet the current General Binding Rules 2020 and the property is being sold on this basis

### EPC

Greenclose Farmhouse has a rating of G.

### COUNCIL TAX

Greenclose is scheduled in Band D payable to Eden District Council.

### OUTBUILDINGS

There is an extensive range of traditional stone outbuildings with electric lighting providing the following:

### FEED STORE

5.40m x 5.95m. Stone built with slate roof covering, lofted above.

### STONE BARN

13.60m x 5.95m. Stone built with slate roof covering, cobbled floor.

### LEAN-TO

3.10m x 4.10m. Corrugated iron roof covering, concrete floor.

### DOG SHED

4.80m x 8.20m. Stone built with slate roof covering, which is felted internally.

### LOOSE BOX

5.65m x 4.25m. Stone built with slate roof covering, concrete floor.

### FORMER BYRE

5.25m x 4.20m. Stone built with asbestos cement roof covering, concrete floor.

### FORMER BYRE

12.68m x 6.35m. Stone built with slate roof covering, felted internally, concrete floor.

### WORKSHOP

4.35m x 3.25m. Stone built with corrugated iron roof covering, concrete floor, metal door.

### STORE

6.5m x 3.25m. Stone built with corrugated iron roof covering, metal door to front, rear access to the Dutch Barn.



Within the yard is a storage container which is included in the sale.

Two cake towers with a capacity of approximately 10 tonne each.

The more modern outbuilding comprise of:

#### **DUTCH BARN**

6.65m x 25.85. Timber frame with corrugated iron roof covering and cladding, hardcore floor.

#### **FORMER DAIRY**

3.60m x 4.35m. Rendered block walls with asbetsos cement roof covering, concrete floor, mains water.

#### **BYRE**

28.20m x 7.90m. Rendered block walls with profile steel roof, concrete floor, mains water.

#### **SHEEP PENS**

With footbath and dipper.

#### **SHEEP SHED**

22.85m x 14.50m. Steel portal frame with fibre cement roof covering, profile steel cladding, concrete floor, mains water.

#### **CATTLE SHED**

An extensive timber frame shed with corrugated iron and blockwork internal partition walls and mains water providing the following:

**LOOSE HOUSING** 14.05m x 7.20m. With feed barrier.

**CALVING BOX** 4.70m x 7.20m.

**CALVING BOX** 4.60m x 7.20m.

**CUBICLE BEDS & SCRAPER PASSAGE** 4.90m x 7.20m.

**CUBICLE BEDS & SCRAPER PASSAGE** 4.60m x 7.20m.

**CUBICLE BEDS & SCRAPER PASSAGE** 4.30m x 7.20m.

#### **CROP STORE**

8.95m x 18.50m. Steel portal frame with fibre cement roof covering, hardcore floor.

#### **THE LAND – LOT 1**

The land within Lot 1 extends to 153.99 acres (62.32ha) of excellent quality grazing/mowing land and is shown edged red on the attached plan.

Within field No. 11 is a stone field barn with recently renewed slate roof covering measuring 3.50m x 3.02m.

#### **LOT 2 – 109.66 ACRES**

**GUIDE PRICE: £750,000**

The land within Lot 2 extends to 109.66 acres (44.38ha) of excellent quality grazing/mowing land and is shown edged dark blue on the attached plan.

#### **LOT 3 – 48.85 ACRES**

**GUIDE PRICE: £275,000**

The land within Lot 3 extends to 48.85 acres (19.77ha) of good quality grazing/mowing land and is shown edged green on the attached plan.

The land is located next to Grove Foot Farm, there is a right of way over the access track to Grove Foot Farm to the gateway into the land.

The land benefits from a natural spring supply to a trough located in field No. 48.

#### **LOT 4 – BARN WITH POTENTIAL FOR RESIDENTIAL CONVERSION AND 8.20 ACRES**

**GUIDE PRICE: £ 165,000**

Lot 4 is edged yellow on the attached plan and extends in total to 8.20 acres (3.32ha) of good quality grazing land.

The existing stone barn with slate roof covering has the potential for residential conversion, subject to relevant planning consents and currently provides the following:



The building measures 22.5m x 3.6m.

**LOT 5 – 47.62 ACRES**  
**GUIDE PRICE: £160,000**

The land within Lot 5 extends to 47.62 acres (19.27ha) of good quality grazing land and is shown edged light blue on the attached plan. The land benefits from mains water.

**LOT 6 – 135.63 ACRES**  
**GUIDE PRICE: £340,000**

The land within Lot 6 extends to 135.63 acres (54.89ha) of allotment grazing land, benefitting from natural water supply, shown edged purple on the attached plan.

Directions to this land from the farm steading are turn left out the farm entrance, at the T junction turn left and follow this road to the T junction at Matterdale End and turn right onto the A5091, then turn left when signposted High Row/Dowthwaite Head, the land is on the right hand side after approximately 1 mile.

**ENTITLEMENTS**

All of the land is registered for Basic Payment purposes. The entitlements are included in the sale and will be transferred to the successful Buyer(s). The cost of transferring these entitlements will be £250 + VAT, payable by the Buyer(s).

It is a requirement of the sale that the buyer must indemnify the Seller against any loss due to breach of cross compliance during an inspection of the land.

If the property is sold in Lots to entitlements are apportioned as below:

Lot 1: 57.59 SDA  
Lot 2: 43.76 SDA  
Lot 3: 19.76 SDA  
Lot 4: 3.18 SDA  
Lot 5: 19.27 SDA  
Lot 6: 54.62 Moorland

N.B. Prospective Buyer(s) of Lot 4 should be aware that the minimum claim area under the Basic Payment Scheme is 5ha.

The Seller will retain the 2021 payment in full.

**STINTS ON WATERMILLOCK COMMON**

The Seller wishes to offer as part of the farm the right to graze 13 stints on Watermillock Common (Cumbria) CL0001, each stint carrying one cow, ½ horse or mare or 4 ewes and lambs or 6 geld geld sheep.

This will be done at the Seller discretion and we would ask that Buyer(s) indicate their preference when making an offer

**NVZ**

The land is not located within a Nitrate Vulnerable Zone.

**TENURE**

The property is offered for sale Freehold with Vacant Possession being given on completion.

**SPORTING & MINERAL RIGHTS**

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

**BURDENS**

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, 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 constituted in the title deeds or referred to in these particulars. The Purchasers will be held to have satisfied themselves as to the nature of such burdens.

**VIEWINGS**

All viewings are strictly by appointment through H&H Land and Property. Tel 01228 406274.





## METHOD OF SALE

The property is to be offered for sale as a whole or in Six Lots by Private Treaty. The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

## MONEY LAUNDERING REGULATIONS

All Prospective Buyers should be aware in order to be in a position to bid at the auction we must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017). All parties considering bidding must call into our office in the concourse and provide photographic ID, i.e. passport/driving licence and proof of address i.e. council tax/utility bill for copying.

## IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND & ESTATES Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **April 2021**

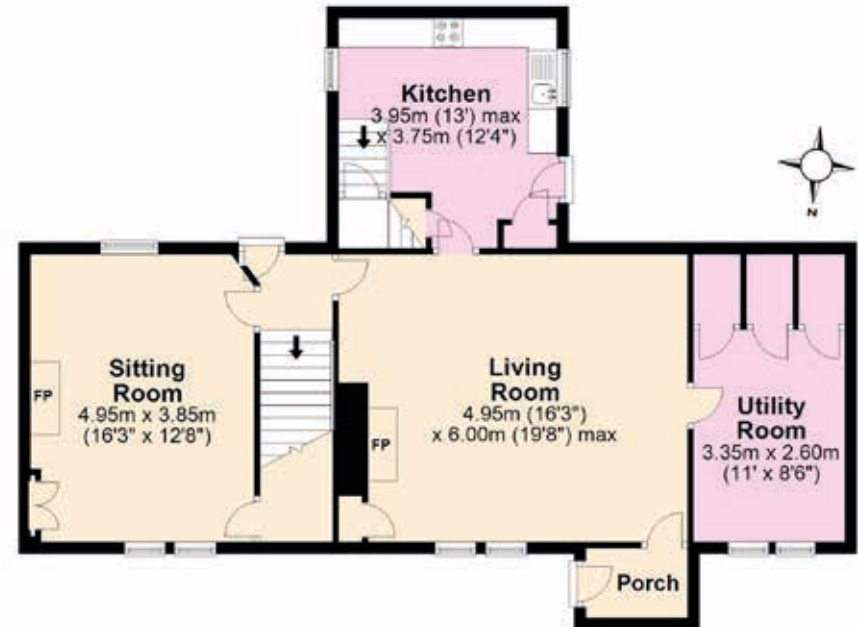




## FLOOR PLAN

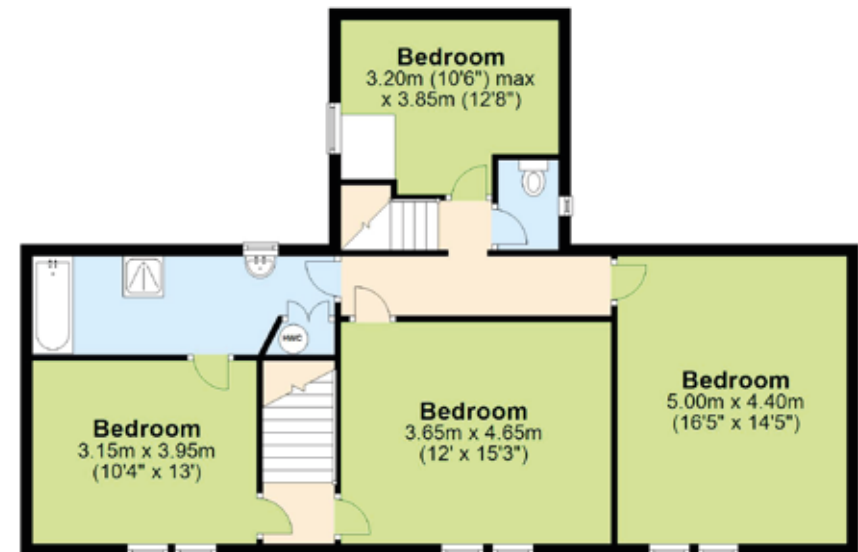
### Ground Floor

Approx. 86.0 sq. metres (925.4 sq. feet)



### First Floor

Approx. 88.2 sq. metres (949.2 sq. feet)



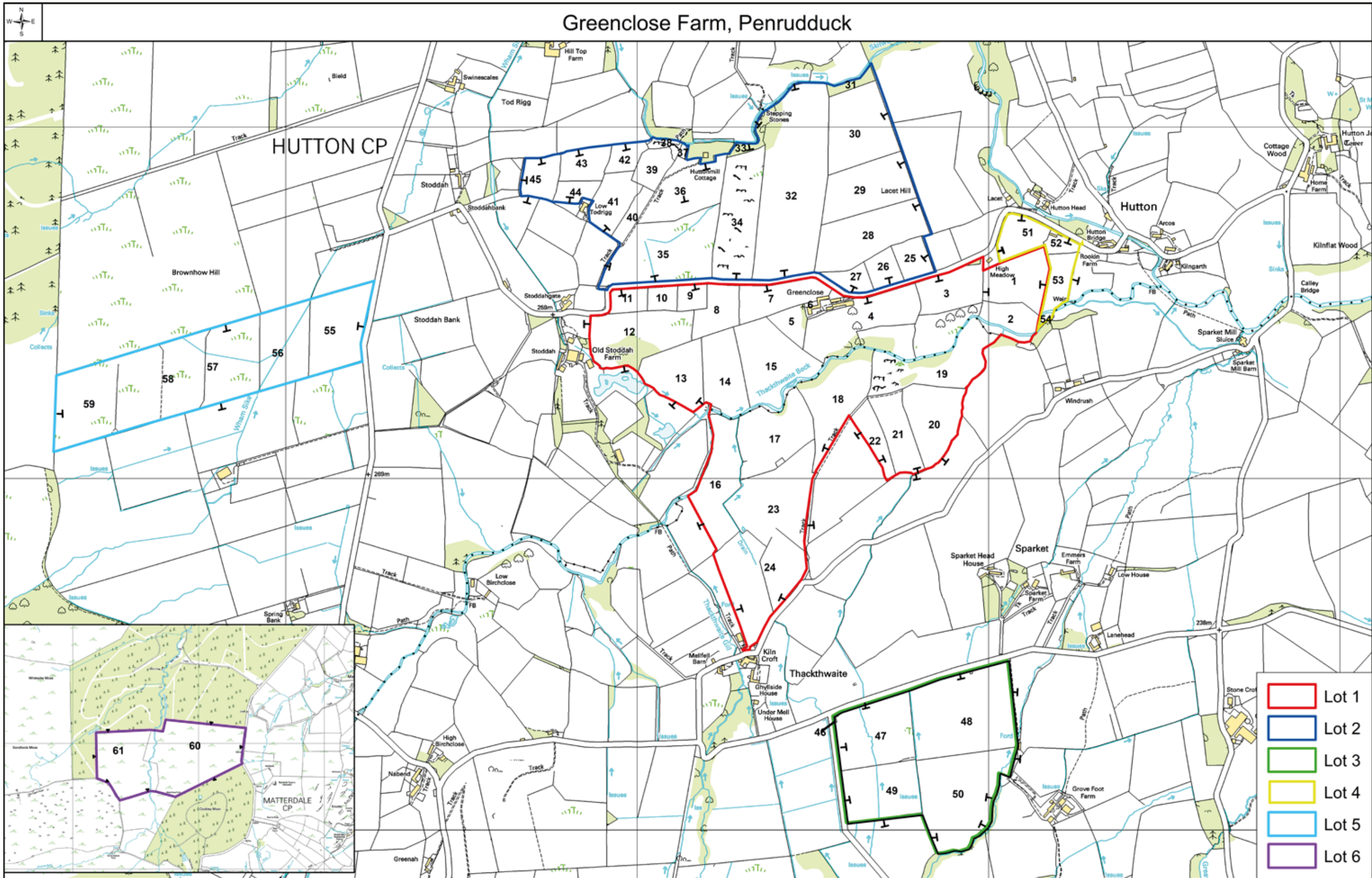




01228 406260 | [hhlandestates.co.uk](http://hhlandestates.co.uk)







LOT 1 – RED

| No | Field Reference | Ha    | Acres  |
|----|-----------------|-------|--------|
| 1  | NY4326 0856     | 2.42  | 5.98   |
| 2  | NY4326 0745     | 1.50  | 3.71   |
| 3  | NY4226 9055     | 2.12  | 5.24   |
| 4  | NY4226 6344     | 6.52  | 16.11  |
| 5  | NY4226 4444     | 0.80  | 1.98   |
| 6  | NY4226 4949     | 0.05  | 0.12   |
| 7  | NY4226 4352     | 2.15  | 5.31   |
| 8  | NY4226 2247     | 1.55  | 3.83   |
| 9  | NY4226 1652     | 0.62  | 1.53   |
| 10 | NY4226 0751     | 0.59  | 1.46   |
| 11 | NY4216 9551     | 0.72  | 1.78   |
| 12 | NY4216 9940     | 3.83  | 9.46   |
| 13 | NY4226 1129     | 2.58  | 6.38   |
| 14 | NY4226 2429     | 2.57  | 6.35   |
| 15 | NY4226 3932     | 4.05  | 10.01  |
| 16 | NY4225 2399     | 3.30  | 8.15   |
| 17 | NY4226 3912     | 3.53  | 8.72   |
| 18 | NY4226 5622     | 3.72  | 9.19   |
| 19 | NY4226 8731     | 3.74  | 9.24   |
| 20 | NY4226 8516     | 2.96  | 7.31   |
| 21 | NY4226 7313     | 1.98  | 4.89   |
| 22 | NY4226 6710     | 1.11  | 2.74   |
| 23 | NY4225 3993     | 4.68  | 11.56  |
| 24 | NY4225 3471     | 5.23  | 12.92  |
|    | Steading etc    | 0.16  | 0.40   |
|    | TOTAL           | 62.48 | 154.39 |

LOT 2 – DARK BLUE

| No | Field Reference | Ha    | Acres  |
|----|-----------------|-------|--------|
| 25 | NY4226 7962     | 0.98  | 2.42   |
| 26 | NY4226 7059     | 0.88  | 2.17   |
| 27 | NY4226 6156     | 0.83  | 2.05   |
| 28 | NY4226 6769     | 3.92  | 9.69   |
| 29 | NY4226 6583     | 3.39  | 8.38   |
| 30 | NY4226 6499     | 3.80  | 9.39   |
| 31 | NY4227 6112     | 0.41  | 1.01   |
| 32 | NY4226 4585     | 9.59  | 23.70  |
| 33 | NY4226 3495     | 0.51  | 1.26   |
| 34 | NY4226 2967     | 4.16  | 10.28  |
| 35 | NY4226 0765     | 5.15  | 12.73  |
| 36 | NY4226 1484     | 3.04  | 7.51   |
| 37 | NY4226 1393     | 0.07  | 0.17   |
| 38 | NY4226 0795     | 0.30  | 0.74   |
| 39 | NY4226 0589     | 0.96  | 2.37   |
| 40 | NY4126 9875     | 0.67  | 1.66   |
| 41 | NY4126 9380     | 1.70  | 4.20   |
| 42 | NY4126 9762     | 0.78  | 1.93   |
| 43 | NY4126 8589     | 1.27  | 3.14   |
| 44 | NY4126 8281     | 0.69  | 1.70   |
| 45 | NY4126 7185     | 1.28  | 3.16   |
|    | TOTAL           | 44.38 | 109.66 |

LOT 3 – GREEN

| No | Field Reference | Ha    | Acres |
|----|-----------------|-------|-------|
| 46 | NY4225 5631     | 0.03  | 0.07  |
| 47 | NY4225 6726     | 4.13  | 10.21 |
| 48 | NY4225 9424     | 6.79  | 16.78 |
| 49 | NY4225 6911     | 3.32  | 8.20  |
| 50 | NY4225 9008     | 5.50  | 13.59 |
|    | TOTAL           | 19.77 | 48.85 |

LOT 4 – YELLOW

| No | Field Reference | Ha   | Acres |
|----|-----------------|------|-------|
| 51 | NY4326 0868     | 1.56 | 3.85  |
| 52 | NY4326 2167     | 0.52 | 1.28  |
| 53 | NY4326 2056     | 1.16 | 2.87  |
| 54 | NY4326 1746     | 0.08 | 0.20  |
|    | TOTAL           | 3.32 | 8.20  |

LOT 5 – LIGHT BLUE

| No | Field Reference | Ha    | Acres |
|----|-----------------|-------|-------|
| 55 | NY4126 0841     | 3.62  | 8.95  |
| 56 | NY4026 9937     | 3.07  | 7.59  |
| 57 | NY4026 8533     | 3.37  | 8.33  |
| 58 | NY4026 6327     | 5.44  | 13.44 |
| 59 | NY4026 4220     | 3.77  | 9.32  |
|    | TOTAL           | 19.27 | 47.62 |

LOT 6 – PURPLE

| No | Field Reference | Ha    | Acres  |
|----|-----------------|-------|--------|
| 60 | NY3722 9588     | 33.72 | 83.32  |
| 61 | NY3722 4482     | 21.17 | 52.31  |
|    | TOTAL           | 54.89 | 135.63 |