



Grahams Onsett & Associated Land

Bailey, Newcastleton TD9 0TT

Lot 1 consists of a two bedroom detached house in need of modernisation together with traditional outbuildings which could be utilised for conversion to residential use, subject to the relevant consents and 49.45 acres (20.01ha) of land.

Lot 2 comprises of 33.43 acres (13.53ha) of grazing land.

Lot 3 comprises of 41.32 acres (16.72ha) of rough grazing land.

Lot 4 comprises of 12.78 acres (5.17ha) of good quality mowing/grazing land.



Location

The property is situated within England but has a Scottish postcode. Longtown lies 14.2 miles to the South West with Carlisle and the M6 being 16.5 miles to the South West. The Scottish village of Newcastleton is 6 miles to the North.

Directions

From Junction 44 of the M6 take the A7 North to Longtown. Within the town take the third exit on the right, Netherby Street, continue on this road through The Moat and turn right at The Bridge Inn, continue through Catlowdy. At the crossroads at Sleetbeck turn left and continue for 2.4 miles, the entrance to the track to Grahams Onsett is on your right hand side. The various lots of land are shown on the attached plan.

Lot 1 - Farmhouse, Steading and 49.45 acres (20.01ha) Guide Price: £430,000

A traditional stone built farmhouse with slate roof covering together with a range of traditional stone outbuildings and a more modern Dutch Barn. The traditional outbuildings could lend themselves to conversion to residential accommodation subject to the relevant planning consents.

The house is in need of modernization and renovation but benefits from uPVC double glazing.

The land is a mixture of grazing/mowing land and rough grazing land.

Residential Accommodation

Ground Floor

Porch

Tiled floor, ceiling light fitting, window to rear elevation.

Store

Concrete floor, window to side elevation, shelves.



Inner Hall

Vinyl floor covering, ceiling light fitting, electric fuses and meter.

Ground Floor Shower Room

WC, wash hand basin, shower cubicle with Mira shower, tiled floor, timber single glazed window to front elevation.

Dining Kitchen

Fitted base and wall units with single drainer stainless steel sink unit, oil fired Royal range, dishwasher and electric cooker, (n.b. none of these appliances have been tested). Window to front elevation, fluorescent strip light, loft access hatch, built in cupboard, night storage heater. The kitchen has recently suffered some water damage from a burst pipe.

Living Room

Tiled fireplace with open fire, window to front elevation, ceiling light fitting, understairs cupboard.

Sitting Room

Multifuel stove, window to front elevation, built in cupboards, ceiling light fitting, night storage heater.





First Floor

Bedroom 1

Double bedroom with window to front elevation, night storage heater, tiled fireplace, built in cupboard, loft access hatch.

Bedroom 2

Double bedroom with window to front elevation, night storage heater, built in cupboard, ceiling light fitting, loft access hatch.



Landing

Ceiling light fitting.

Bathroom

Bath, WC, Wash hand basin, bidet, night storage heater, built in cupboard with shelves, wall mounted fan heater.

EPC

The property has an Energy Performance rating of F.



Council Tax

Grahams Onsett is scheduled in Band A payable to Carlisle City Council.

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.

Outside

To the front of the house is a garden laid to lawn with mature trees and a timber garden shed.

To the rear is a hardcore yard area providing ample parking.

Outbuildings

Utility Room

4.25m x 3.00m. Stone built with slate roof covering, wall units, Belfast sink unit, plumbing for automatic washing machine, hot water cylinder, electric light and power, concrete floor, loft access hatch.

Coal House

4.30m x 3.05m. Stone built with slate roof covering felted internally, light fitting, concrete floor.

Loose Box/Stable

4.30m x 3.05m. Stone built with slate roof covering felted internally, concrete floor.

Loose Box

4.10m x 8.15m. Stone and block built with corrugated iron roof cladding.



Loose Box

3.95m x 3.10m. Stone and block built with corrugated iron roof covering, cold water storage tank.

Loose Box

4.15m x 3.10m. Stone built with asbestos cement roof covering and concrete floor.

Former Byre

11.45m x 4.30m. Stone built with slate roof covering, six double stalls, mains water, timber windows.

Dutch Barn

13.00m x 6.00m. Steel portal frame with corrugated iron cladding, earth floor.



Lean-To

4.85m x 2.35m. Stone built with asbestos cement roof covering, concrete floor.

Stone Barn

4.65m x 9.20m. Stone built with slate roof covering and concrete floor.



Former Byre

4.75m x 6.80m. Stone built with slate roof covering, mains water, concrete floor, three double and one single stalls.

The Land

The land within Lot 1 is edged red on the attached plan and extends in total to 49.45 acres (20.01ha) of permanent pasture. The land is of varying quality with a mixture of mowable pasture, grazing land and rough grazing land. The land is accessed through the farm steading and thereafter on a field by field basis.



No	Field Reference	Ha	Acres
1	NY5180 3445	5.84	14.43
2	NY5180 4228	0.75	1.85
3	NY5180 4831	0.04	0.10
4	NY5180 5437	1.04	2.57
5	NY5180 5710	2.38	5.88
6	NY5180 6123	1.56	3.85
7	NY5180 6535	1.54	3.81
8	NY5180 7547	5.44	13.44
9	NY5179 6492	1.42	3.51
		20.01	49.45



Lot 2 – Land at Crubbins Hill
33.43 acres (13.53ha)
Guide Price: £150,000

The land at Crubbins Hill, edged yellow on the attached plan comprises of 33.43 acres (13.53ha) of permanent pasture grassland, partially suitable for mowing, and partially grazing land. The land lies at between 155m-190m above sea level.

No	Field Reference	Ha	Acres
10	NY5080 7729	0.09	0.22
11	NY5080 8226	12.53	30.96
12	NY5080 8232	0.91	2.25
		13.53	33.43





Lot 3 – Land North of Hillhead

41.32 acres (16.72ha)

Guide Price: £120,000

The land at Hillhead comprises of 16.72 hectares (41.32 acres) of rough grazing land and is shown edged blue on the plan. This land benefits from roadside access and natural water supplies. The land lies at between 160m-190m above sea level and is bounded on two sides by commercial forestry, with boundaries being post and wire fences.

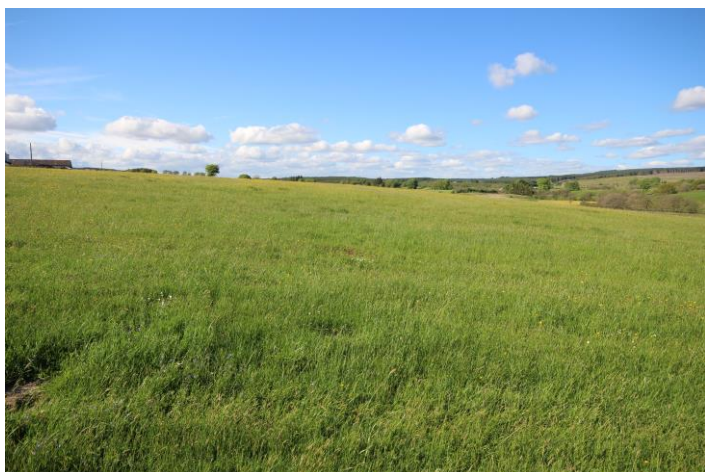
No	Field Reference	Ha	Acres
13	NY5080 6880	6.06	14.97
14	NY5080 8887	10.66	26.34
		16.72	41.32

Lot 4 – Land Opposite Stoneknowe

12.78 acres (5.17ha)

Guide Price: £90,000

The land at Stoneknowe comprises 5.17 hectares (12.78 acres) of permanent pasture grassland and is shown edged green on the plan, with roadside access to all fields. The land is capable of being mown and is gently sloping, rising from 125m-140m above sea level.



No	Field Reference	Ha	Acres
15	NY5179 4629	1.68	4.15
16	NY5179 5014	2.08	5.14
17	NY5178 5394	1.41	3.48
		5.17	12.78



Nitrate Vulnerable Zone

The land is not within a Nitrate Vulnerable Zone.

Environmental Schemes

The land is not entered in any Environmental Schemes.

Basic Payment Scheme

The land is registered for Basic Payment purposes. 49.01 SDA entitlements and 6.04 SDA Moorland entitlements are included in the sale and will be transferred to the successful Buyer(s). For the avoidance of doubt the Seller will make the 2021 claim and will retain the payment in full. If the property is sold in Lots to entitlements are apportioned as below:

Lot 1 – 19.99 SDA

Lot 2 – 13.19 SDA

Lot 3 – 10.66 SDA and 6.04 SDA Moorland

Lot 4 – 5.17 SDA

The cost of transferring these entitlements will be £250 + VAT, payable by the Buyer(s).

Tenure

The property is offered for sale Freehold with the land currently occupied on two grazing agreements with Vacant Possession being given on 31st January 2022.

Sporting & Mineral Rights

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

Viewings

The land can be viewed on foot anytime during daylight hours with a set of the sales particulars. Please ensure that all gates are closed behind you.

Method of Sale

The property is to be offered for sale as a whole or in Four 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

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic Id, i.e., driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: call into our office, post to us the original documents for us to copy; or a certified copy provided via your solicitor.

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;
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- (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: **June 2021**

