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Land &
Estates

Brow Foot Farm, Heights, Appleby-in-Westmorland CA16 6EP

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BROW FOOT FARM HEIGHTS, APPLEBY IN WESTMORLAND CA16 6EP

A traditional and attractive holding located in the fertile, picturesque Eden Valley with excellent transport links to the M6 and A66.

The property is a rare gem comprising of excellent detached four-bedroom farmhouse, secluded static caravan site, large range of traditional buildings, more modern livestock housing and 166.52 acres (67.39ha) of fertile grazing and mowing land.

The property is offered for sale as a Whole or in Three Lots.

Lot 1 consists of the farmhouse, steading and an area of land extending to 0.91 acre (0.37ha) upon which there are three static caravans which have previously been used for holiday lets.

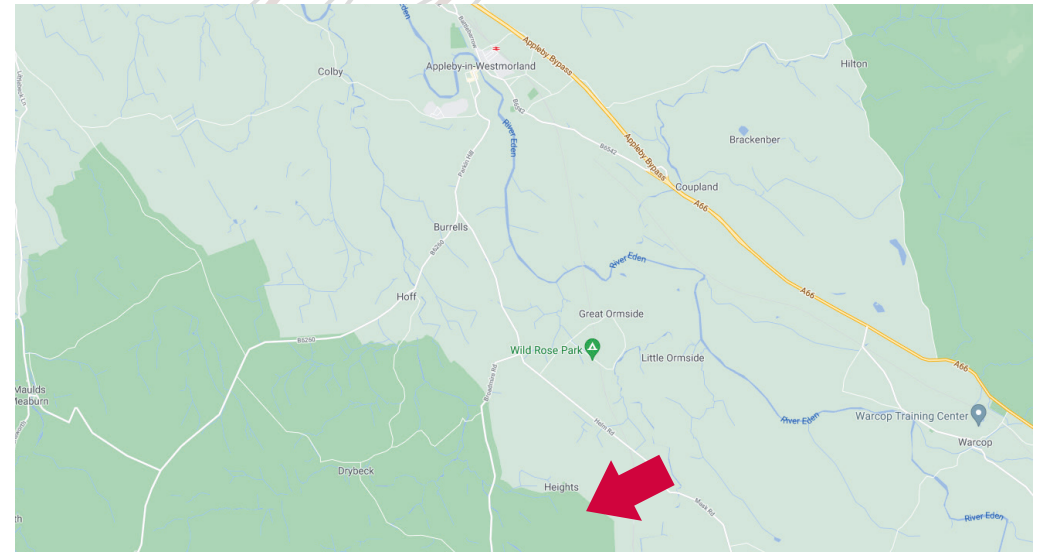
Lot 2 consists of 83.37 acres (33.74ha) of excellent quality mowing and grazing land together with an Atcost outbuilding and timber framed barn within one of the fields.

Lot 3 consists of 83.15 acres (33.65ha) of excellent quality mowing/ grazing land.

Guide Price as a Whole: £1,625,000

LOCATION

Brow Foot Farm is located approximately 4 miles South of Appleby. Kirkby Stephen lies 8.5 miles to the South East and Penrith is approximately 18 miles to the North West.



DIRECTIONS

From Appleby head West on Bridge Street/B6260 towards Low Wiend, continue on this road then turn left when signposted Ormside/Great Asby/Soulby then turn right signposted Heights/Breaks Hill (dead end road). The property is located on the left-hand side after approximately one mile.

LOT 1 – HOUSE, STEADING AND 1.58 ACRES
GUIDE PRICE £525,000

RESIDENTIAL ACCOMMODATION

The farmhouse benefits from double glazing to most windows and central heating via the solid fuel Rayburn.

GROUND FLOOR

BOOT ROOM

2.60m x 4.90m. With separate access from the rear yard, concrete floor, double drainer stainless steel sink unit, plumbing for washing machine.

REAR PORCH

Door to rear yard, flagged floor.

DINING KITCHEN

6.75m x 3.40m. Fitted base and wall units, stainless steel sink unit, windows to front and side elevation, solid fuel Rayburn which also provides hot water and central heating together with an immersion heater, radiator, space for electric cooker, fluorescent light fitting.

INNER HALL

Door leading to front elevation, radiator, ceiling light fitting, timber panelled wall.

PANTRY

4.00m x 2.10m. Window to front elevation, linoleum floor covering, ceiling light fitting.

UTILITY ROOM

2.30m x 3.10m. Window to side elevation, fitted base and wall units.

LIVING ROOM

5.45m x 4.90m. Open fire in stone fireplace with back boiler, windows to side and rear elevation, built in cupboard, television aerial point, radiator, ceiling and wall light fittings.

FIRST FLOOR

LANDING

Ceiling light fitting.

BEDROOM 1

2.30m x 3.00m. Single bedroom with window to rear elevation, loft access hatch, ceiling light fitting.

BEDROOM 2

4.00m x 3.65m. Double bedroom with window to front elevation, ceiling light fitting, radiator, airing cupboard with hot water cylinder.

BEDROOM 3

4.00m x 3.80m. Double bedroom with window to front elevation, ceiling light fitting, radiator.

BATHROOM

WC, wash hand basin, bath, window to side elevation with Vent Axia fan fitted, radiator, ceiling light fitting, mirror fronted wall cupboard.



BEDROOM 4

5.45m x 5.05m. Large double bedroom with windows to rear elevation, radiator, ceiling light fitting, shower cubicle with Mira shower, airing cupboard with hot water cylinder.

EPC

The property has an Energy Performance rating of G.

COUNCIL TAX

Brow Foot Farm is scheduled in Band D payable to Eden District 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

There is a small garden area over the road to the front of the property with mature trees.

The property benefits from a spacious concrete yard offering ample parking space.

To the rear of the site is a secluded area of land extending to 0.91 acre (0.37ha) upon which three static caravans are located, these have previously been used for holiday lets and are included in the sale. Within a lean-to attached to one of the stone barns is a Shower Room and WC for the use of occupiers of the caravans.

OUTBUILDINGS

STONE BARN 1

18.10m x 7.45m. Traditional stone barn with slate roof covering, access to the first floor is from the rear. Access to the ground floor is via the yard area and currently this provides two former byres, both have the benefit of water and electric lighting.

STONE BARN 2

11.25m x 5.90m. Again, access to the first floor is from the rear and to the ground floor from the yard, the ground floor space is currently a garage, electric light.

GENERAL PURPOSE STORE

12.35m x 4.85m. Stone built with corrugated iron roof covering, concrete floor, electric light and power.

CENTRAL STONE BUILDING

Stone built with arched corrugated iron clad roof providing:

Workshop - 2.85m x 5.65m. Electric light and power.

Store - 11.30m x 5.65m.

GENERAL PURPOSE SHED

20.25m x 4.85m. Block walls with asbestos cement roof covering, hardcore floor, corrugated iron cladding, electric light.

LEAN-TO

20.25m x 5.70m. Timber frame with asbestos cement roof covering, concrete floor, feed barrier, mains water, electric light.



LOT 2 – 83.37 ACRES
GUIDE PRICE: £530,000

OUTBUILDINGS

Lean-To Loose Housing
 5.45m x 21.75m. Block walls with corrugated iron roof, concrete floor.

ATCOST CROP STORE

21.75m x 8.70m. Asbestos cement roof covering, concrete floor.

LEAN-TO

18.15m x 3.15m. Asbestos cement roof covering, concrete floor.

POLE BARN

11.00m x 6.80m. Timber frame with corrugated iron cladding, earth floor. This building is located within Field No 7, to the rear of this building is a timber sheep pen.

Please Note: If the property is sold in Lots, the electricity supply will be disconnected to these buildings.

THE LAND

A block of excellent quality mowing/grazing land extending to 83.37 acres (33.74ha). The land benefits from its own separate metered water supply. The boundaries are a mixture of well-maintained stone walls and post and wire fences.

No	Field Reference	Ha	Acres
3	NY6914 6683	0.25	0.62
4	NY6914 7388	0.46	1.14
5	NY6914 7698	0.05	0.12
6	NY6914 7591	0.01	0.02
7	NY6914 8092	0.65	1.61
8	NY6915 5808	14.35	35.46
9	NY6915 6006	0.04	0.10
10	NY6915 8514	12.37	30.57
11	NY7015 0139	5.56	13.74
TOTAL		33.74	83.37

LOT 3 – 83.15 ACRES
GUIDE PRICE: £570,000

A block of excellent quality mowing/grazing land extending to 83.15 acres (33.62ha). The land benefits from its own separate mains water supply. The boundaries are a mixture of well-maintained stone walls and post and wire fences.

No	Field Reference	Ha	Acres
12	NY6914 4782	6.58	16.26
13	NY6914 3896	0.06	0.15
14	NY6914 0982	0.38	0.94
15	NY6914 2476	5.20	12.85
16	NY6914 4758	9.11	22.51
17	NY6914 6872	0.18	0.44
18	NY6914 8058	5.29	13.07
19	NY6914 5635	6.85	16.93
TOTAL		33.65	83.15

ENTITLEMENTS

The land is registered for Basic Payment purposes. Non-SDA 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 the available entitlements will be apportioned accordingly.

The Seller will retain the 2021 payment in full.



NVZ

The land is not located within a Nitrate Vulnerable Zone.

TENURE

The property is offered for sale Freehold with Vacant Possession of the land being given at the end of October 2021.

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 & Estates. Tel 01228 406274.

METHOD OF SALE

The property is to be offered for sale as a Whole or in Three 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; 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.

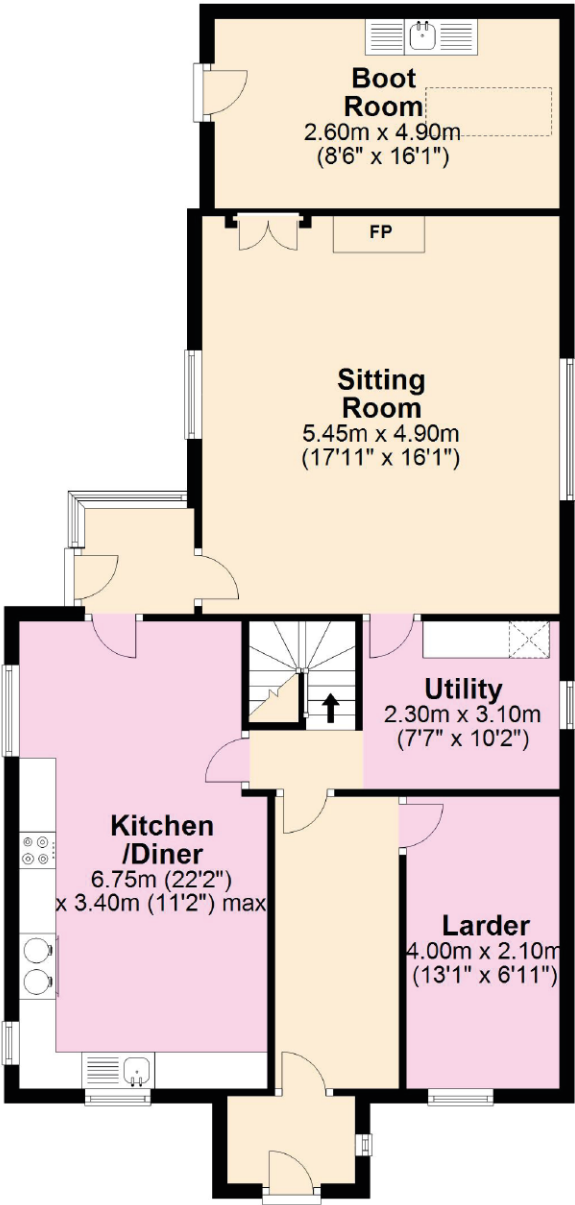
These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared: **May 2021**

FLOOR PLAN

Ground Floor

Approx. 94.0 sq. metres (1012.3 sq. feet)



First Floor

Approx. 77.6 sq. metres (835.2 sq. feet)

