



# Brisco Bank Farm

Bransty, Whitehaven, Cumbria, CA28 6NG

**Mitchells** SINCE 1873  
LAND & PROPERTY



*Guide Price £1,400,000*

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**Brisco Bank Farm** is an imposing traditional built farmhouse ready for renovation with opportunities to further develop or extend into the attached traditional buildings. The modern farm buildings are suitable for agricultural use as well as a host of other business opportunities. The elevated site has panoramic views across the North Sea towards the Scottish hills and is on the fringe of the Lake District National Park. The land extends to 67.95 acres (27.5 ha) in total and is to be sold by private treaty in 5 lots, combination of lots or as a whole.

**Lot 1 – The Steading** consists of the original farm steading extending to approx. 0.53ha (1.31 Acres) encompassing the farm house, traditional buildings, modern agricultural buildings and the concrete yard. There is a tarmac entrance drive leading from the main highway into the farmyard. Please note Lot 3 will have a right of access over this drive into the agricultural land.

Accommodation, briefly comprising;

Ground Floor;

On the north western elevation there is a single-story porch with a vestibule leading into the main hallway of the property. There are 3 west facing public rooms with fireplaces containing gas fires. On the south eastern elevation there is a single-storey lean-to extension containing a living kitchen; the kitchen area has fitted wall and floor units containing an Aga stove.

First Floor;

A turned staircase has a window on the half landing, leading on to a large landing with windows overlooking the rear of the property. There are four double bedrooms, three with views over the Irish Sea toward the Scottish hills. The bedrooms have built in storage. There is a family bathroom with Bath, WC, wash hand basin and airing cupboard.

Lower level:

From the main hall there are stairs down into two cellar rooms.

### Council Tax

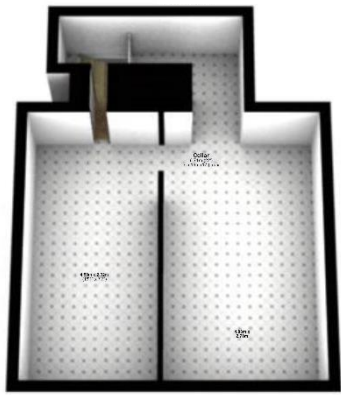
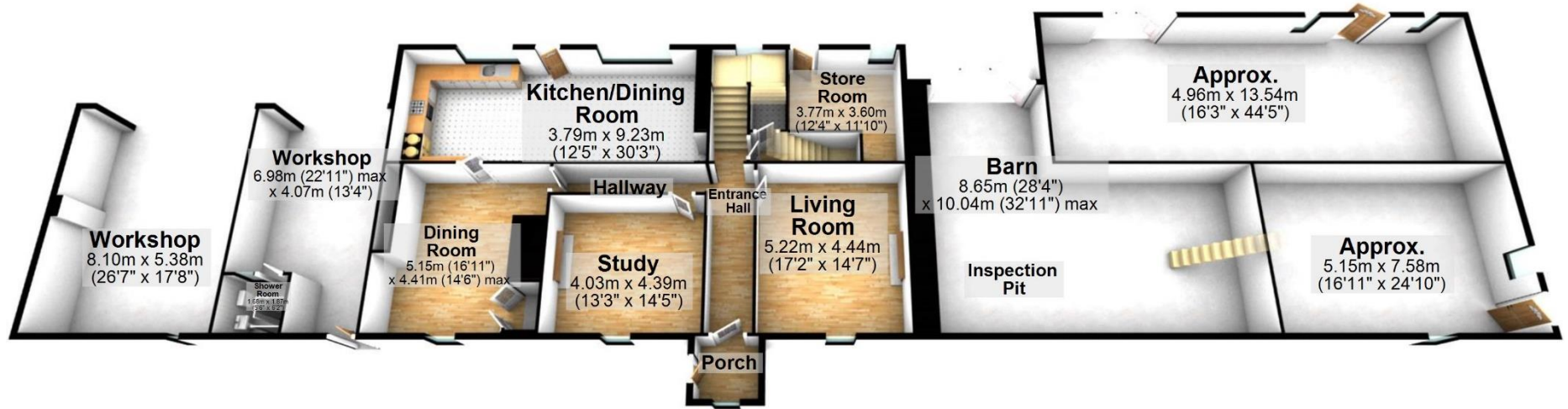
Copeland Borough Council Tax Band 'E'.

### Services

The property has mains electricity, water and gas. Drainage is to a shared septic tank system. There is a gas central heating system throughout the property.



**Ground Floor**  
Approx: 390.1 sq. metres (4263 sq. feet)



**EPC**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		

**Externally** Attached to the main dwelling on the southern elevation there is a range of traditional barns and loose boxes, some lofted, traditionally built from stone with slate roofs. On the northern elevation there is a later block built single storey open fronted car port under a box profile roof. There is an internal shower room, WC and wash hand basin. There is a large west facing lawn garden with access from the road.



The modern agricultural buildings include: 5 bay steel portal framed barn built of a mixture of block and concrete panel walls with Yorkshire boarded sides under a corrugated asbestos roof. On both sides there is lean-to loose housing with access to walled livestock handling yards. Attached on the northern side there is a steel portal framed shed with rendered block walls with asbestos cladding and roof. There are further storerooms at the rear of the buildings.



### **Development potential (*subject to planning*)**

The farm house has the potential to be extended and developed into the adjoining traditional buildings or even with the correct planning have an additional dwelling development on the site. The substantial range of modern agricultural buildings and large yard have the potential for multiple uses.

**Guide Price £450,000**

**Lot 2 – 10.86 Acres (4.39ha)** is one enclosure of grazing land extending to 10.86 acres (4.39 ha) with access from the tarmac road leading to Lot 5. There is no water supply to this individual field.

Please note: the northern fringe of this field which borders the A595 will be part of a highway upgrading scheme and will be fenced by the highways authority. Please see plan indicating this area.

**Guide Price £100,000**

**Lot 3 – 40.97 Acres (16.58 ha)** is made up of 7 enclosures of land totalling 40.97 acres (16.58 ha) with access from either directly off the A595 or via a gate from Lot 1, then gates are from field to field. The land is made up of mainly grazing pastures with some rougher grazing and natural vegetation areas. Natural Water is available from a well.



**Guide Price £300,000**

**Lot 4 – 4.46 Acres (1.79ha)** is two enclosures of permanent pasture run together as one field with access from the public road. A metered mains water supply is connected.

**Guide Price £50,000**



**Lot 5 – Lambhill Quarry** is accessed from the A595, a tarmac entrance road leads from the public road into the quarry working areas. The total quarry area extends to approx. 4.74 ha (11.71 Acres), the boundaries are a mixture of stone walls and post and wire fencing. There are areas of natural vegetation on the outskirts of the site.

Cumbria County Council has approved Planning permission for the production of building and dimension stone for a limited period only expiring on 3<sup>rd</sup> February 2037. There are estimated reserves of some 57,000 tonnes of sandstone. The planning permission limits the amount of tonnage to be removed in any one year to 5,000.

Please note: The purchaser of lot 5 will be responsible for erecting a stock proof fence along points A-B on the plan.

**Guide Price £500,000**



## **TENURE AND TITLE:**

The property has freehold title and vacant possession will be given on completion. The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi- easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendor's solicitor in order to do so.

## **ENVIRONMENT AND BASIC PAYMENT (BPS) SCHEMES:**

The land is registered for BPS, the 2022 payment is retained by the vendors, the purchasers will be required to keep the land in good agricultural condition to comply with the scheme. The entitlements are excluded from the sale and are not available.

## **BOUNDARIES:**

Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan. Where no mark is shown no further information is available. The purchaser of lot 5 will be responsible for the erection and maintenance of a stock proof fence between points A and B on the plan.

## **SPORTING & MINERAL RIGHTS:**

The mines and minerals together with ancillary powers of working are exempted. Insofar as the sporting rights are owned by the Vendor, they are included in the sale at no extra charge.

## **DEVELOPMENT CLAWBACK:**

Lots 2,3 and 4 are being sold subject to a development clawback provision. Any increases in the value of the land within 25 years of the completion of the sale, which have resulted from the grant of planning permission for purposes other than agriculture, will trigger a payment by the Purchaser (or any subsequent owner) to the Vendor, or its heirs, of 30% of the increase in value. There are De Minimis provisions intended to ensure that 'one off' planning consents/change of use where the increase in value is less than £10,000 are not subject to clawback.

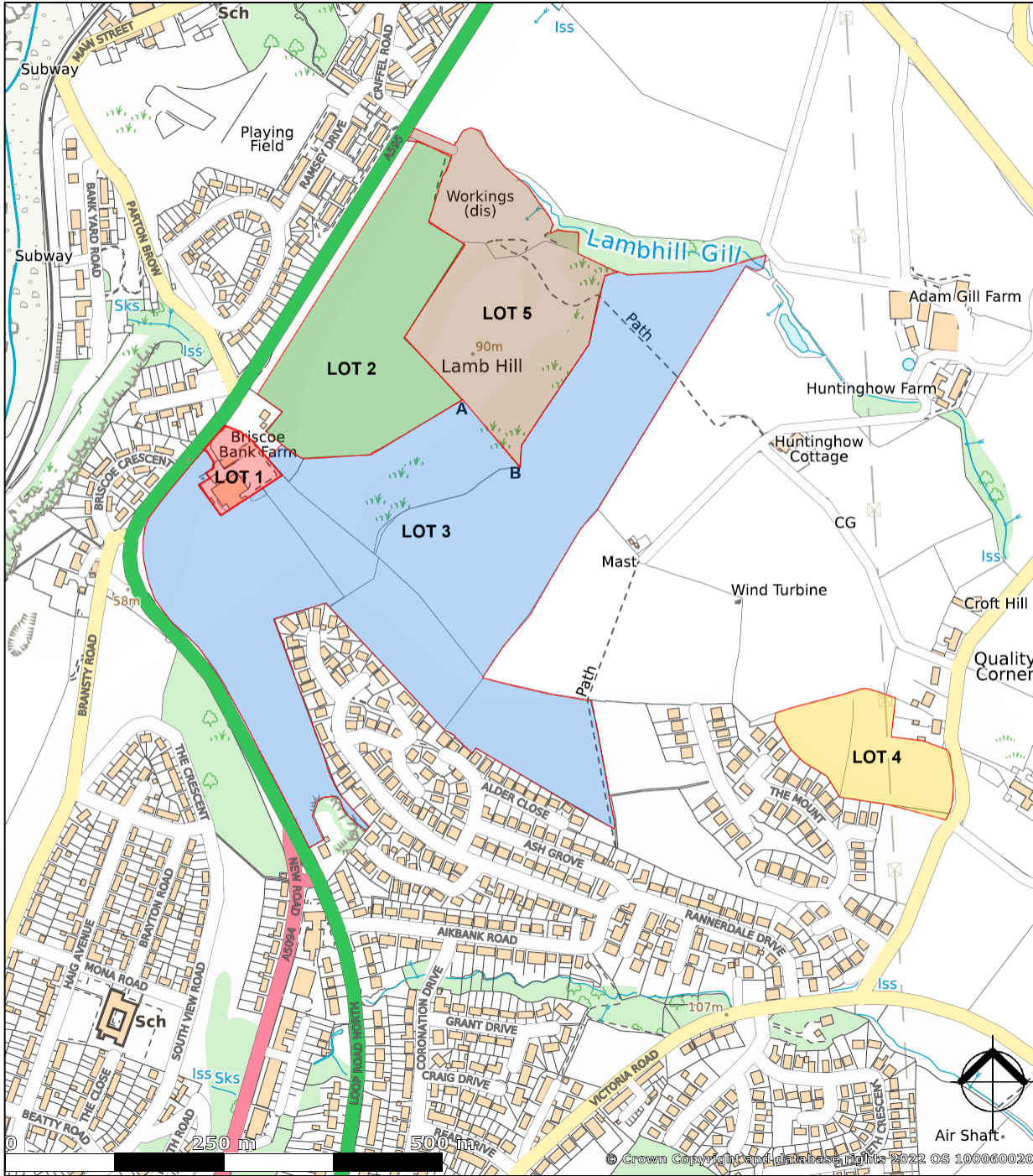
## **METHOD OF SALE**

The property is offered for sale by Private Treaty in individual lots, combination of lots or as a whole. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

## **VIEWING**

Strictly by arrangement with the Sole Agents: Mitchells land and property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.  
Tel: 01900 822016. Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)





Sheet ID	Parcel ID	Total Area(ha)	Total Area (ac)
<b>Lot 1</b>			
Steading			
<b>Lot 2</b>			
NX9820	1214	4.39	10.85
	<b>TOTAL</b>	<b>4.39</b>	<b>10.85</b>
<b>Lot 3</b>			
NX9819	3498	6.51	16.09
NX9820	2809	1.97	4.87
NX9819	791	0.52	1.28
NX9719	9684	4.5	11.12
NX9819	1878	1.1	2.72
NX9819	2277	0.26	0.64
NX9819	3368	1.72	4.25
	<b>TOTAL</b>	<b>16.58</b>	<b>40.97</b>
<b>Lot 4</b>			
NX9819	6367	0.63	1.56
NX9819	7299	1.16	2.87
	<b>TOTAL</b>	<b>1.79</b>	<b>4.42</b>
<b>Lot 5</b>			
NX9820	2809	4.74	11.71
	<b>TOTAL</b>	<b>4.74</b>	<b>11.71</b>
	<b>GRAND TOTAL</b>	<b>27.5</b>	<b>67.95</b>

### VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken September 2022. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable or being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.

### Location

Whitehaven 1.8 miles | Keswick 25.5 miles  
Carlisle M6 (N) 36 miles | Penrith M6 (S) & mainline trains 42 miles  
Lake District National Park 3 miles

