

**FOR SALE**

**LINGEY CLOSE FARM, LINGEY CLOSE ROAD, DALSTON, CARLISLE CA5 7LB  
& LAND AT ROSLEY, WIGTON CA7 8DH**

**Edwin  
Thompson**



**FORMER DAIRY FARM COMPRISING OF A FIVE BEDROOM FARMHOUSE, RANGE OF AGRICULTURAL BUILDINGS WITH AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 91.80 HECTARES (226.85 ACRES).**

**GUIDE PRICE (AS A WHOLE): £2,580,000**

Berwick upon Tweed | Carlisle | Galashiels | Kendal | Keswick | Newcastle | Windermere

Ref





## Lingey Close Farm, Lingey Close Road, Dalston, Carlisle CA5 7LB & Land at Rosley, Wigton, CA7 8DH

**Dalston**

2 miles

**Carlisle**

3.5 miles

**Wigton**

10.1 miles

**Penrith**

19.4 miles

(all distances are approximate)

Lingey Close Farm: [What3Words:///voting.scores.curving](#)

Land at Rosley: [What3Words:///swipes.triads.crackles](#)

**FIVE BEDROOM FARMHOUSE, RANGE OF AGRICULTURAL BUILDINGS WITH AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 91.80 HECTARES (226.85 ACRES).  
FOR SALE IN FIVE SEPARATE LOTS**

**Lot 1:** Including farmhouse, agricultural buildings and agricultural land Extending in total to approximately 18.52 hectares (45.76 acres)

**Offers Over - £900,000 (Nine Hundred Thousand Pounds)**

**Lot 2:** Agricultural Land at Lingey Close Farm Extending in total to approximately 16.76 hectares (41.41 acres)

**Offers Over - £485,000 (Four Hundred and Eighty-Five Thousand Pounds)**

**Lot 3:** Agricultural Land at New Road, Dalston Extending in total to approximately 9.83 hectares (24.29 acres)

**Offers Over - £280,000 (Two Hundred and Eighty Thousand Pounds)**

**Lot 4:** Agricultural Land at Lingey Close Farm Extending in total to approximately 4.76 hectares (11.76 acres)

**Offers Over - £115,000 (One Hundred and Fifteen Thousand Pounds)**

**Lot 5:** Agricultural Land at Rosley Extending in total to approximately 41.94 hectares (103.63 acres)

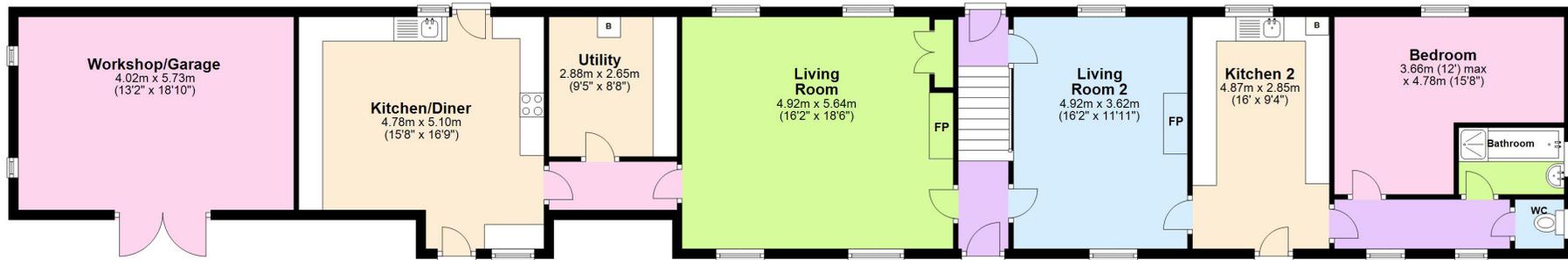
**Offers Over - £800,000 (Eight Hundred and Thousand Pounds)**

Whole: 91.80 hectares (226.85 acres)

**£2,580,000 (Two Million, Five Hundred and Eighty Thousand Pounds)**

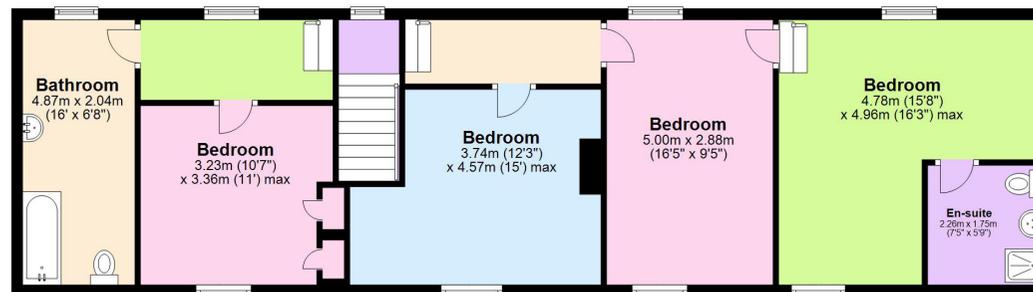
**Ground Floor**

Approx. 146.5 sq. metres (1577.3 sq. feet)



**First Floor**

Approx. 89.1 sq. metres (959.5 sq. feet)



Total area: approx. 235.7 sq. metres (2536.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D		
39-54	E	49   E	
21-38	F		
1-20	G		

### LOCATION

Lingey Close Farm is situated on the outskirts of the village of Dalston approximately 3.5 miles from Carlisle City centre, in the county of Cumbria. The property is split into four separate lots with access to each lot from the public highway.

The Land at Rosley is located approximately 5.3 miles from the town of Wigton and approximately 3.7 miles from the A595 which is a primary route across northern Cumbria, connecting Carlisle to Dalton-in-Furness, in south Cumbria. The property is accessed from the public highway then from field to field.

### DESCRIPTION

The sale of Lingey Close Farm and the Land at Rosley, offers an exciting opportunity to acquire a spacious farmhouse with a range of agricultural buildings which were built for purpose of dairy farming with more modern general livestock buildings added at a later date with parcels of productive agricultural land which have the capability of being ploughed if required, split into five lots and extending in total to 91.80 hectares (226.85 acres). Most of the land is classed as Defra Grade 3 agricultural land with the land at Rosley being classified as Grade 3/4. The soils at Lingey Close are described as slowly permeable, seasonally wet and slightly acidic loamy soils.

All of the land is accessible from the public highway and the field parcels benefit from a mains water supply.

### Lot 1: Lingey Close Farm

#### Farmhouse

Stone built Farmhouse under a slate roof. The property has the potential to be split forming a farmhouse and granny annex. The accommodation briefly comprises:

#### Ground Floor

Kitchen/Diner: 4.78m x 5.10m

- Wall & base units
- Electric hob

Utility: 2.88m x 2.65m

- Gas boiler
- Base units

Living Room: 4.92m x 5.64m

- Open fire

Living Room 2: 4.92m x 3.62m

- Open fire

Kitchen 2: 4.87m x 2.85m

- Wall & base units
- Gas boiler

Bedroom: 3.66m x 4.78m

Bathroom

- Shower above bath

Toilet

#### First Floor

Bedroom: 3.23m x 3.36m

Bathroom: 4.87m x 2.04m

- Bath

Bedroom: 3.74m x 4.57m

Bedroom: 5.00m x 2.88m

Bedroom: 4.78m x 4.96m

- En-suite: 2.26m x 1.75m

#### Externally

Garage/Workshop: 4.02m x 5.73m

- Marley Tiled Roof
- Solar Panels
- Well-kept south facing garden area



### Agricultural Buildings

The buildings comprise of a range of agricultural buildings formerly used for dairy production:

**1. Steel portal frame lean to: 23.84 x 7.83m**

- Asbestos roof
- 3 bays
- Workshop

**2. Dairy building: 4.88m x 4.04m**

- Fibre cement roof
- Darikool Bulk tank
- Dairy equipment (no longer in use)
- Pump house

**3. Milking parlour: 8.78m x 5.20m**

- Lofted cake store
- 8 milking stalls

**4. Steel portal frame building: 22.91m x 28.14m**

- Central feed passage
- 82 Cubicles
- Part slatted

**5. Steel portal frame former silage pit: 22.73m x 13.22m**

**6. Lean to: 6.19m x 22.73m**

- 4 bays

**7. Slurry store**

**8. Lean to: 22.73m x 7.66m**

- 3 bays
- Feed barrier
- Walkway

**9. Steel portal framed building: 27.44m x 15.13m**

- Asbestos roof
- Central feed passage
- 1 bay crop store

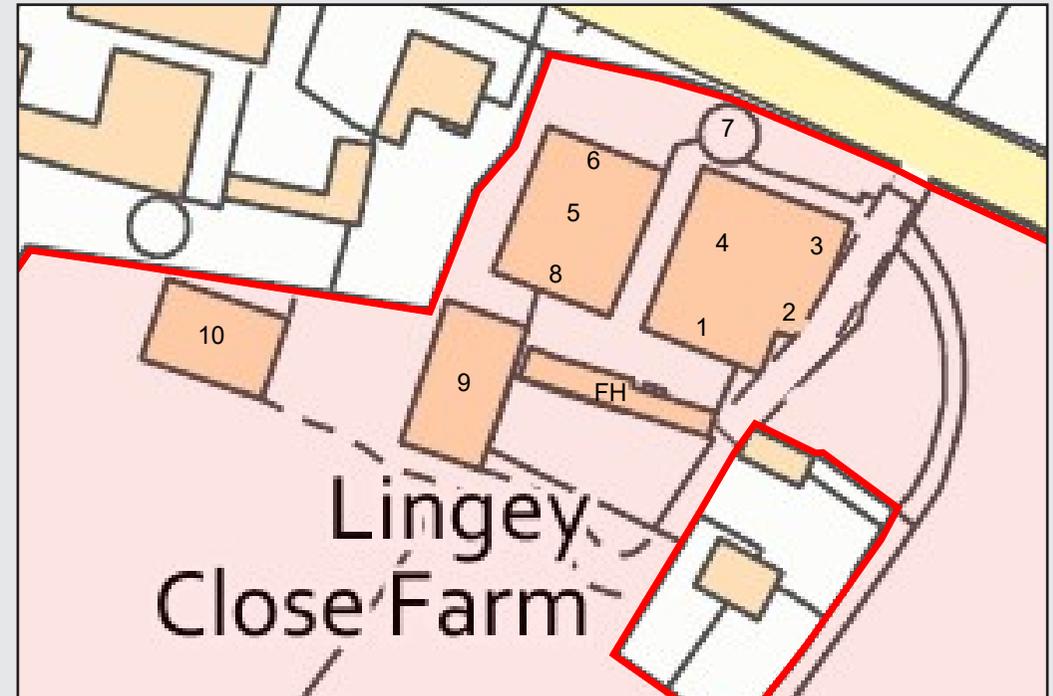
**10. Steel portal framed building: 17.79m x 22.68m**

- Concrete panel walls
- Tin box cladding
- Fibre cement roof

### Agricultural Land

**Lot 1:**  
Productive block of agricultural land extending in total to 18.52 hectares (45.76 acres). Classified as Defra Grade 3 land with slowly permeable, seasonally wet, slightly acidic but base rich loamy and clayey soils, best suited to grassland and arable production.

**Lot 2:**  
Productive block of agricultural land extending in total to 16.76 hectares (41.41 acres). Classified as Defra Grade 3 land with slowly permeable, seasonally wet, slightly acidic but base rich loamy and clayey soils, best suited to grassland and arable production.

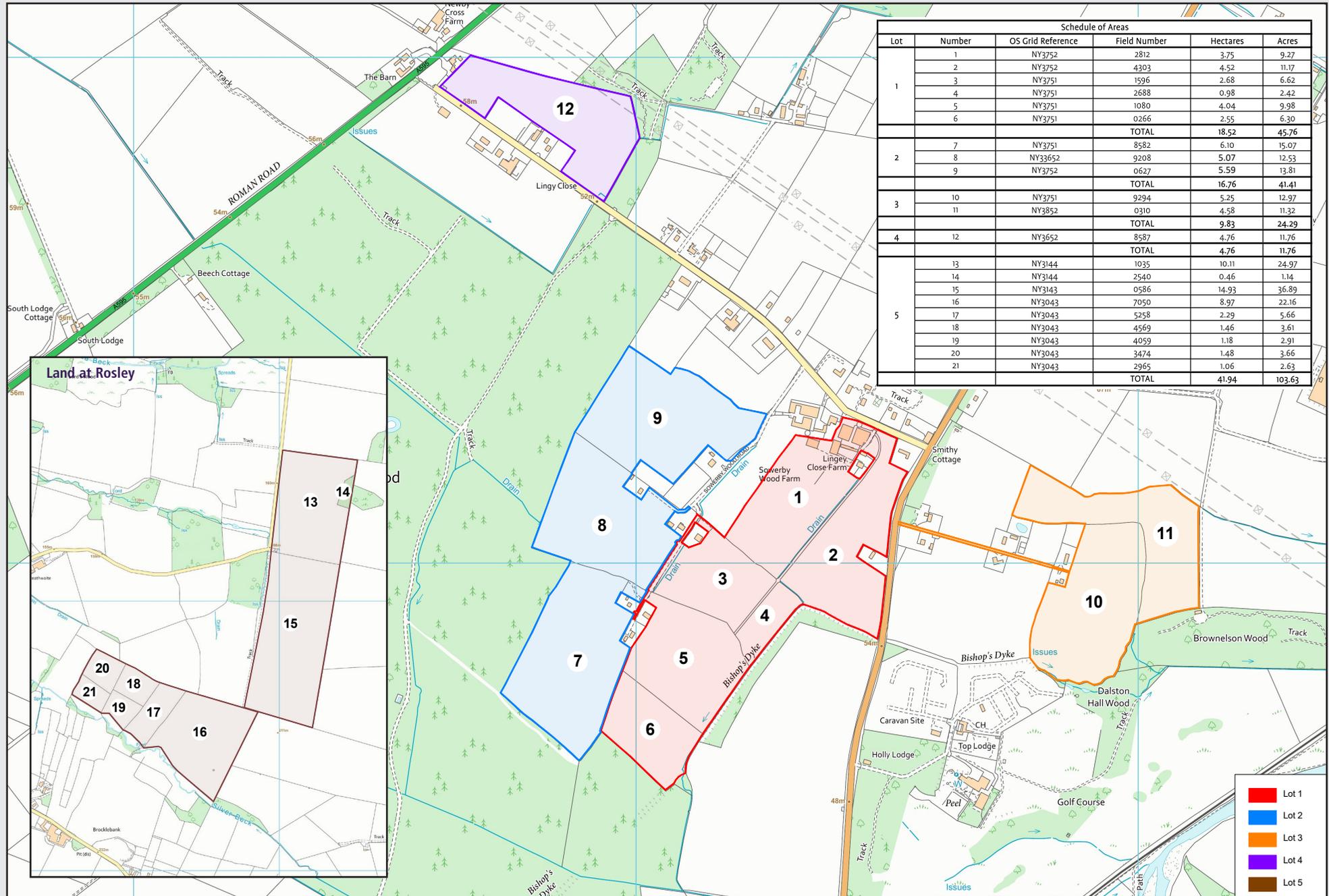


**Lot 3:**  
Productive block of agricultural land extending in total to 9.83 hectares (24.29 acres). Classified as Defra Grade 3 land with slowly permeable, seasonally wet, slightly acidic but base rich loamy and clayey soils, best suited to grassland and arable production.

**Lot 4:**  
Productive block of agricultural land extending in total to 4.76 hectares (11.76 acres). Classified as Defra Grade 3 land with slowly permeable, seasonally wet, slightly acidic but base rich loamy and clayey soils, best suited to grassland and arable production.

**Lot 5:**  
Productive block of agricultural land extending in total to 41.94 hectares (103.63 acres). Classified as Defra Grade 3/4 land with slowly permeable, seasonally wet, slightly acidic but base rich loamy and clayey soils, best suited to grassland and arable production.

The land benefits from a set of sheep handling pens.



Schedule of Areas					
Lot	Number	OS Grid Reference	Field Number	Hectares	Acres
1	1	NY3752	2812	3.75	9.27
	2	NY3752	4303	4.52	11.17
	3	NY3751	1596	2.68	6.62
	4	NY3751	2688	0.98	2.42
	5	NY3751	1080	4.04	9.98
	6	NY3751	0266	2.55	6.30
			TOTAL	18.52	45.76
2	7	NY3751	8582	6.10	15.07
	8	NY33652	9208	5.07	12.53
	9	NY3752	0627	5.59	13.81
			TOTAL	16.76	41.41
3	10	NY3751	9294	5.25	12.97
	11	NY3852	0310	4.58	11.32
			TOTAL	9.83	24.29
4	12	NY3652	8587	4.76	11.76
			TOTAL	4.76	11.76
5	13	NY3144	1035	10.11	24.97
	14	NY3144	2540	0.46	1.14
	15	NY3143	0586	14.93	36.89
	16	NY3043	7050	8.97	22.16
	17	NY3043	5258	2.29	5.66
	18	NY3043	4569	1.46	3.61
	19	NY3043	4059	1.18	2.91
	20	NY3043	3474	1.48	3.66
21	NY3043	2965	1.06	2.63	
			TOTAL	41.94	103.63





#### **GARDEN SALES**

Please note there are a number of garden sales which are currently under negotiation. The seller reserves the right to amend the land parcel boundaries before the completion of sale. Further details can be obtained from the selling agents.

#### **METHOD OF SALE**

The property is offered for sale as a whole by Private Treaty. Offers should be submitted in writing to Mr Matthew Bell, Edwin Thompson, FIFTEEN, Rosehill, Carlisle, CA1 2RW

The vendor reserves the right to withdraw / exclude any of the land shown at any time and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents. Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

#### **WATER**

All of the lots benefit from a mains water supply. Please note the services have not been tested. Potential Purchaser(s) should satisfy themselves of the availability and quality of these services, as they are sold as seen.

#### **TENURE & POSSESSION**

The property is offered for sale freehold with vacant possession being given upon completion.

#### **SPORTING AND MINERAL RIGHTS**

The sporting and mineral rights are included within the freehold sale, as far as they are owned.

#### **BASIC PAYMENT SCHEME**

The land is registered under the Rural Land Register for the Basic Payment Scheme. There are no entitlements included within the sale.

#### **ENVIRONMENTAL STEWARDSHIP SCHEME**

The land is not currently held under a Countryside Stewardship Agreement.

#### **RIGHTS OF WAY, WAYLEAVES AND EASEMENTS**

The property is sold subject to and with any benefit of all rights of way, whether public or private and any existing or proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to satisfy himself or herself on all such matters.

#### **VIEWING**

All viewings must be pre booked with the selling agents. Please contact Matthew Bell/Megan Proctor in the Carlisle office on 01228 548385.

#### **MONEY LAUNDERING REGULATIONS**

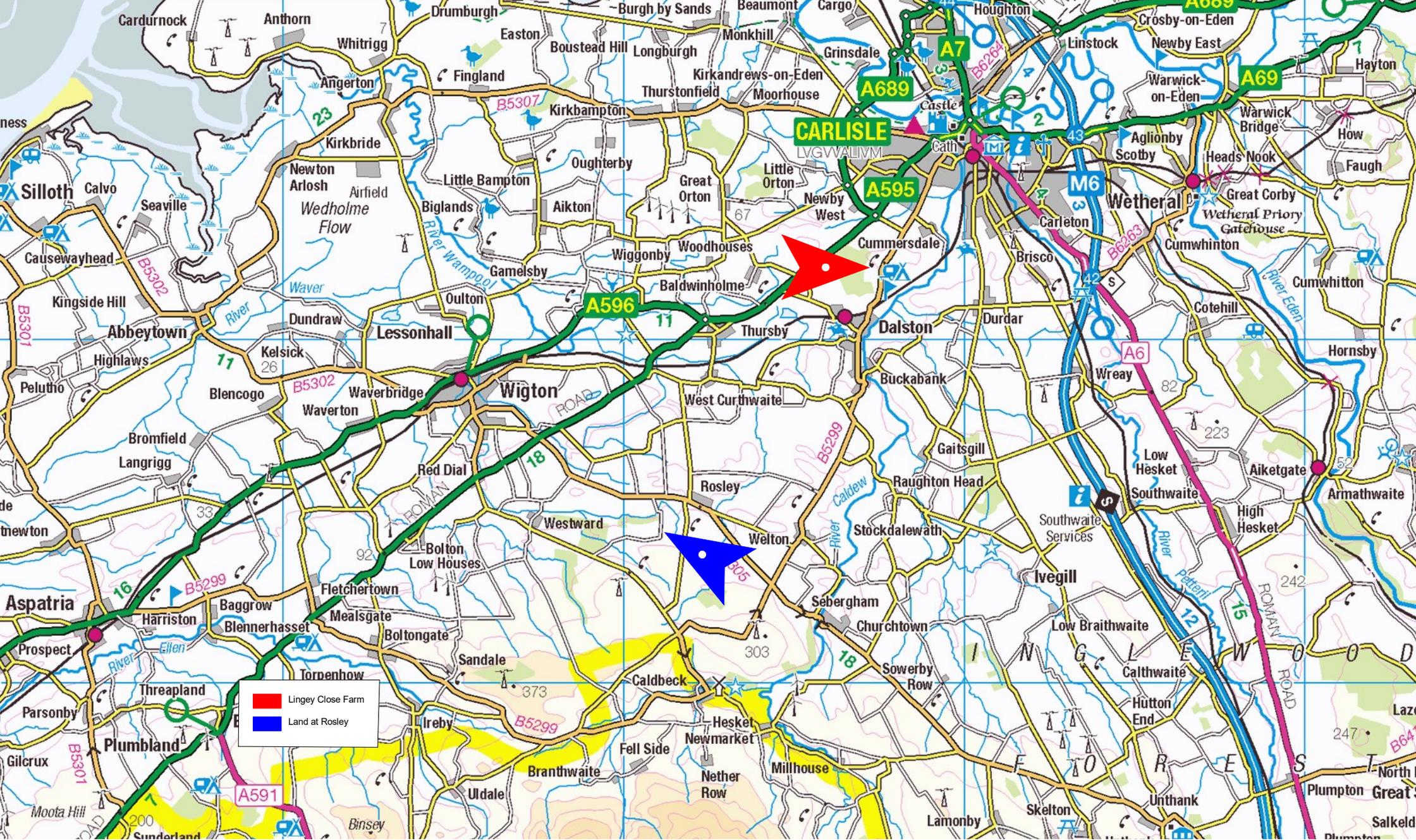
The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

#### **SELLING AGENT**

Matthew Bell MRICS FAAV  
Megan Proctor MRICS FAAV

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FIFTEEN Rosehill  
Montgomery Way  
Carlisle  
CA1 2RW  
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Email: m.bell@edwin-thompson.co.uk  
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Berwick upon Tweed  
 Carlisle  
 Galashiels  
 Kendal  
 Keswick  
 Newcastle  
 Windermere

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Regulated by RICS



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