



Guide Price £850,000

Particulars of sale of:
High Meadow Farm,
Long Marton,
Appleby CA16 6BU

EPC Band C

High Meadow Farm, Long Marton, Appleby

Cumbria CA16 6BU

HIGH MEADOW FARM IS AN EXTREMELY DESIRABLE SMALLHOLDING CURRENTLY USED AS AN ORGANIC EGG LAYING POULTRY UNIT CONSISTING OF A 4 BEDROOMED HOUSE BUILT IN 2017 SET IN ITS OWN RING-FENCED GROUNDS APPROXIMATELY 11 MILES EAST OF PENRITH TOGETHER WITH A SET OF MODERN BUILDINGS AND LAND EXTENDING TO JUST OVER 19 ACRES AS A WHOLE

◆ M6 Junction 40 - 12 miles ◆ Penrith - 11 miles ◆ Carlisle - 30 miles ◆ Scotch Corner - 44 miles
(all distances are approximate)

The property is currently used as an organic egg production poultry unit but is suitable for a variety of different uses subject to any necessary planning permission for change of use.

FOR SALE BY PRIVATE TREATY AS A WHOLE

The What3Words location for the entrance to High Meadow Farm is [///producing.host.kinder](https://www.what3words.com/?q=producing.host.kinder)

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within.



Introduction / Location

High Meadow Farm is situated in open countryside approximately 1 mile north of the village of Long Marton and 2.6 miles due east of the village of Kirkby Thore and only 12 miles from Junction 40 of the M6 motorway at Penrith. Scotch Corner on the A1 is only 44 miles to the east. The house itself, built in 2017, has been built to a high standard and is of cavity wall construction faced with locally sourced dressed sandstone under a sarked, slated roof. The property has been used as an organic egg producing poultry unit and has come onto the market due to the ill health of its owners. The house, buildings and land extend to 19.01 acres (7.69 hectares) or thereabouts sitting in a ring-fenced block with roadside frontage along its eastern boundary onto the council adopted highway.

The property would be ideal for those wishing to continue with the production of eggs on the site or, for use as a small holding with the benefits of a sizable steel portal framed building and other ancillary buildings located on the property.

Directions

From the north or south leave the M6 at Junction 40 and proceed to Kirkby Thore. From the east proceed along the A66 to Kirkby Thore. On reaching Kirkby Thore turn off the A66 signed Gypsum Works, Newbiggin, Milburn and Knock. Continue through the village of Kirkby Thore for a total of 2 miles before turning right following signs for Long Marton and Appleby. Continue along this road for 0.6 miles and the property is on the right-hand side.

The What3Words location of the main entrance to the farmyard of High Meadow Farm is [///producing.host.kinder](https://www.what3words.com/?q=///producing.host.kinder)

The postcode if using Satnav is CA16 6BU, but please be advised that some Satnav's do not link to the correct location. It is therefore advised to use either What3Words or the location plan attached to these particulars when traveling to the property.

Viewing

Viewing by prior appointment only with the Sole Agents,
Ian Ritchie Land Agents Ltd, Shannondale,
Newbiggin, Penrith CA11 0HT.

Tel: 07885 813 686 or 07719 470 597

Email: office@ianritchielandagents.co.uk

Method of Sale

The property will be offered for sale by private treaty as a Whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd using the offer form which can be downloaded from the Sole Agent's website.

The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd.

The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

Summary of Property/Guide Prices

The property has a guide price of £850,000 for the house, buildings and land extending as a Whole to 19.01 acres (7.69 ha) or thereabouts.



General Description

The house, built in 2017, is of cavity wall construction faced with locally sourced sandstone under a slate roof which is sarked. The property benefits from triple glazed windows and double-glazed exterior doors. It has oil-fired underfloor heating on the ground floor and oil-fired central heating on the first floor. It can be described as follows:

Ground Floor

Front Entrance Porch

With uPVC door. 1.66m x 1.73m. Laminate flooring. Double wooden doors to spacious hallway.

Hallway

5.43m max x 2.83m max with oak staircase leading to first floor accommodation with under stairs cupboard housing underfloor heating control unit.

Office/Dining Room/Bedroom 1

3.67m x 3.24m. Main BT telephone socket. Dual aspect room.

Bedroom 2

3.68m x 3.78m. TV point. Dual aspect room. If desired the stud wall between bedroom 1 and bedroom 2 could be removed to make a sizeable downstairs living room.

Shower Room

2.77m x 1.58m. Double sized shower with tray, rain shower, handheld shower head and jets. Shower boards. Vanity unit with cupboards and drawers with integrated toilet and wash handbasin. Heated towel rail from central heating system.

Kitchen

7.13 m x 4.15m. A triple aspect room with French Doors to rear elevation of house. Lino flooring. 1½ stainless steel sink unit with single drainer and mixer tap. Belling Range Master double oven and separate grill, 7 burner hob, all fired from LPG bottles. Stainless steel splash back. Stainless steel extractor hood. Modern wall and floor units with solid wood worktops. Plumbed for dishwasher. TV point.

Utility Room

2.63 m x 3.10 m with uPVC door to front elevation with integrated horizontal blind, lino flooring, modern wall and floor units with worktop. Plumbed for washing machine. Access through to downstairs toilet. 2.62m x 1.57m with WC and wash handbasin. Also housing Worcester oil-fired boiler, associated pressure vessels, electric fuse board. Lino flooring.

Shower Room (Downstairs)



Kitchen/Dining/Sitting Area



Kitchen/Dining Area



First Floor

The first-floor accommodation is accessed from the main hallway on the ground floor via staircase which was specified by the owners to be 1m wide rather than the normal 0.90m. The staircase leads to a sizeable galleried landing.

Open Galleried Landing

5.07m max x 2.60m max. Loft access point.

Main Sitting Room

7.12 m x 3.93m max. A triple aspect room with views to the south of Wild Boar Fell and views to the east and north to the eastern fellside of the Eden Valley. Electric fire with oak surround. Feature double doors from the main landing. TV point.

Bedroom 3

Double Room. 4.15m x 3.12m. TV point.

Bedroom 4

Double Room with dual aspect. 3.88m x 4.14m. TV point. Access through to:

Dressing Room

4.82m x 2.43m with two Velux roof windows. Hot water cylinder with electric immersion heater.

Main Bathroom

1.92m x 2.90m. Bath. Fitted vanity unit with cupboards and drawers with integrated WC and wash handbasin. Light up mirror with shaver point. Separate corner shower. Heated towel rail.

Main Sitting Room (First Floor)



Main Sitting Room (First Floor)



Bedroom 4



Outside

To the front elevation is a gravelled driveway to the council adopted road with gravel paths around the property to a lawned area to the rear. Planning permission has been obtained for a double garage to be built next to the eastern gable end of the house, with works consisting of a concrete plinth and block foundations having been commenced.

Services

The property benefits from off grid electricity served with a Solar Array fitted to the steel portal framed building described later in these particulars. The Solar Array charges batteries located in the farm workshop which then supply electricity to the house and buildings. The property also has the benefit of a backup generator if required. The house, buildings and land have a mains metered water supply. The telephone is installed subject to British Telecommunications Regulations. Drainage is to a septic tank with soakaway located on the property. Please note that no formal investigation has been carried out as to the operation of the septic tank. This may not meet current General Binding Rules 2020 and the property is being sold on this basis. The windows in the house are uPVC triple glazed units with exterior doors consisting of uPVC double glazed units. The house benefits from oil-fired underfloor heating to the ground floor and oil-fired central heating to the first floor.

Council Tax

We understand that Westmorland and Furness Council has scheduled the property as lying within Band D.

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Buildings

The buildings are of modern steel framed construction with the two main buildings on the unit being used for the production of organic eggs. An additional building is located to the southwest of the main buildings in a separate paddock and has been used as a sheep shed. They can be described as follows:

Shed 1 – General Storage Building

2-Bay steel portal framed general storage building/workshop with roller shutter door, approximately 40ft x 40ft under box profile steel sheeted roof and cladding with concrete block walls. Also located within this building is the egg packing machinery, insulated egg storage area and battery pack inverters and control unit for the Solar Array.

2 Collinson 12 Tonne Feed Towers

Diesel Powered Standby Generator

Shed 2 - Main Poultry Building

7-Bay steel portal framed building with full length lean-to. Approximately 140ft x 80ft in total. The building has an insulated roof, manual ridge ventilating system, pop holes in the walls together with SKA twin nest nesting boxes, egg conveyor belt system, nipple and cup drinkers, trough chain feeding system and automatic augers from feed towers.



Shed 3 - Sheep Shed/Livestock Building

Steel portal framed construction approximately 40ft x 40ft under box profile steel sheeted roof with timber space board side panelling above concrete panel walls. Stone floor. Planning permission was originally granted for this building to have an additional bay, so it will be possible for this building to be enlarged if so desired.

Land

All of the land is ring fenced and is located to the southwest and south of the main farmyard. Adjacent to the main poultry unit is a ranging area (wooded area) which is used as the free-range area for hens in the poultry unit. The whole property extends to 19.01 acres (7.69 hectares) or thereabouts with the area occupied by the house, yard, buildings and woodland extending to approximately 2.75 acres (1.11 hectares). The remaining land on the property extending to approximately 16.26 acres (6.58 hectares) or thereabouts is sown down to permanent grassland.



History of the Site

Up until December 2022 the property was used for the production of organic eggs sold on contract to Glenrath Farms who specialise in the production of free-range organic eggs. The unit carried a flock of 6000. Egg production on the property ceased in December 2022 due to the ill health of the owner of the property who had initially intended to take a 12-month break and then go back into production. Unfortunately, due to persisting ill health this is no longer possible, and the property has therefore been put on the open market. At the end of production all of the specialist poultry equipment and egg packing machinery was mothballed and remains on site. The equipment is to be included in the sale so that an incoming purchaser, if so desired could recommence with egg production subject to obtaining a sales contract with an egg purchaser.

General Remarks

Tenure

We understand that the title of the property is freehold. The land will be sold with the benefit of vacant possession.

Occupancy Clause affecting the House

Planning permission for the house was obtained in March 2012 with the main construction phase being substantially completed by 2017. Planning permission was granted subject to a condition that occupancy of the house would be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 336 (1) of the Town and Country Planning Act 1990, or in forestry, or a widow/er of such a person, and to any resident dependants.

Exchange of Contracts, Vacant Possession and Completion

Any purchaser must within 10 working days following acceptance of their offer enter into an exclusivity agreement with the vendor and pay a non-refundable fee of £25,000 to exchange contracts within 6 weeks of the purchasers solicitor receiving contract documentation from the vendors solicitor with a completion date of no more than 4 weeks following the date of exchange in which case the fee paid will form part of the purchase price and will be deducted from the amount due on completion. Vacant possession will be given on completion.

Ingoings

All of the poultry equipment within the main poultry shed is included in the sale.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

Nitrate Vulnerable Zone

The property does not lie within the Nitrate Vulnerable Zone.

Purchaser Registration

As part of Government Anti-Money Laundering Regulations relating to the sale of property, we as Sole Agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

Further Photographs and Drone Footage

Additional photographs, drone footage and video of the property can all be viewed on our website www.ianritchielandagents.co.uk.

From the Home page, select 'Properties for Sale' and then click on the text saying 'High Meadow Farm' which is located to the right of the photograph of the house. From here it is possible to view particulars, offer form, additional photographs of the property and video/drone footage.

Image Capture Dates

All of the photographs and video footage were taken during June 2024.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. **The vendors reserve the right to sell the property without notice.**

Solicitors

If you require any information of a legal nature, please contact the vendors solicitors (Peter Davies) at:



Gaynam King & Mellor
Mason Court
Gillan Way
Penrith
CA11 9GR
Tel: 01768 864651
Email: epd@gkmsolicitors.co.uk

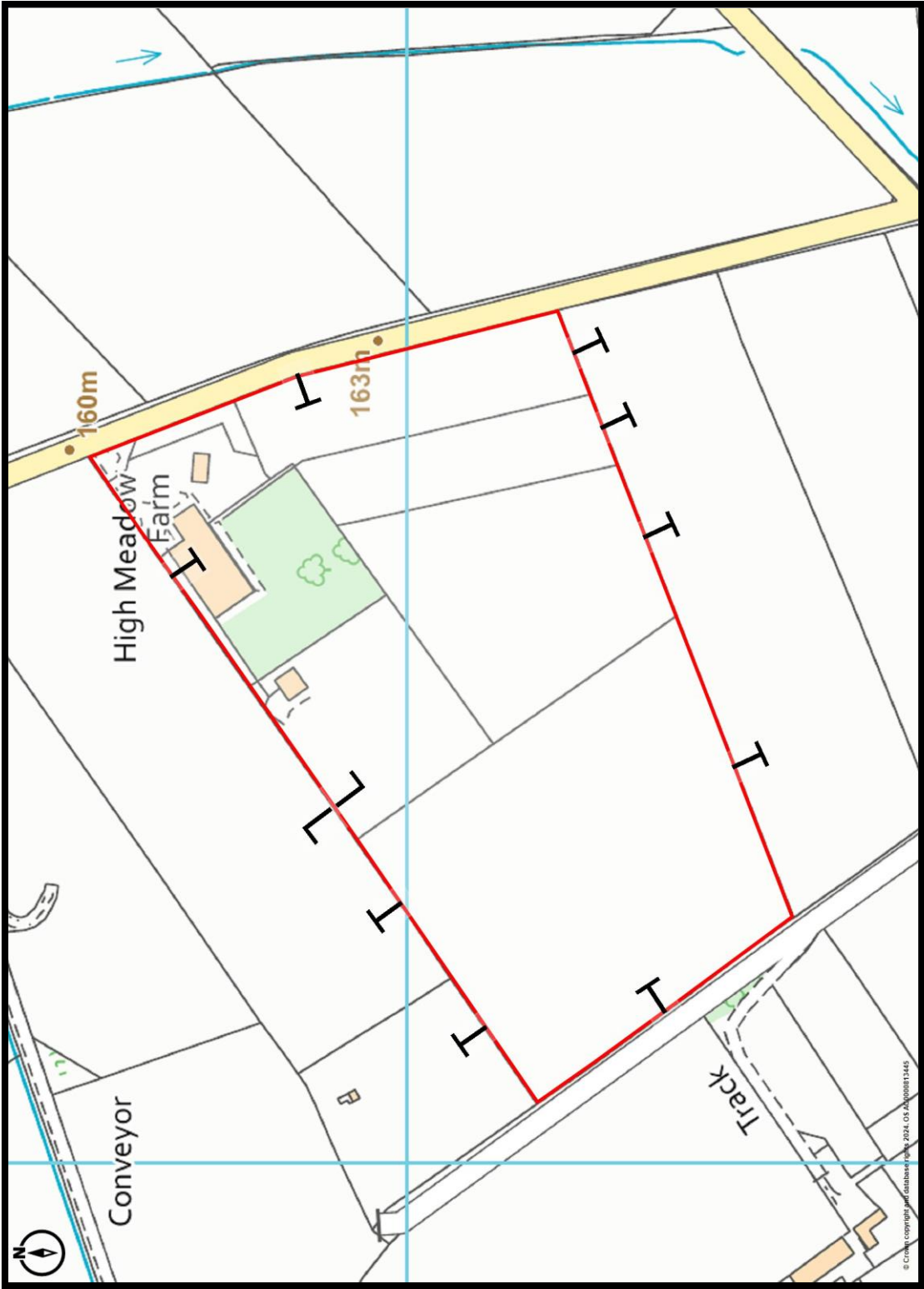
Sole Agents



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Particulars prepared: June 2024
Photos taken June 2024
Video footage taken June 2024

Sale Plan



Location Plan of High Meadow Farm

