

Edwin  
Thompson



Robberby Farm  
Hunsonby, Penrith, CA10 1PP





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# Robberby Farm

## Hunsonby, Penrith, Cumbria, CA10 1PP

Penrith  
7.9 miles

Carlisle  
20.4 miles  
(all distances are approximate)

Appleby  
15.5 miles

Cockermouth  
38.5 miles

What3Words:///distilled.valued.noise

A WELL-PRESENTED STOCK/ARABLE FARM COMPRISING OF FIVE BEDROOMED FARMHOUSE WITH AN EXTENSIVE RANGE OF AGRICULTURAL BUILDINGS AND AGRICULTURAL LAND EXTENDING TO APPROXIMATELY 54.12 HECTARES (133.73 ACRES)

FOR SALE IN TWO LOTS OR AS A WHOLE

Lot 1 – Robberby Farm, Extensive Range of Agricultural Buildings and Agricultural Land extending to approximately 40.08 hectares (99.04 acres)

**Offers Over - £1,980,000 (One Million Nine Hundred and Eighty Thousand Pounds)**

Lot 2 – Land at Robberby Farm extending to approximately 14.04 hectares (34.69 acres)

**Offers Over - £470,000 (Four Hundred and Seventy Thousand Pounds)**

Whole: 54.12 Hectares (133.73 Acres)

**£2,450,000 (Two Million Four Hundred and Fifty Thousand Pounds)**

Edwin  
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Selling Agents  
Edwin Thompson  
FIFTEEN Rosehill  
Montgomery Way  
Carlisle  
CA1 2RW

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

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### Introduction

Robberby Farm offers an exceptional opportunity to purchase a stock/arable farm with extensive range of modern agricultural buildings and the very best quality agricultural land. The property is located close to the village of Hunsonby and only a 20-minute drive from the historic market town of Penrith.

The holding includes:

- A five bedroomed dwelling.
- An extensive range of modern agricultural buildings with the capability of housing over 400 head of cattle.
- Good quality agricultural land extending to approximately 54.12 Hectares (133.73 Acres).

### Location

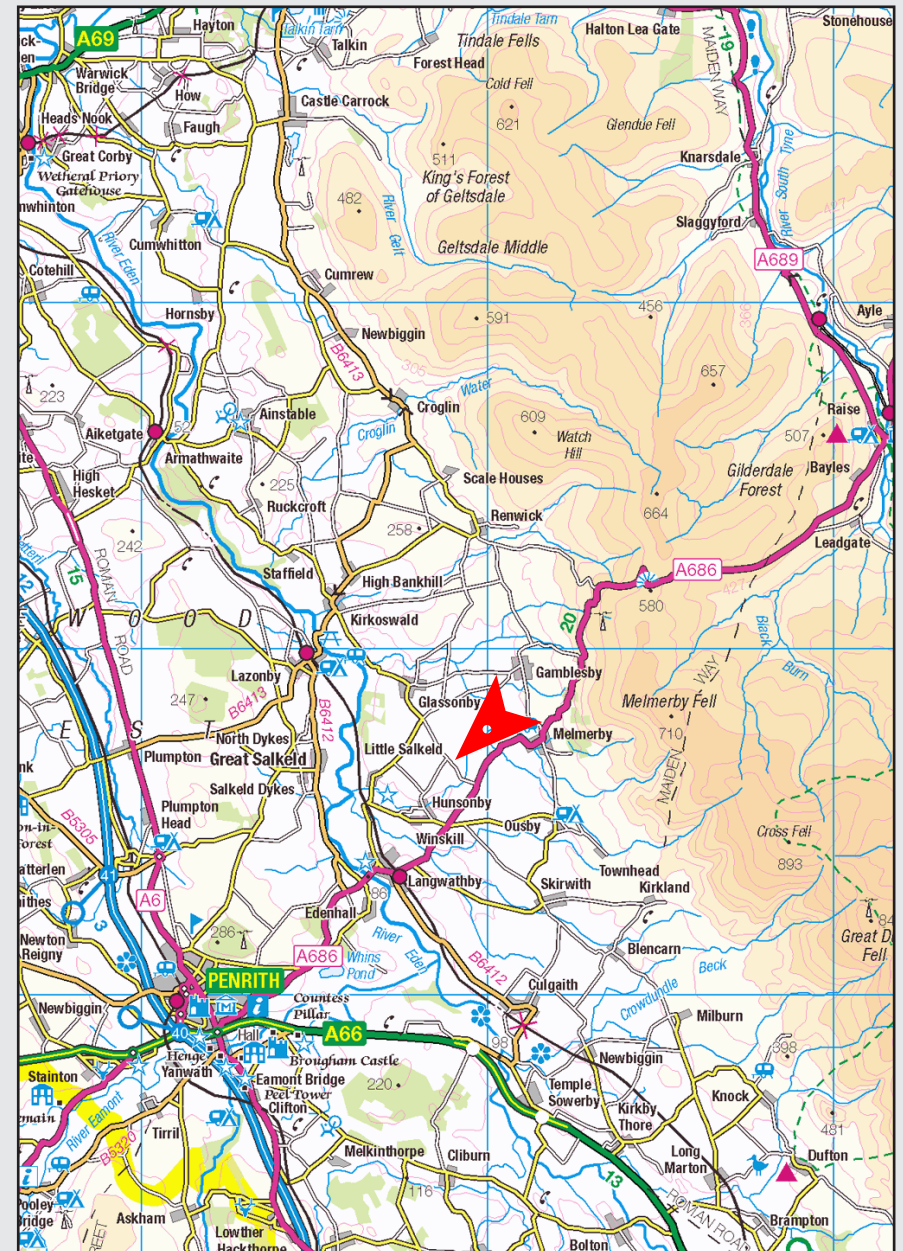
The property is located in a rural position close to the village of Hunsonby and benefits from expansive views of the local countryside.

The property lies within a favoured farming district in close proximity to Penrith and Carlisle where dairy production and livestock rearing form the predominant agricultural enterprises.

### Local Amenities

The City of Carlisle lies some 20.40 miles from the property and benefits from a broad range of amenities being the central hub for Cumbria and Scottish Borders.

The surrounding area is a traditional and productive livestock area with local auction marts of Penrith & District Farmers Mart (10.31 Miles), Hopes Auction Mart (28.1 miles) and Harrison and Hetherington, Carlisle (20.02 miles).









**Lot 1  
Robberby Farm**

Farmhouse, Extensive Range of Traditional and Modern Agricultural Buildings and Agricultural Land Extending to approximately 40.08 Hectares (99.04 Acres).

**Guide Price: £1,980,000 (One Million Nine Hundred and Eighty Thousand Pounds)**

**Robberby Farmhouse**

The spacious traditional farmhouse spans 2779.80 sq. ft. (258.3 sq. m) over two floors. The property is of stone construction under a slate roof.

The property benefits from a mains water and electric supply. Drainage is to a private septic tank. The property benefits from a number of electric storage heaters to provide heating to the property.

The property briefly comprises:

**Ground Floor**

**Dining Room: 3.40m x 3.56m**  
Storage cupboards

**Kitchen: 2.85m x 3.05m**  
Wall and base units, plumbing for washing machine and dishwasher.

**Living Room: 4.18m x 4.62m**  
Open fire, exposed beams. Carpeted floor.

**Sitting Room: 2.77m x 4.40m**  
Open fire, carpeted floor and door leading to garden.

**Snug: 3.82m x 3.47m**  
Open fire and carpeted floor.

**Pantry: 3.40m x 2.43m**  
Sandstone floor

**Understairs Cupboard**

**First Floor**

**Bedroom 1: 3.22m x 2.24m**

**Bedroom 2: 4.00m x 3.51m**

**Bedroom 3: 2.28m x 3.40m**

**Bedroom 4: 3.82m x 4.68m**

**Bedroom 5: 2.60m x 5.12m**

**Bathroom**

Shower, WC, Sink, Airing Cupboard.

**Outside**

Well-Established Garden to the front of the property: Offering a tranquil space for relaxation and outdoor activities. The property has ample parking around the property.

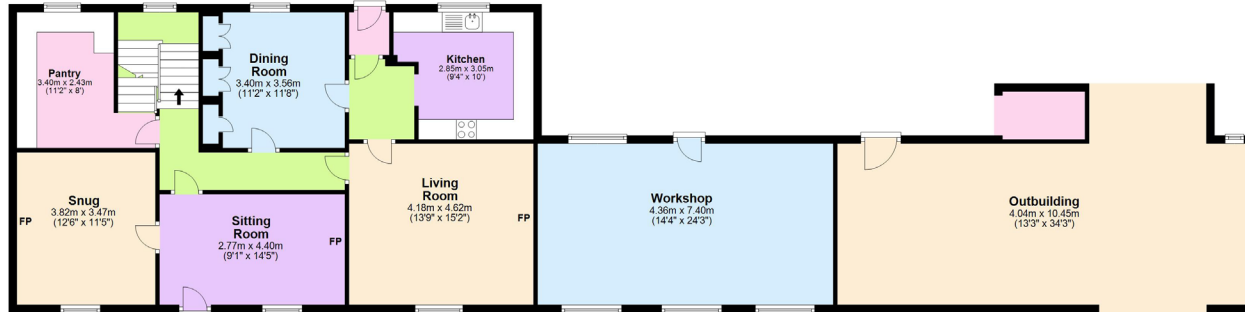




Robberby Farm

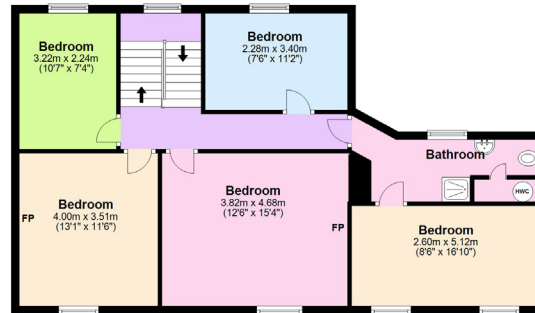
Ground Floor

Approx. 177.3 sq. metres (1908.0 sq. feet)

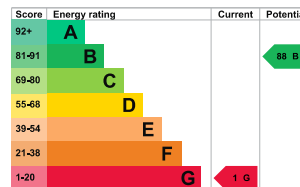


First Floor

Approx. 81.0 sq. metres (871.8 sq. feet)



Total area: approx. 258.3 sq. metres (2779.8 sq. feet)





### Buildings

The property boasts an extensive range of modern agricultural buildings in a good state of repair. The following descriptions should be read in conjunction with the building plan. The buildings include:

**1. Storage Building: 7.27m x 23.85m**

Sandstone construction under a tin roof.

Planning approval for conversion to three bedroomed agricultural workers dwelling.

**2. Storage Shed: 8.39m x 3.36m**

Sandstone construction under a fibre cement roof.

**3. Sandstone Range: 14.26m x 4.26m**

Sandstone construction under a slate roof, part lofted.

**4. Storage Shed: 15.03m x 7.31m**

Timber framed with tin roof.

**5. Livestock Shed: 11.08m x 18.07m**

Timber framed with tin roof.

**6. Livestock Shed: 6.17m x 32.43m**

Timber framed with tin roof.

**7. Livestock Shed: 11.17m x 8.70m**

Steel portal frame with fibre cement roof

**8. Livestock Shed: 2.52m x 7.49m and 8.23m x 19.17m**

Block construction under a fibre cement roof, split into three pens and storage area. Former dairy/parlour.

**9. Livestock Shed: 11.81m x 22.50m**

Steel portal frame with fibre cement roof, currently used for loose housing.

**10. Boythorpe Slurry Store**

Approximately 150,000 Gallon

**11. Outdoor Silage Pit: 13.78m x 30.59m**

Concrete panel and shuttered walls.

**12. Cubicle Shed: 41.22m x 21.87m**

Steel portal frame with fibre cement roof, 118 cubicles and feed trough.

**13. Livestock Shed: 36.72m x 13.49m**

Steel portal frame with fibre cement roof, split into loose house pens and front feed trough.

**14. Covered Handling System: 27.36m x 6.14m**

Steel portal frame with fibre cement roof, covered handling system and cattle crush (crush not included)

**15. Livestock Shed: 36.72m x 13.49m**

Steel portal frame with fibre cement roof, split into loose house pens and front feed trough.

**16. Livestock Shed: 48.78m x 8.97m**

Steel portal frame with fibre cement roof, split into loose house pens and front feed trough.

**17. Outdoor Silage Pit: 13.25m x 36.54m**

Concrete panels walls

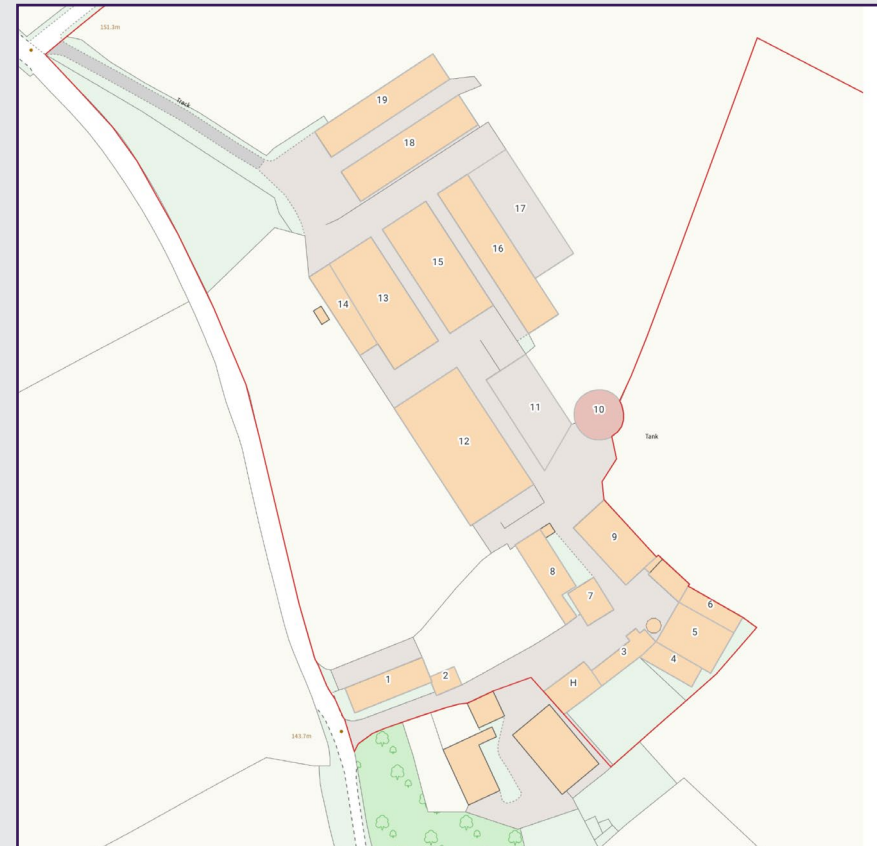
**18. Livestock Shed: 41.04m x 8.61m**

Steel portal frame with fibre cement, split into loose house pens and front feed trough.

**19. Livestock Shed: 41.04m x 8.73m**

Steel portal frame with fibre cement roof, loose housing with feed barriers.

### Boythorpe Crop Store





Field Schedule				
Robberby Farm				
Lot	Field Number	Land Parcel Identifier	Area(Ha)	Area (Ac)
1	1	NY5936 0186	3.89	9.61
	2	NY5936 0549	2.56	6.33
	3	NY5936 2434	3.33	8.23
	4	NY5836 8093	2.91	7.19
	5	NY5837 6512	4.19	10.35
	6	NY5837 7620	4.23	10.45
	7	NY5837 5534	5.26	13.00
	8	NY5837 4649	5.44	13.44
	9	NY5837 4770	3.44	8.50
	10	NY5837 3065	4.83	11.93
	Steading		1.89	4.67
	<b>Total</b>		<b>41.97</b>	<b>103.71</b>
2	11	NY5836 3548	5.54	13.69
	12	NY5836 2229	4.49	11.09
	13	NY5836 0747	4.01	9.91
	<b>Total</b>		<b>14.04</b>	<b>34.69</b>
	<b>Total</b>		<b>56.01</b>	<b>138.40</b>



#### The Land

The land within Lot 1 extends to approximately 40.08 hectares (99.04 acres). It lies around the farm steading and comprises excellent quality arable and cropping land. The land benefits from a mains water supply.

Access is gained direct from the public highway and then from field to field.

#### Lot 2 – Land at Robberby Farm extending to approximately 14.04 hectares (34.69 acres)

**Offers Over - £470,000 (Four Hundred and Seventy Thousand Pounds)**

The land in Lot two lies within a ring fence to the west of Lot 1 and is comprised of excellent arable and mowing land.

Access is gained directly off the public highway and then from field to field.

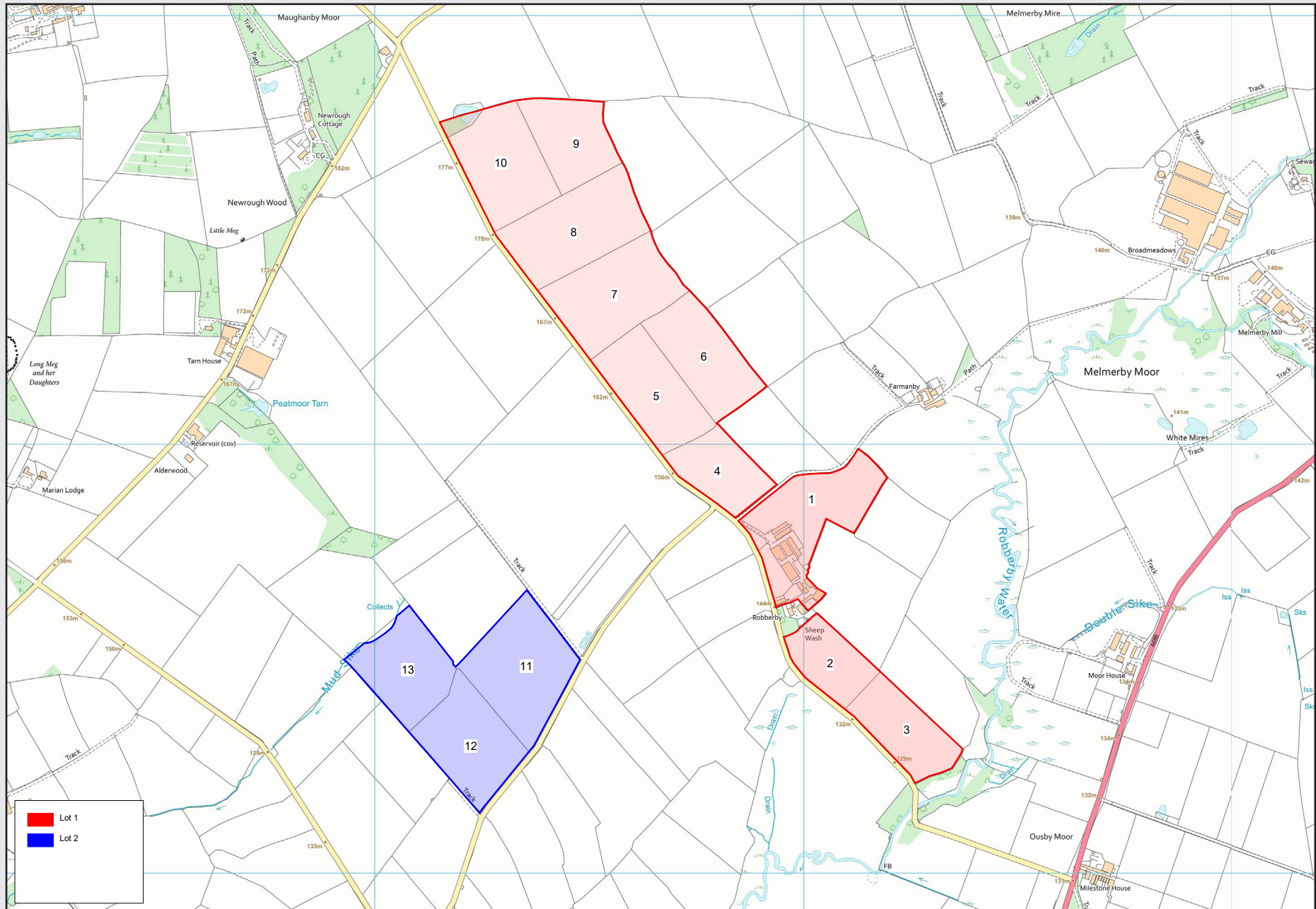
#### Boundaries

The well-maintained boundaries composed of a mixture of stonewalls, post and wire fences and hedgerows.

#### Land Classification

The land is classified as predominantly Grade 2 / 3 agricultural land, which is suited to arable and grassland production.







### General Rights and Stipulations

#### Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private and any existing proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not.

The buyer(s) will be held to satisfy himself or herself on all such matters.

#### Ingoing's

The successful purchaser(s) of Lot 1 will be responsible for purchasing all silage in the pits on the date of completion. Edwin Thompson LLP will measure and value the silage and their decision is final and binding.

#### Basic Farm Payment

The delinked payments will be retained by the Seller.

#### Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Mr Matthew Bell.

#### Method of Sale

The property is offered for sale by private treaty in lots or as a whole. Offers should be submitted to Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale.

The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

The vendors reserve the right to sell the property without notice.

### Services

The property is serviced by a mains electric supply and mains water supply. Foul drainage is to a septic tank. All telephone connections are subject to BT regulations.

Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.

Please note that no formal investigation has been carried out on the septic tank. This may not meet the General Binding Rules 2020 and the property is being sold on this basis.

### Tenure and Possession

We understand the property is held freehold.

Vacant Possession will be available on completion.

### Fixtures and Fittings

Fitted carpets, where present in the farmhouse, are included within the sale.

### Sporting and Mineral Rights

Sporting rights are included within the sale so far as the sellers have title to them. The mines and minerals are excluded on part as they are owned by a third party.

### Energy Performance Certificate

Robberby Farmhouse EPC is G.

The EPC documents are available from the selling agents on request.

### Council Tax

Robberby Farmhouse – Band E (Westmorland and Furness)

### Agricultural Workers Dwelling

Building 1 has the benefit from planning approval for the conversion of the existing barn into three bedroomed agricultural workers dwelling. Planning Application Number: 08/0459. Further details available upon request.

### Water

The purchasers of the agricultural land will be required to install sub metres to the mains supplies. They will then be billed for this supply. Further details are available from the sole selling agent.

### Tyres

The tyres in Lot 1 are included within the sale.

### Plans and Schedules

These are based on Ordnance Survey and Rural Land Register, to be observed for reference only.

### Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.



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