

Edwin  
Thompson



# ALLERBY MILL FARM

Bullgill, Maryport, CA15 6TN







# Allerby Mill Farm

## Bullgill, Maryport, CA15 6TN

Wigton  
12.6 miles

Carlisle  
23.8 miles  
(all distances are approximate)

Cockermouth  
5.9 miles

Keswick  
20.2 miles

What3Words:///grins.flames.sport

A WELL-PRESENTED DAIRY FARM COMPRISING OF THE MAIN FIVE BEDROOM FARMHOUSE WITH AN EXTENSIVE RANGE OF AGRICULTURAL BUILDINGS AND AGRICULTURAL LAND EXTENDING TO APPROXIMATELY 69.29 HECTARES (171.21 ACRES)

### FOR SALE IN THREE LOTS OR AS A WHOLE

Lot 1 – Allerby Mill Farm, Extensive Range of Modern Dairy Buildings and Agricultural Land extending to approximately 36.01 hectares (88.98 acres)

**Offers Over - £1,390,000 (One Million Three Hundred and Ninety Thousand Pounds)**

Lot 2 – Land at Allerby Mill Farm extending to approximately 8.22 hectares (20.31 acres)

**Offers Over - £160,000 (One Hundred and Sixty Thousand Pounds)**

Lot 3 – Land at Allerby Mill Farm extending to approximately 25.06 hectares (61.92 acres)

**Offers Over - £660,000 (Six Hundred and Sixty Thousand Pounds)**



**Selling Agent**  
Edwin Thompson  
FIFTEEN  
Rosehill  
Carlisle  
CA1 2RW

Tel: 01228 548385  
W: [www.edwinthompson.co.uk](http://www.edwinthompson.co.uk)  
Matthew Bell Dealing

Whole: 69.29 Hectares (171.21 Acres)

**£2,210,000 (Two Million Two Hundred and Ten Thousand Pounds)**

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

**Solicitors**  
Atkinson Ritson Solicitors  
39 High Street  
Wigton  
CA7 9PE

Tel: 016973 43241  
Chris Porter Dealing



## Introduction

Allerby Mill Farm offers an exceptional opportunity to purchase a dairy farm with extensive range of modern agricultural buildings and the very best quality agricultural land. The property is located close to the hamlet of Bullgill and only a 30-minute drive from the city of Carlisle.

The holding includes:

- A very well presented five bedroomed dwelling.
- An extensive range of modern agricultural buildings including 16/32 Dairster milking parlour, cubicle sheds, silage pits, slurry storage, solar panels and good quality agricultural land extending to approximately 69.29 Hectares (171.21 Acres)
- Arla Milk Contract (Available by Separate Negotiation and Approval)

## Location

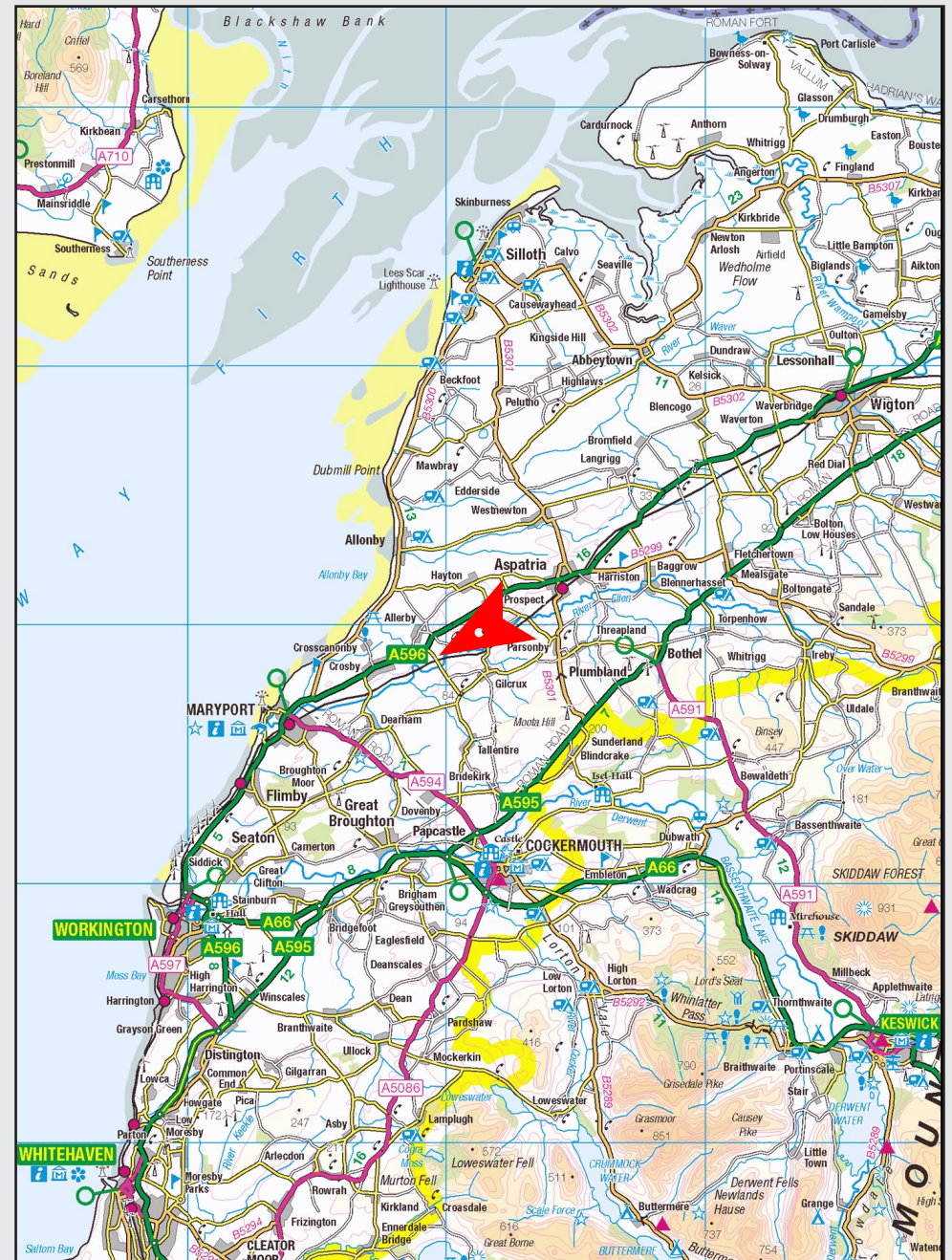
The property is located in a rural position close to the hamlet of Bullgill and benefits from expansive views of the local countryside.

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

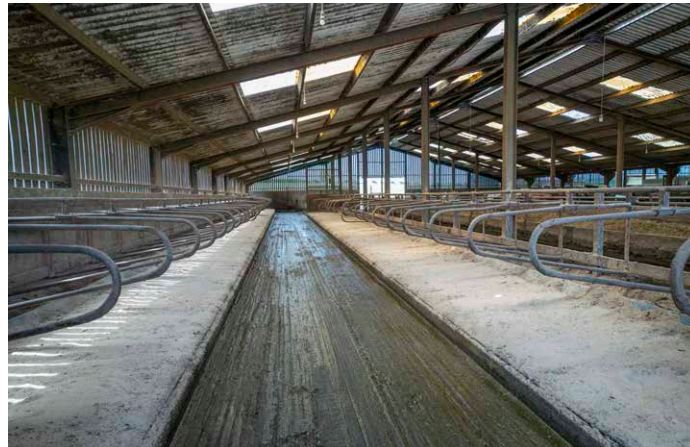
## Local Amenities

The City of Carlisle lies some 23.8 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 Hopes Auction Mart (13.8 miles), Harrison and Hetherington, Carlisle (25.40 miles) Mitchells Auction Mart (9.25 miles) and Penrith & District Farmers Mart (34.60 Miles).











## Lot 1

### Allerby Mill Farm

Farmhouse, Extensive Range of Modern Agricultural Buildings, Solar Panels and Agricultural Land Extending to approximately 36.01 Hectares (88.98 Acres).

**Guide Price: £1,390,000 (One Million Three Hundred and Ninety Thousand Pounds)**

### Allerby Mill Farmhouse

The spacious farmhouse built in the 1840s spans 2715.7 sq. ft. (252.3 sq. m) over three floors. The property is of stone/render construction under a slate roof.

The property benefits from a mains and borehole water supply, mains electricity supply and mains sewerage connection. The property benefits from oil fired central heating and has solar panels on the roof of the agricultural building.

The property briefly comprises:

### Ground Floor

**Store Room: 3.66m x 4.31m**

Carpeted floor and storage shelves.

**Utility Room : 3.97m x 4.56m**

Base units, sink and carpet/lino floor.

**Kitchen/Dining Room: 8.20m x 4.36m**

Wall and base units, granite worktops, electric oven and hob, built in dishwasher and fridge. Wood burning stove.

### Hallway

**Living Room: 3.88m x 4.25m**

Carpeted floor covering and wood burning stove.

**Dairy/Pantry: 4.14m x 3.60m**

Wall and base units and lino floor covering.

### Understairs Cupboard

### First Floor

**Bathroom: 3.88m x 4.33m**

Bath, WC, Power Shower, Sink. Carpeted floor.

**Bedroom 1: 4.16m x 3.55m**

Carpeted floor.

**Bedroom 2: 6.86m x 2.00m**

Carpeted floor.

**Study: 2.90m x 2.75m**

Carpeted floor.

**Bedroom 3: 3.88m x 4.33m**

Carpeted floor.

### Second Floor

**Bedroom 4/Attic Room: 4.32m x 4.53m**

Velux window.

**Bedroom 5/Attic Room: 4.32m x 5.62m**

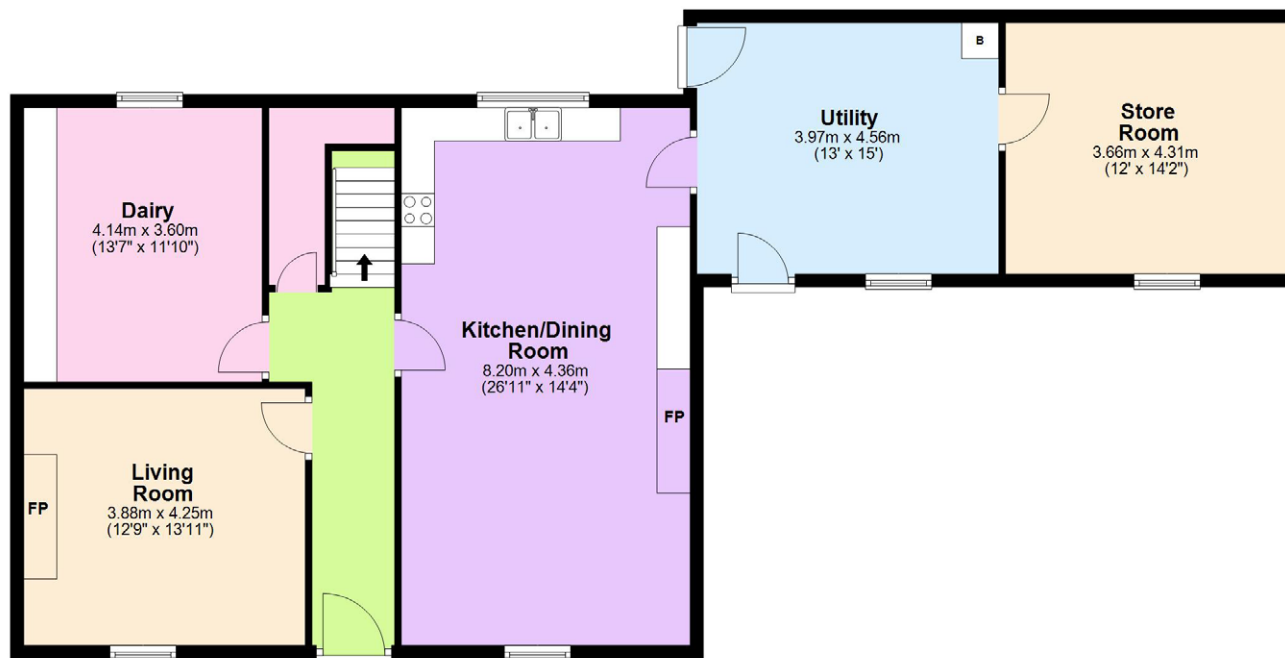
Velux window.

### Outside

Well-Established Garden to the rear and side of the property, along with vegetable garden and polytunnel: Offering a tranquil space for relaxation and outdoor activities. The property has ample parking around the property. There is also an W/C within the garden.

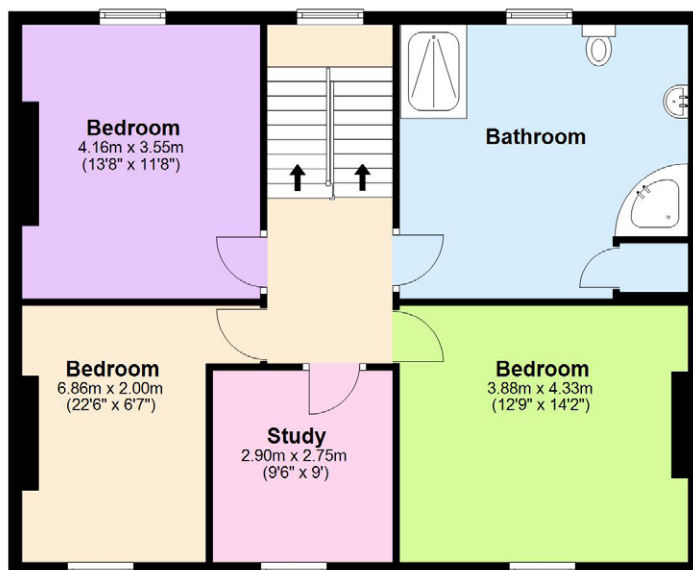


**Ground Floor**  
Approx. 116.5 sq. metres (1254.5 sq. feet)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		87 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	50 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

**First Floor**  
Approx. 88.2 sq. metres (949.6 sq. feet)



**Second Floor**  
Approx. 47.5 sq. metres (511.6 sq. feet)



Total area: approx. 252.3 sq. metres (2715.7 sq. feet)  
**Allerby Mill**



## 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. Traditional Range: 13.19m x 6.55m

Sandstone construction with box profile tin roof, part lofted housing generator, general storage and calf pens.

### 2. Storage Shed: 9.47m x 4.42m

L Shape of brick construction with marley tile roof, used for general storage.

### 3. Former Dairy: 4.25m x 11.07m

Block construction with a box profile roof, currently housing calf machine and general storage.

### 4. Livestock Shed: 23.51m x 11.42m

Steel portal frame under an asbestos roof covering with loose housing section and 37 cubicles with mats. Slatted tank leading to slurry store.

### 5. Single Storey Storage Shed: 9.85m x 5.14m

Sandstone construction under a slate roof, split into three general storage areas.

### 6. Livestock Shed: 23.01m x 13.72m

Steel portal frame under a fibre cement roof. Split into five separate loose housing pens, with front feed trough and part lofted. .







### 7. Slurry Store:

200,000 Gallons.

### 8. Silage Pit: 14.52m x 9.45m

Part concrete panel/part shuttered walls and concrete floor.

### 9. Silage Pit: 40m x 13.80m

Part concrete panel/part shuttered walls and concrete floor.

### 10. Dairy Complex: 60.25m x 40.15m

Steel portal frame with fibre cement/box profile roof. Housing:

- 149 Cubicles with mats
- Automatic scrapers
- Feed Passage.
- Collection Yard.
- 16/32 Dairy master Milking Parlour
- Dairy – With two bulk tanks
- Farm Office
- Loose Housing area.
- Storage Area
- Slatted tank leading into the slurry pit.
- 22.1kw of Solar Panels
- Water storage tanks.
- 13 ton cake tower

### 11. Crimp Pit: 35.83m x 5m

Concrete panel walls.

### 12. Lagoon:

Located away from the farm within field 6. 1,400,000 gallons HDPE lined lagoon with associated hardstanding and bale storage area.

### The Land

The land within Lot 1 extends to approximately 36.01 hectares (88.98 acres). It lies within two blocks either side of the public highway and comprises excellent quality arable and cropping land. The land benefits from a mains water supply and borehole water supply.

Access is gained direct from the public highway and also via a hard access track which runs through the property.

Field 1 has never been ploughed by the current owners.

There is also a vacant allotment plot included within Lot 1.

### Lot 2 – Land at Allerby Mill Farm extending to approximately 8.22 hectares (20.31 acres)

#### Offers Over - £160,000 (One Hundred and Sixty Thousand Pounds)

The land in Lot two lies away from the main farm off the A596 public highway.

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

The land benefits from a mains water supply.

### Lot 3 – Land at Allerby Mill Farm extending to approximately 25.06 hectares (61.92 acres).

#### Offers Over - £660,000 (Six Hundred and Sixty Thousand Pounds)

The land in Lot three lies within a ring fence and is located a short distance away from Lot 1.

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

The land benefits from a mains water supply and handling pens.

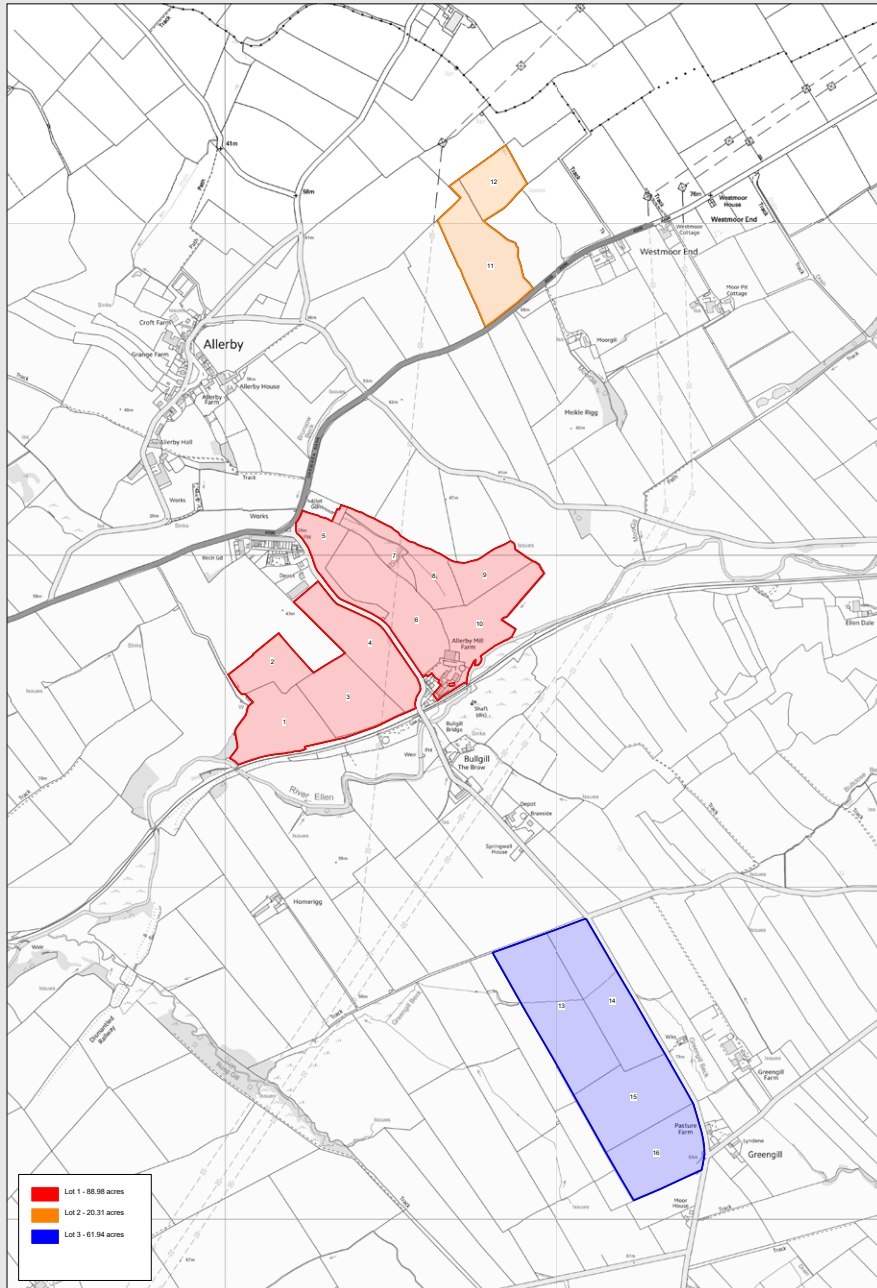
### Boundaries

The well-maintained boundaries composed of a mixture of post and wire fences and hedgerows of which many have been recently erected.

### Land Classification

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





Field Schedule				
Allerby Mill, Maryport				
Lot	Field Number	Land Parcel Identifier	Area(Ha)	Area (Ac)
1	1	NY0938 1848	4.7	11.61
	2	NY0938 1468	2.52	6.23
	3	NY0938 3657	4.48	11.07
	4	NY0938 4373	5.13	12.68
	5	NY0938 2905	2.19	5.41
	6	NY0938 5484	6.21	15.34
	7	NY0939 4801	1.45	3.58
	8	NY0938 6196	2.82	6.97
	9	NY0938 7995	2.28	5.63
	10	NY0938 7779	4.23	10.45
		<b>Total</b>	<b>36.01</b>	<b>88.98</b>
2	11	NY0939 7789	5.71	14.11
	12	NY0940 8113	2.51	6.20
		<b>Total</b>	<b>8.22</b>	<b>20.31</b>
3	13	NY1037 0159	8.15	20.14
	14	NY1037 1763	6.11	15.10
	15	NY1037 2235	5.81	14.36
	16	NY1037 2919	4.99	12.33
		<b>Total</b>	<b>25.06</b>	<b>61.92</b>





## 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.

It should be noted that United Utilities are currently undertaking some works to Bullgill waste treatment works and a small compound has been constructed within Lot 1. Further details are available upon request.

### Environmental Stewardship / SFI

The property is currently entered into a Mid-Tier which expires on the 31st December 2027. Further details are available upon request.

The property is also entered into an SFI. Currently SFI agreements are not transferable and therefore if the SFI can still not be transferred at the point of sale the SFI Agreement will be cancelled.

### 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 mains connection. All telephone connections are subject to BT regulations. The property currently has Fibrus Superfast Broadband. There is also a borehole water supply on Lot 1.

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

The property benefits from solar panels on the agricultural buildings roof. Further details are available upon request.

### Tenure and Possession

We understand the property is held freehold.

Vacant Possession will be available upon 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 as they are owned by a third party.

### Energy Performance Certificate

Allerby Mill Farmhouse EPC is E.

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

### Council Tax

Allerby Mill Farmhouse – Band D (Cumberland Council)

### Milk Contract

The vendors have been informed that it may be possible to include the current milk contract within the sale of the farm. Further details are available upon request.

### Crops

It is a requirement of the sale that all growing crops and silage in the pit on the date of completion are purchased by the purchaser(s).

The valuation will be carried out by Edwin Thompson LLP and their decision will be final.

### Tyres

The tyres in Lot 1 are included within the sale.

### Farm Sale

The vendors reserve the right to hold a farm sale on the holding between exchange and completion.

### 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.





# Edwin Thompson



Berwick upon Tweed  
Carlisle  
Galashiels  
Kendal  
Keswick  
Newcastle  
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

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2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in May 2025