

Edwin
Thompson



NEWLANDS FARM & SWALEDALE VIEW

Ireby, Wigton, CA7 1EN



Newlands Farm & Swaledale View

Ireby, Wigton, CA7 1EN

Wigton
7.7 miles

Carlisle
17.3 miles
(all distances are approximate)

Cockermouth
13.4 miles

Keswick
13.7 miles

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A WELL-PRESENTED STOCK REARING FARM COMPRISING OF THE MAIN THREE BEDROOM FARMHOUSE, FIVE BEDROOM BUNGALOW WITH AN EXTENSIVE RANGE OF AGRICULTURAL BUILDINGS AND AGRICULTURAL LAND EXTENDING TO APPROXIMATELY 70.21 HECTARES (173.49 ACRES)

FOR SALE IN FOUR LOTS OR AS A WHOLE

Lot 1 – Newlands Farmhouse and agricultural land extending to approximately 4.59 hectares (11.34 acres)
Offers Over - £650,000 (Six Hundred and Fifty Thousand Pounds)

Lot 2 – Swaledale View, extensive range of modern and traditional agricultural buildings and agricultural land extending to approximately 49.84 hectares (123.15 acres)
Offers Over - £1,300,000 (One Million Three Hundred Thousand Pounds)

Lot 3 – Land at Newlands Farm extending to approximately 5.01 hectares (12.38 acres)
Offers Over - £110,000 (One Hundred and Ten Thousand Pounds)

Lot 4 – Land at Newlands Farm extending to approximately 10.77 hectares (26.61 acres)
Offers Over - £240,000 (Two Hundred and Forty Thousand Pounds)

Whole: 70.21 Hectares (173.48 Acres)
£2,300,000 (Two Million Three Hundred Thousand Pounds)

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



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Introduction

Newlands Farm & Swaledale View offers an exceptional opportunity to purchase a stock rearing farm with two dwellings, extensive range of modern agricultural buildings and good quality agricultural land. The property is located close to the village of Ireby on the edge of the Lake District National Park and only a 30-minute drive from the city of Carlisle.

The holding includes:

- Newlands Farmhouse a three bedroomed farmhouse with expansive views over the Lake District.
- Swaledale View a five bedroomed bungalow subject to agricultural occupancy condition with breathtaking views over the Lake District.
- An extensive range of modern agricultural buildings including cubicle shed, loose housing, silage pit and agricultural land extending to approximately 70.21 Hectares (173.48 Acres)

Location

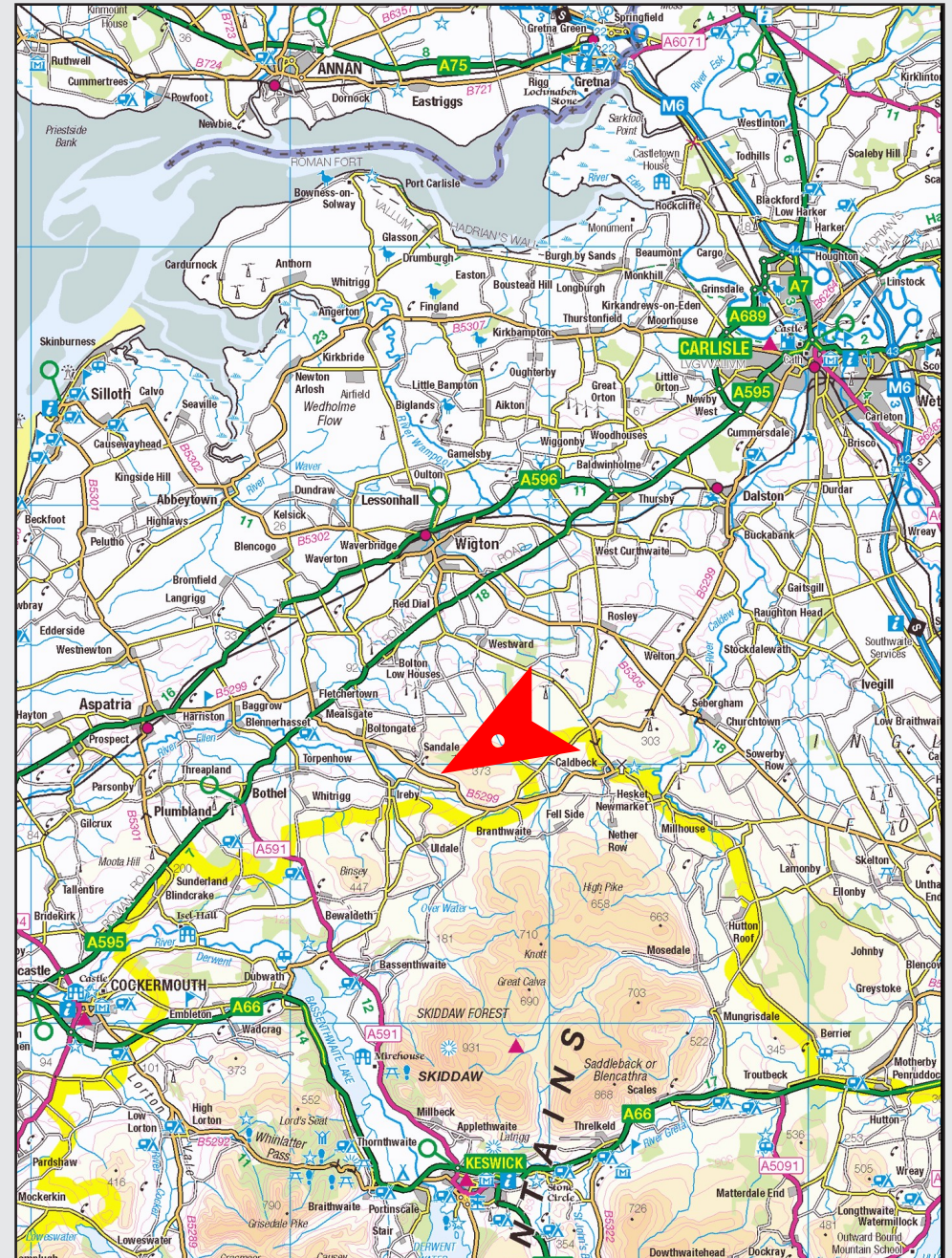
The property is located in a rural position close to the village of Ireby and benefits from stunning views of the local countryside.

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 17.3 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 (7.9 miles), Harrison and Hetherington, Carlisle (21.8 miles) Mitchells Auction Mart (13.4 miles) and Penrith & District Farmers Mart (22.60 miles).





Lot 2



Lot 2



Lot 2



Lot 2



Lot 2



Lot 1 & 2



Lot 1

Newlands Farmhouse

Farmhouse and Agricultural Land Extending to approximately 4.59 Hectares (11.34 Acres).

Guide Price: £650,000 (Six Hundred and Fifty Thousand Pounds)

Newlands Farmhouse

The spacious farmhouse spanning 2193 sq. ft. (203.7 sq. m) over two floors. The property is of stone/render construction under a slate roof.

The property benefits from a mains water supply, mains electricity supply and private sewerage. The property benefits from a number of storage heaters.

The property briefly comprises:

Ground Floor

Hall

Wooden floor covering.

Lounge: 3.97m x 3.02m

Wood burning stove, wooden floor covering.

Kitchen: 3.55m x 3.56m

Wall and base units, electric oven, space for dishwasher, exposed beams and lino floor covering.

Dining Room: 3.97m x 4.98m

Open fire and wooden floor covering.

Porch

Understairs Cupboard

First Floor

Bathroom: 3.55m x 2.10m

WC, Power Shower, Sink.

Bedroom 1: 3.98m x 3.30m

Carpeted floor.

Bedroom 2: 3.98m x 4.92m

Carpeted floor, storage cupboard

Bedroom 3: 3.55m x 3.58m

Carpeted floor.

Outside

Well-Established Garden to the front and back of the property: Offering a tranquil space for relaxation and outdoor activities. The property also has a designated parking area.

Attached to the house is the following:

Office: 3.00m x 4.44m

Tile floor covering.

Utility Room: 4.35m x 2.10m

Sink

Green House: 3.86m x 1.65m

Outbuilding: 8.26m x 4.00m

Outbuilding: 3.00m x 4.00m

The Land

The land within Lot 1 extends to approximately 4.59 hectares (11.34 acres). It lies within two separate field parcels. The land benefits from a natural water supply.

Access is gained direct from the public highway.



Lot 2



Lot 2

Swaledale View

Bungalow, Extensive Range of Modern and Traditional Agricultural Buildings and Agricultural Land Extending to approximately 49.84 Hectares (123.15 Acres).

Guide Price: £1,300,000 (One Million Three Hundred Thousand Pounds)

Swaledale View

The spacious bungalow spanning 2234.5 sq. ft. (207.6 sq. m). The property is of block/render construction under a marley tile roof.

The property benefits from a mains water supply, mains electricity supply and private sewerage.

The property benefits from oil fired central heating.

The property briefly comprises:

Ground Floor

Hallway

Carpet floor covering.

Lounge: 3.97m x 3.02m

Wood burning stove, wooden floor covering.

Kitchen/Diner: 4.80m x 6.10m

Wall and base units, electric oven, space for dishwasher, exposed beams and laminate floor covering.

Sitting Room: 4.78m x 3.85m

Laminate floor covering.

Utility: 3.64m x 3.08m

Lino floor covering, sink, W/C, wall units, shower

Store: 1.44m x 2.52m

Store: 2.22m x 1.06m

Bathroom: 3.79m x 2.71m

WC, Power Shower, Bath, Sink.

Bedroom 1: 3.64m x 2.96m

Carpeted floor.

Bedroom 2: 3.64m x 2.96m

Carpeted floor.

Bedroom 3: 3.64m x 3.56m

Carpeted floor.

Bedroom 4: 4.58m x 5.15m

Carpeted floor.

En-suite: 1.84m x 3.94m

Lino floor covering, Bath, Shower, W/C and Sink.

Bedroom 5: 2.34m x 5.15m

Living Room: 5.02m x 5.26m

Open fire, carpeted floor, double windows with views over the adjoining fells.

Outside

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

Ground Floor

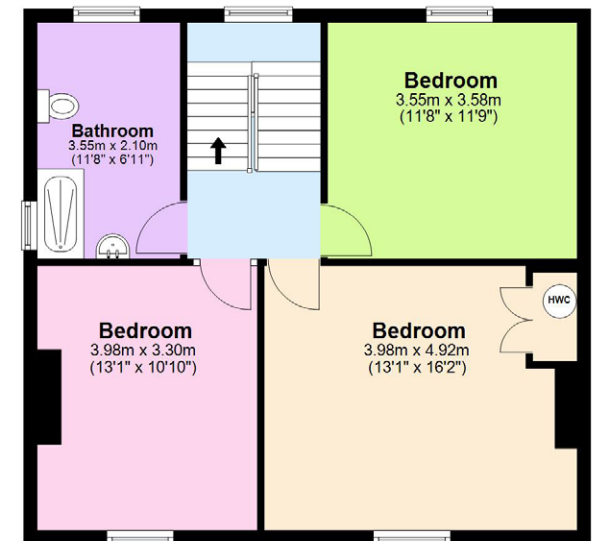
Approx. 141.8 sq. metres (1526.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

First Floor

Approx. 61.9 sq. metres (666.5 sq. feet)



Total area: approx. 203.7 sq. metres (2193.1 sq. feet)

Newlands Farm

Ground Floor

Approx. 207.6 sq. metres (2234.5 sq. feet)



Total area: approx. 207.6 sq. metres (2234.5 sq. feet)

Swaledale View

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Buildings

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

The buildings include:

1. Machinery Shed: 11.25m (Max) x 25.81m

Steel portal framed construction under a fibre cement roof covering. Part lofted. Concrete floor.

2. Workshop / Storage: 13.66m x 16.49m

Part steel portal frame under a fibre cement roof and part sandstone construction under a slate roof, part lofted.

3. Storage Shed: 5.39m x 22.01m

Sandstone construction under a marley tile roof, lofted currently used as general storage.

4. Livestock Shed: 35.53m x 9.88m

Steel portal frame under an asbestos roof covering with loose housing section and general storage area.

5. Storage Shed 9.81m x 2.92m

Steel portal frame under a fibre cement roof.

6. Byre: 18.98m x 5.32m

Concrete block construction under a fibre cement roof.

7. Livestock Shed: 14.35m x 18.08m

Steel portal frame construction under a asbestos cement roof, housing feed passage and 40 cubicles.

8. Silage Pit: 27.72m x 8.92m

Steel portal frame with asbestos roof with concrete floor.

9. Livestock Shed: 7.46m x 22.41m

Steel portal frame under a fibre cement roof covering.

10. Livestock Shed/Storage Shed: 8.45m x 22.41m

Steel portal frame with fibre cement roof.

11. Cubicle Shed: 10.23m x 32.18m

Steel portal frame construction under an asbestos cement roof. Housing under cover feed area with slatted tank with capacity for around 30,000 gallons and 50 cubicles.





The Land

The land within Lot 2 extends to approximately 49.84 hectares (123.15 acres). It lies within one block and comprises excellent quality grazing, cropping and mowing land. The land benefits from a private water supply.

Access is gained direct from the public highway and certain fields are accessed via a hard access road which serves the adjoining transmitting station.

Lot 3 – Land at Newlands Farm extending to approximately 5.01 hectares (12.38 acres)

Offers Over - £110,000 (One Hundred and Ten Thousand Pounds)

The land is located a short distance away from the main holding.

Access is gained directly off the public highway.

Lot 4 – Land at Newlands Farm extending to approximately 10.77 hectares (26.61 acres).

Offers Over - £240,000 (Two Hundred and Forty Thousand Pounds)

The land in Lot four lies within a ring fence and is located a short distance away from the main farm steading.

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

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 / 4 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.

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.

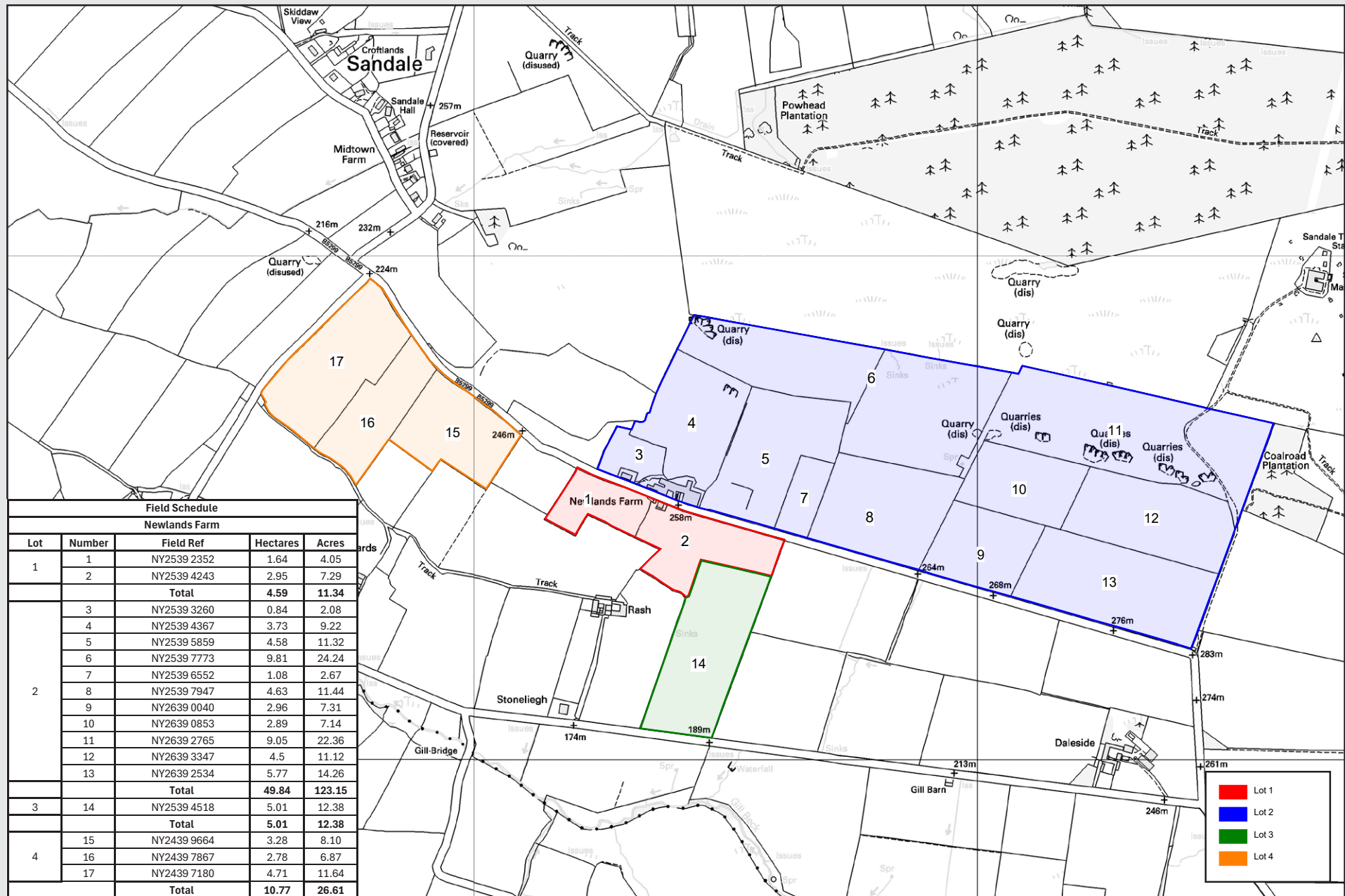
Viewing

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.

Services

The property is serviced by a mains electric supply and mains water supply. Foul drainage is to a private connection. All telephone connections are subject to BT regulations. There is also a private water supply within Lot 2.

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 upon completion.

Fixtures and Fittings

Fitted carpets, where present in the farmhouse and bungalow, 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

Newlands Farmhouse EPC is F.

Swaledale View EPC is E.

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

Council Tax

Newlands Farmhouse – Band D (Cumberland Council)

Swaledale View – Band D (Cumberland Council)

Swaledale View – Occupancy Restriction

Swaledale View has agricultural occupancy restriction placed on it. Further details are available from the agents.

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 2 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.

Edwin Thompson



Berwick upon Tweed
Carlisle
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Kendal
Keswick
Newcastle
Windermere

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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