

# BURTHOLME FARM

BRAMPTON • CUMBRIA





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*A prime Cumbrian dairy farm with an excellent dairy complex within the Irthing Valley*

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A modernised and extended farmhouse with 3 reception rooms and 4 bedrooms.

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A range of traditional outbuildings including former stables.

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A modern farm steading with accommodation for 200 cows and a DeLaval 32/32 Rapid Exit parlour installed in 2008.

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Land consisting of 158.68 acres of mainly grade 2 arable, 29.01 acres pasture and 12.27 acres woodland.

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1.3 miles of single bank trout fishing on the River Irthing for 2 rods.

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Single Farm Payment received in 2014 of £15,132

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Duck flighting pond and farm pheasant shoot.

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**About 212.39 acres in total (85.95 Ha)**

**For sale as a whole**

Brampton 3 miles • Carlisle 12 miles • Dumfries 42 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.

## Situation

Burtholme Farm is situated within the attractive Irthing Valley and only 3 miles northeast of Brampton.

The farm is approached via a minor public road ½ mile west of Lanercost Priory. Lanercost has a primary school, with the focal point being the 1169 Augustinian Priory with a regular church service as well as a tea room, gift shop and a Visitors Information Centre for Hadrian's Wall.

A range of local services can be found in the market town of Brampton including a selection of shops, a medical practice, golf course, a secondary school and a train station with direct links to Newcastle, Carlisle and onwards to London. A further range of services including private schooling can be found in Carlisle, the region's capital.

The M6 motorway is only 12 miles away and provides easy links both north and south.

Carlisle Lake District Airport is 6 miles away and is currently under a £12 million refurbishment with a passenger service operated by Stobart Air to start weekly flights to Dublin and London by the end of 2015.

For the outdoor enthusiast, the local area provides opportunities for walking, horse riding and mountain biking. Burtholme is within an hour's drive of the Lake District and Northumberland National Parks.

As well as the sporting opportunities on the farm itself, salmon fishing can be rented on the River Eden and shooting on estates in the surrounding area.

The farm has plenty of livestock markets in the area including Carlisle (12 miles), Longtown (13 miles) and Hexham (28 miles).

## Description

Burtholme Farm extends to about 212.39 acres and occupies a private yet accessible position within the Irthing Valley.

The majority of the farm is relatively flat in nature at about 45 metres above sea level by the River Irthing and rises to the north of the minor county road to about 75 metres at the northern boundary by Hadrian's Wall.

Burtholme is a superb dairy farm and includes a modernised traditional farmhouse. There is a range of traditional outbuildings and an excellent range of modern farm buildings including a DeLaval 32/32 Rapid Exit Parlour which was installed in 2008.

The land consists of 158.68 acres arable, 29.01 acres pasture, 12.27 acres mixed woodland and 12.43 acres roads/buildings/riverbank/miscellaneous.





## Burtholme Farmhouse

The farmhouse is accessed off the minor county road with a gravelled parking area to the side and a courtyard approached via a lovely stone archway to the rear. The 19th century farmhouse is constructed of part stone and part brick beneath a pitched slate roof. With oil-fired central heating, the accommodation is as follows:

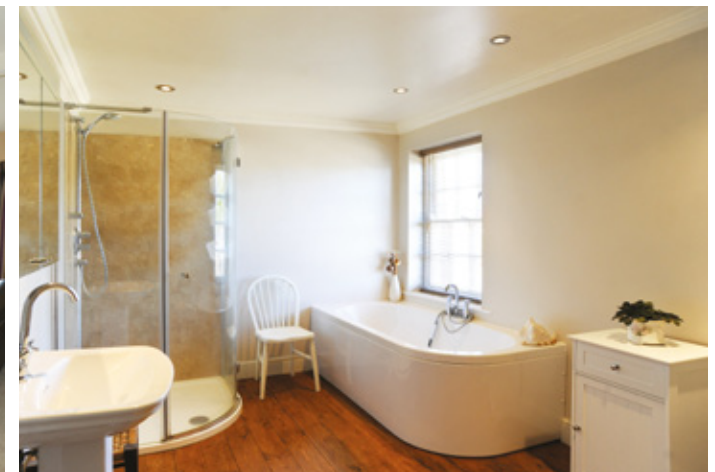
**Ground Floor:** entrance porch, hall, double drawing and dining room, study, dining kitchen, utility room, larder, shower room and sun lounge.

**First Floor:** landing, master bedroom with en-suite bathroom with separate shower, three further bedrooms and family bathroom.

Features of the interior include the large dining kitchen with electric rangemaster cooker, the sash-and-case windows, the open fireplaces in the study and drawing room, the wood burning stove in the sun lounge.

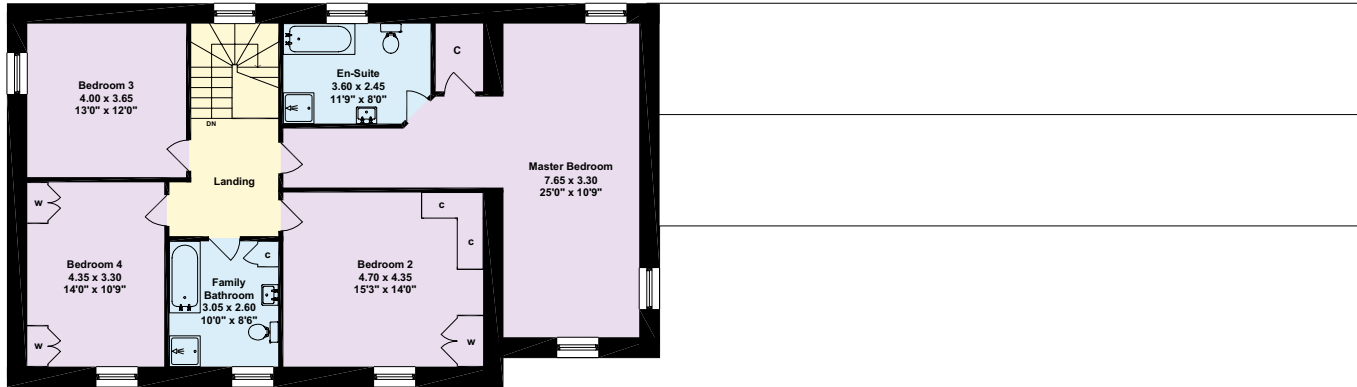
## Garden

French doors from the sun lounge lead out to the front garden, with a patio area and planted borders. There is an area of lawn with rhododendrons and mature trees to the side and fully enclosed by a beech hedge.

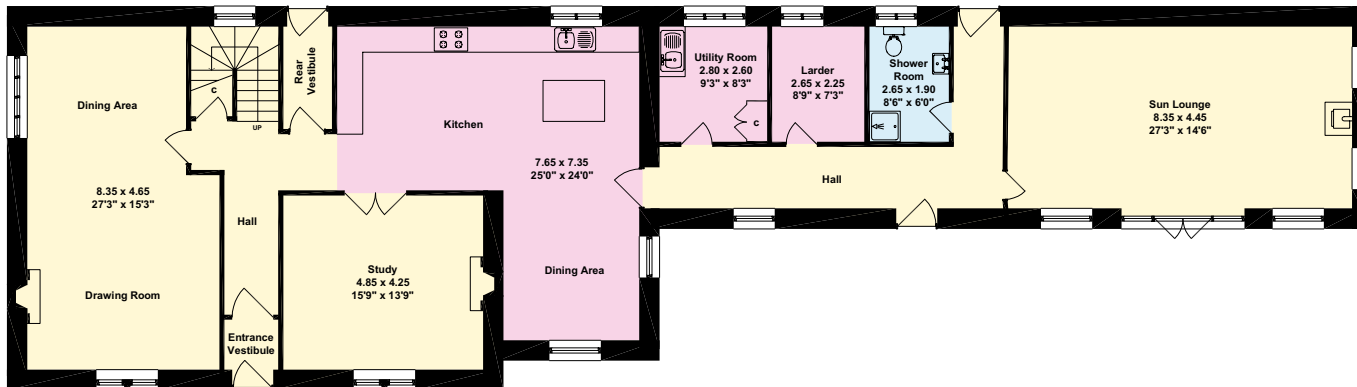


Approximate Gross Internal Floor Area  
321m<sup>2</sup> (3,455sqft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



First Floor



Ground Floor

## Farm Buildings

Situated to the rear of the farmhouse via a separate access, there is a range of three traditional outbuildings and to the south there is an excellent modern farm steading with a dairy complex. The full range of farm buildings are described as follows: (see farm buildings plan)

**A:** Traditional Steading: Stone construction. Includes the following:

- Store (4.47m x 3.77m)
- Log store (4.47m x 3.44m)
- Store (4.47m x 3.39m)
- Former stables with four stalls, concrete floor and attic above (4.39m x 7.17m).

**B:** Traditional Steading: Stone construction beneath a pitched slate roof (4.91m x 25.30m). Used for general storage.

**C:** Byre: 4 bays, portal frame, bricks walls, concrete floor and corrugated roof (8.20m x 12.19m). Used for general storage.

**D:** Dutch Barn: 3 bays, open sided, earth floor, part block/corrugated wall and corrugated roof (13.59m x 5.54m). Used for straw storage.

**E:** GP Shed: 3 bays, concrete portal frame, concrete floor, brick walls with corrugated cladding and corrugated roof (13.88m x 13.43m). Used as a workshop, grain and fuel store.

**F:** Milking Parlour building: 7 bays, steel portal frame, part concrete walls with box profile ventair (42.60m x 13.36m). It includes the following:

- DeLaval 32:32 Rapid Exit parlour with cluster flush, auto ID, Autowash and collecting yard with electric backing gate. Milking platform (13.17m x 3.17m). Installed in 2008.
- Bulk Tank and Wash Room: Includes DeLaval 16,000 litre bulk tank with parlour cold and hot water wash facilities (6.12m x 5.77m).

- Office and engine room: Includes office, parlour pump and a 10,000 litre water tank for borehole water storage (5.64m x 5.80m).

**G:** Cattle Shed: 7 bays, steel portal frame, part concrete walls with box profile ventair, concrete floor and central feed passage (25m x 42.60m). Includes three pens and a cattle handling area with crush and 15 self-locking headstocks.

**H:** Cubicle Shed 1: 7 bays, steel portal frame, open sided with concrete floor (11.99m x 42.60m). Includes 56 cantilever matted cubicles with twin automatic scraping systems and side feed passage.

**I:** GP Shed: 7 bays, steel portal frame, concrete floor, part block walls with Yorkshire boarding and corrugated roof (10.63m x 42.60m). Includes twin bull pens, calf pens and is also used for machinery storage.

**J:** Cubicle Shed 2: 13½ bays, steel portal frame, concrete walls with box profile ventair, concrete floor, open sided feed passage and slatted slurry store (13.61m x 83.25m). Includes 127 cantilever sand based cubicles.

There are twin 7 bay outdoor concrete silage clamps (10.36m x 42.60m each) and an outdoor slurry lagoon fed by a settlement tank.



## Land

The land extends to a total of 212.39 acres and includes fourteen main field enclosures. The land is classified as mainly grade 2 under the Natural England Agricultural Land Classification Map for the North West Region. The land consists of 158.68 acres arable, 29.01 acres pasture, 12.27 acres woodland and 12.43 acres roads/buildings/riverbank/miscellaneous.

The soils are from the Wick 1 series and are described as free draining loamy soil suitable for grassland and cereals.

All of the fields have stock proof fencing and have access to water troughs fed by a private water supply. There are established fenced cow tracks leading to the fields from the farm buildings.

Field numbers 12 and 13 are currently cropped in winter wheat. All of the fields are applied with regular applications of fertiliser and lime with pH testing carried out ahead of silage production.

There are three fields of permanent pasture and eleven fields which are classed as arable.



## Woodland

Interspersed throughout the farm there are four blocks of mixed woodland with further areas of woodland nestled down by the River Irthing at the southern boundary. The woodland extends to a total of 12.27 acres providing shelter to livestock and amenity for wildlife.

## Sporting

The farm includes 1.3 miles of single bank trout fishing on the River Irthing. The fishing rights and river bed are not owned but the farm has a right to fish two rods.

In recent years, Burtholme Farm has been used for a small farm pheasant shoot with four drives.

There are opportunities for duck flighting on the pond at the top of the farm as well as alongside the river.

## Acreage Schedule

Field No	Arable	PGRS	Woods	Other	Total
1	19.99				19.99
2	30.73				30.73
3		12.26			12.26
4	10.88				10.88
5	6.63				6.63
6	8.56				8.56
7	19.55				19.55
8	9.90				9.90
9	11.95				11.95
10	5.52				5.52
11		10.06			10.06
12	26.67				26.67
13	8.30				8.30
14		6.69			6.69
Misc			12.27	12.43	24.70
<b>TOTAL</b>	<b>158.68</b>	<b>29.01</b>	<b>12.27</b>	<b>12.43</b>	<b>212.39</b>



## Residential Schedule

Property	Occupancy	Services	Council Tax
Burtholme Farmhouse	Owner Occupied	Mains electricity, oil-fired central heating (twin boilers), mains water supply and private drainage. Broadband connection	G
Farm Buildings	-	3-phase electricity, a pumped private water supply (borehole) and mains water used for hot water parlour wash only.	-

## Directions

From the south, take the M6 north towards Carlisle. Come off at junction 43 and take the A69 east to Brampton. At the T-junction, turn right onto the Carlisle Road. Continue through Brampton and take the left hand fork signposted for

Lanercost. Continue for 2 miles and after passing Lanercost Priory on your right, turn left onto the minor county road signposted for Walton. Proceed for ½ mile and the entrance to the farm is on your left.

## Solicitors

Cartmell Shepherd Solicitors  
Montgomery Way  
Rosehill  
Carlisle  
CA1 2RW  
Tel: 01228 514077  
Email: mark.jackson@cartmells.co.uk

## Environmental Designations and Listings

Burtholme Farm is subject to the following designations:

- A section of Hadrian's Wall passes through field no. 14 and is designated as a Scheduled Ancient Monument and a World Heritage Site.
- The River Irthing is designated under the "River Eden and Tributaries" Site of Special Scientific Interest (SSSI) and "River Eden" Special Area of Conservation (SAC).

## Basic Payment Scheme Entitlements

- All of the farm land is registered by the Department for Environment, Food and Rural Affairs (DEFRA) under the code 081160003. Burtholme Farm received a total payment of £15,132 in 2014. The payment for the current scheme year (2015) will be retained by the vendor and the buyer will be obliged to comply with the scheme rules until 3 December 2015. The entitlements will be transferred to the purchaser to enable a claim in 2016.

## Ingoing Valuation

The purchaser of Burtholme Farm, in addition to the purchase price, will be obliged to take over and pay for at a valuation to be agreed between two valuers, one acting for each party, the following:

- All cultivations carried out in preparation for the current crop valued on a labour and machinery basis.
- All silage, hay, straw, fodder, farmyard manure and other produce at market value.
- All oils, fuels, sprays, chemicals, fertilisers, seeds and sundry at cost.

Further details will be provided in the sale contract.

## Moveables

The fitted carpets and curtains in the farmhouse are included in the sale. Selected items can be made available for sale to a purchaser at a separate and additional price as follows:

- Selected items of furniture within the farmhouse
- Selected items of farm tools, machinery and equipment
- The whole dairy herd.

## Local Authority

Carlisle City Council  
Civic Centre  
Carlisle  
Cumbria  
CA3 8QG  
Tel: 01228 817000

## Rural Payments Agency

PO Box 300  
Sheffield  
S95 1AA  
Tel: 0845 603 7777

## Travel Arrangements

Newcastle Airport Tel: 0871 882 1121

## Car Hire

Hertz Tel 08708 448 844  
Europcar Tel 0870 607 5000

## Entry

Entry is available by arrangement with the seller.

## Sporting Rights

The sporting rights over the whole farm are in-hand. Such sporting rights as are owned will be transferred by the Vendor.

## Timber and Minerals

All standing timber is included in the sale. The mineral rights are excluded from the sale and a right is referred to the purchaser to extract gravel from the river bed.

## Rights of Access and Title Conditions

The farm is sold with the following right of access in favour of:

- Brampton Anglers have a right of access over the farm tracks to gain access down to the river.
- There is a public right of way by Hadrian's Wall, part of which crosses the farm at the northern boundary.

## Health and Safety

Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspections, for your own personal safety.

## Viewing

Strictly by appointment with the Selling Agents Knight Frank (tel 0131 222 9600).

## Offers

Offers should be submitted to the selling agents. Prospective purchasers are advised to register their interest in writing with the selling agents following inspection.

## Closing Date

A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

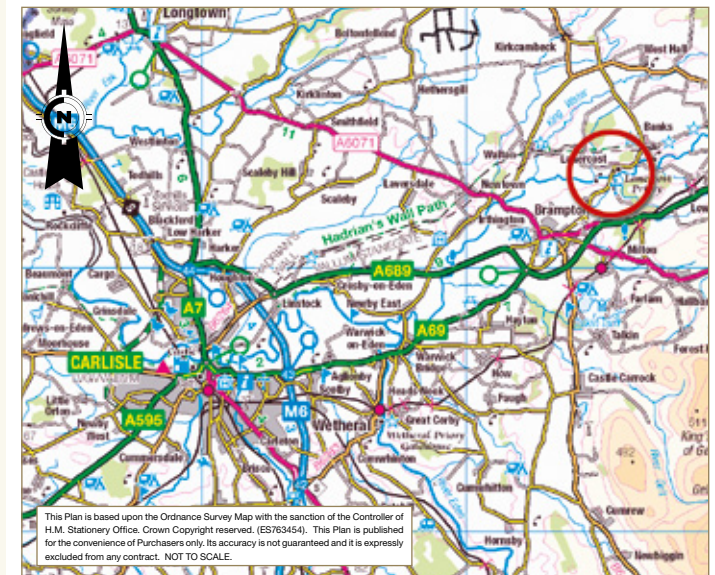
## Conditions of Sale

### 1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

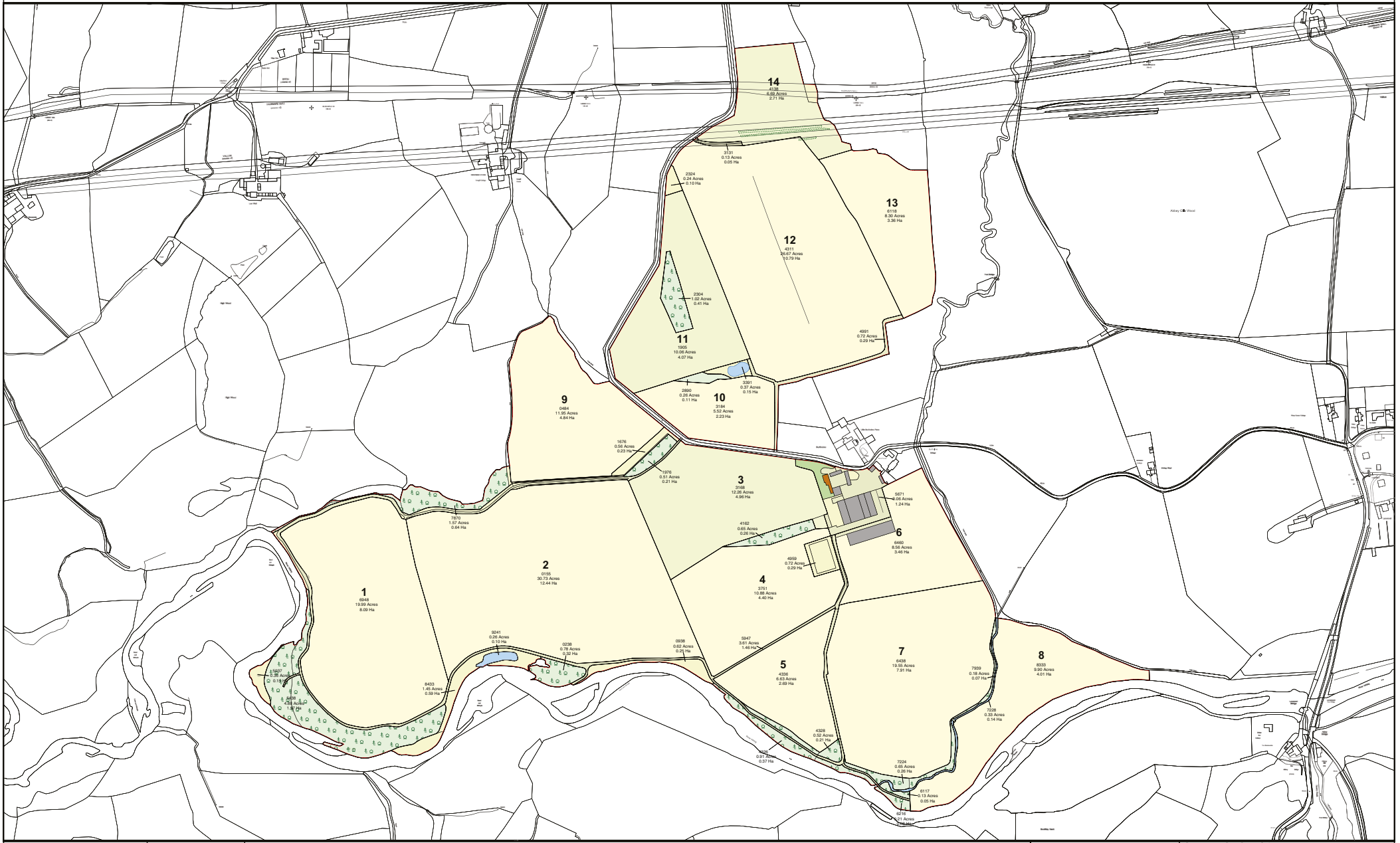
### 2. Deposit

On exchange of contracts a deposit of 10 per cent of the purchase price will be paid with the balance due at completion. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.



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# Burtholme Farm



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Land Use:	
	Pasture
	Arable
	Game Cover
	Woodland
	Scrub
	Vegetation / Misc
	Water
	Orchard
	Heathland
	Rocks / Boulders
	Building (Residential)
	Building / Structure (Agricultural)
	Gardens
	Road / Track

NB: If field & building type are unknown - assumed pasture & residential



Date: 23.06.15  
 Drawn By: CW  
 Scale: 1:6000 @ A3  
 Title: Burtholme Farm  
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