



Property
Address

Cumbria - Upper Eden Valley

A secluded small farm in an entirely rural position set in rolling countryside

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Trowlands

Great Asby, Appleby-in-Westmorland

Appleby-in-Westmorland 4 miles, Penrith 18 miles,
M6 (J40) 19 miles

Including stone-built 3 bedroomed farmhouse and attached range of traditionally built farmyard barns (with planning consent for their conversion into holiday accommodation), further modern buildings and productive Eden Valley agricultural land in a ring fence.

Approximately 50 acres (20 hectares)

For Sale by Private Treaty in up to Four Lots



Introduction

On the market for the first time in 49 years the sale of Trowlands presents a rare opportunity to acquire an attractive, small Upper Eden Valley farm in a ring fence within an open-countryside position. Trowlands has been in the occupation of the Earl family since 1939.

With a very attractive approach, the steading is set at the end of a private stone track approximately 500m back from the nearest public highway in a slightly elevated position. The track is shared only with the owner of Trowlands Barn, itself approximately 150m to the south of the steading.

Due to its position, extensive views are gained from the steading towards the Pennines in the east and over the surrounding countryside to the north and west.

Earlier this year (2009) full planning consent was granted to convert the traditional barns attached to the western gable of the farmhouse in to two holiday letting units.

The land is set to all sides of the steading and comprises excellent meadow and pasture land in good heart.

With Norse origins, the picturesque village of Great Asby is approximately ½ mile south of the farm which provides a church and public house (the famous Three Greyhounds).

Trowlands is offered for sale by Private Treaty in up to four Lots and extends in total to approximately 50.33 acres (20.370ha).

All the agricultural land has been registered for Single Payment Scheme (SPS) purposes and the respective Single Payment Entitlements will be apportioned to each Lot and included in the sale at no additional cost.

Some of the Lots also currently share a mains water supply. If sold in Lots, this will need to be split and rights of access will also need to be reserved in some cases and new boundaries erected. Please refer to the additional information regarding the SPS, water supplies and access in this respect under the General Remarks section of these particulars.

Directions

From Penrith follow the A66 east. After approximately 14 miles turn off to Appleby on the B6542. When in the town, turn right onto Bridge Street (B6260), cross the River Eden and eventually leave the town. After approximately 1½ mile, turn left at Burrells following signs for Great Asby. After a further mile take the first right hand turn again following signs for Great Asby. The entrance to Trowlands is on the right hand side after a further 2 miles and approximately ½ mile north of Great Asby.

Please also see the plans within these Particulars.



Lot 1

Trowlands Farmhouse, buildings and land (in all approximately 8.30 acres/3.359ha)

The farmhouse is traditionally constructed and partially externally rendered under a slate roof.

The accommodation comprises:

Ground Floor:

Rear door to

Kitchen 6.25m x 1.50m (20' 6" x 4' 11") with hipped ceiling, fitted wall and floor units, double drainer stainless steel sink unit, cooker point and door to passage. Through to

Sitting Room 4.40m x 4.05m (14' 6" x 13' 4") with Morso multi fuel stove in artificial stone hearth with wooden surround. Alcove cupboard with shelving, beamed ceiling, TV point and telephone point. Through to inner passage (with door back to kitchen)

Pantry 1.60m x 2.10m (5' 3" x 6' 11")

Bathroom with panelled bath and Gainsborough Quartz instant electric shower over, part tiled with screen, WC, wash-hand basin and plumbing for automatic washing machine. Walk in cupboard and central heating radiator.

Dining Room 3.20m x 3.40m (10' 7" x 11' 3") part artificial panelled wall, beamed ceiling, open fire in tiled hearth with dog grate and cast iron/wooden surround. Shelved alcove. Central heating radiator. Stairs to first floor.

First Floor

Landing

Bedroom 1 3.25m x 3.35m (10' 9" x 11' 1") with central heating radiator and access to roof space.

Bedroom 2 3.35m x 3.40m (11' 1" x 11' 2") with central heating radiator.

Bedroom 3 4.05m (max) x 4.45m (max) (13' 4" (max) x 14' 7" (max)) with built-in airing cupboard incorporating insulated hot water cylinder and immersion heater, shelving with water tank above. Central heating radiator. Access to roof space.

Outside

Stone under slate rendered lean-to former **wash-house** 3.30m x 2.75m (10' 11" x 9'0). Includes electric meter and consumer unit.

Yard area and attractive enclosed **garden**.

Trowlands Farm Buildings

Attached to the farmhouse:

Traditional Barn 10.45m x 5.85m (34' 3" x 19' 4") providing two stall stable with loft over (external stepped access) and a part lofted byre. Second attached **Traditional Barn** 13.20m x 5.75m (43' 4" x 19' 0") full height. Attached to the rear of the barns is a stone under corrugated steel roof **Lean-to** 17.50m x 5.50m (av.) (57' 5" x 18' 0" (av.)).

Set around the steading:

Machinery Shed 9.95m x 7.35m (32' 8" x 24' 3") two-bay, open-fronted with concrete block walls and a monopitch corrugated steel roof.

Livestock Shelter 10.00m x 5.40m (32' 10" x 17' 10") two-bay, open fronted of similar construction.

Machinery Shed 9.95m x 7.35m (32' 8" x 24' 3") by entrance to yard in OS1451. Two-bay, open-fronted of similar construction.

The Planning Consent

Full Planning Permission was granted in detail under reference 09/0069 for the conversion of the traditional barns attached to the farmhouse into two holiday letting units. The approval also included the conversion of the lean-to attached to the rear of the barns.

The architectural drawings of the elevations and floor plans as well as copies of the Planning

Consent documents may be inspected at the offices of the Seller agent during normal business hours.

The Land

Lot 1 includes land to the south and east of the steading as well as the garth to the north and a decent paddock to the west. All the land is in good heart and condition with a mains water supply.

If sold separately to Lot 4, the buyer of Lot 1 will be required to erect and thereafter maintain a stock proof boundary between points A-B-C-D and a stock proof boundary as well as a gate or cattle grid between points E-F as shown on the sale plan included in these particulars and the work will have to be completed within three months of the date of completion.

In all, Lot 1 extends to approximately 8.30 acres (3.359ha).





Lot 2
Meadow land and pasture land

Lot 2 comprises approximately 11.49 acres (4.651ha), the majority of which is good grassland to the south of the farm. It has access via the same track that provides access to Lots 1 and 4 and has a natural water supply. If sold separately, please refer to the access provisions under the *General Remarks* section of these particulars.

Lot 3
Meadow land

Lot 3 comprises approximately 10.45 acres (4.230ha) of good grassland in a single enclosure with access directly off the adjacent council road. It has a mains water supply. If sold separately, please refer to the water supply provisions under the *General Remarks* section of these particulars.

Lot 4
Meadow land and pasture land

Lot 4 comprises approximately 20.09 acres (8.130ha) of productive grassland to the east of the farm. It has access via the same track that provides access to Lots 1 and 2 as far north as the gate marked as point X on the sale plan included in these particulars. It has a mains water supply. If sold separately, please refer to the water supply provisions under the *General Remarks* section of these particulars.



Schedule of Acreages

Lot No.	OS Field No.	Acres		Hectares	
1	1959	1.25		0.506	
	1451	6.30		2.551	
	Pt2760	0.30	est	0.121	est
	Pt3152	0.15	est	0.060	est
	Pt 3533	<u>0.30</u>	est	<u>0.121</u>	est
		8.30	est	3.359	est
2	Pt3533/Pt2932	3.83	est	1.549	est
	2525/3419	<u>7.67</u>		<u>3.102</u>	
		11.49	est	4.651	est
3	Pt4441/4928	<u>10.45</u>	est	<u>4.230</u>	est
		10.45	est	4.230	est
4	Pt2760/3766	3.58	est	1.449	est
	Pt3152/4160	6.37	est	2.576	est
	2969	3.16		1.279	
	4278	2.32		0.939	
	4755	<u>4.66</u>		<u>1.887</u>	
		20.09	est	8.130	est
TOTAL		50.33	est.	20.370	est.



General Remarks, Reservations & Stipulations

Method of Sale

Trowlands is offered for sale by private treaty in up to four Lots.

The Seller(s) and Sole Selling Agents reserve the right to alter or divide the property or to withdraw or exclude any of the property at any time.

Tenure

The freehold interest of the property is offered for sale with vacant possession upon completion.

Wayleaves, Easements, Covenants & Rights of Way

The property is sold subject to all rights including rights of way (although we understand there are no public rights of way affecting the property), light, support, drainage, water, and electricity supplies and other rights and obligations and easements, quasi

easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas, and other pipes, whether or not referred to in these particulars.

Any Buyer will have been deemed to have satisfied themselves as to the nature of such restrictions and are advised to contact the Seller(s) solicitors for details: D Mellor Esq. Gaynham King & Mellor, 1-2 Mason Court, Gillan Way, Penrith 40 Business Park, Penrith, Cumbria CA11 9GR T: (01768) 864651 F: (01768) 867487
E: dm@gaynham.co.uk

In particular, if Lots 1 and 4 are sold separately to Lot 2, rights of way in the favour of the buyer(s) will be reserved over Lot 2 along the existing track. The buyer of Lot 4 however will only have a right as far as the gateway marked as point X on the sale plan in order to reach that Lot.

Mineral & Sporting Rights

The mineral rights are specifically excluded from the sale insofar as they do not belong to the Seller. The sporting rights to the property are included in the sale insofar as they may be owned by the Seller(s).

Postcode

The postcode for the property is CA16 6ES.

Services

Electricity and Water: Mains electricity and water is connected to the Farmhouse,

Drainage: Drainage from the Farmhouse is to a private septic tank located in land within Lot 4.

Telephone: a BT line is connected to the Farmhouse subject to the Company's usual regulations.

Mains Water supplies

Lots 1, 3 and 4 currently share a mains fed water supply.

If sold separately, Lot 1 will continue using the existing supply but the shared trough set in the boundary of Lots 3 and 4 (fed by the pipe which supplies Lot 1) will be isolated to the buyer of Lot 4.

The buyer of Lot 3 will be obliged to utilise the existing (currently unused) connection point to the main which lies in the roadside verge close to the entrance gate into Lot 3. North of the gate, the same main then runs inside the roadside boundary of Lot 3.

The buyer of Lot 4 will be obliged to make a new connection to the main which runs inside the roadside boundary of Lot 3 and will be granted the associated rights over Lot 3 to allow this to happen.

Single Payment Scheme (SPS)

Trowlands lies outside the Severely Disadvantaged Area for the purposes of the SPS.

An application was successfully made in 2005 to establish and activate the Single Payment Entitlements (SPE's) under the SPS. Applications have also been made under the 2006, 2007, 2008 and 2009 scheme years.

The Seller reserves the right to claim and receive the 2009 Single Farm Payment and undertakes to transfer Entitlements to the Buyer(s) following completion in accordance with the regulations of the Scheme.

The transfer will occur as and when DEFRA rules allow however it is anticipated that the transfer will take effect for the 2010 claim year. Please note that the Sole Selling Agents were not responsible for preparing or lodging the SPS forms with the RPA/DEFRA and therefore accept no responsibility whatsoever for the contents of those forms.

The Buyer(s) will be required to comply with the terms of the Sellers SPS application in 2009 and will indemnify the Sellers in respect of any breaches of the conditions of the application particularly in respect of the Cross Compliance conditions.

The successful Buyer(s) will be required to sign all necessary paperwork (including a Farm Business Tenancy and a Contract Farming Agreement if so required) as should be required to make a successful transfer of the SPE's and should satisfy themselves as to the effects of this on their SPS applications.

The SPE's will be apportioned against each Lot by the Agents and further information in this respect is available on application.

All transfers will be made in accordance with the regulations of the Scheme and will be carried out by PFK Land Agency for which a fee of £75 plus VAT will be payable by each transferee.

Copies of the latest application and most recent RLR maps are available for inspection at the offices of the Sole Selling Agents by prior appointment.

Quotas

For the avoidance of doubt there are no quotas included in the sale of any of the land.

Land Status

The land is classified as Grade 3 under the former MAFF land classification system.

Outgoings

Trowlands Farmhouse – Council Tax Band C. This is currently £1343.49 for the 2009/2010 financial year (verbal enquiry only).

Sale of Live & Dead Stock

The Vendors reserve the right to hold a sale of live and dead stock on the farm after exchange of contracts but before completion.

Fixtures & Fittings

All fixtures and fittings referred to in these particulars will be included in the sale unless stated otherwise. The mention of any appliances within these particulars does not imply that they are in full and efficient working order.

Plans and Schedules of Area

The plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. The Buyer(s) will be deemed to have satisfied themselves of the land and schedules.

Measurements

Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given to the nearest 0.05m. Outbuildings and other farm buildings if given are measured externally (unless otherwise stated) to the nearest 0.10m. For convenience, an approximate Imperial equivalent is also given.

Control of Asbestos at Work Regulations

These regulations came into force on 21st November 2002. Purchasers should satisfy themselves as to the nature of any asbestos materials on the property.

Boundaries

The responsibility for the boundaries is shown on the sale plans by an inward facing 'T' mark. Where no mark is shown no further information is available.

General Reservations

The right is reserved to the Seller(s) to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

Viewing & Further Information

Viewings are strictly by appointment with PFK Land Agency by telephone on 01768 866611.

If you require any further information please contact Oliver Bateman or Johanna Edwards by telephone (Tel: 01768 866611) or via e-mail (oliverbateman@penrithfarmers.co.uk).

Authorities

Eden District Council
Mansion House, Penrith, Cumbria CA11 7YG
T : 01768 864671
F : 01768 890470
E : th.rec.centre@eden.gov.uk
www.eden.gov.uk


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T : 01925 237000
F : 01925 237073
E : info@uuplc.co.uk
www.unitedutilities.com

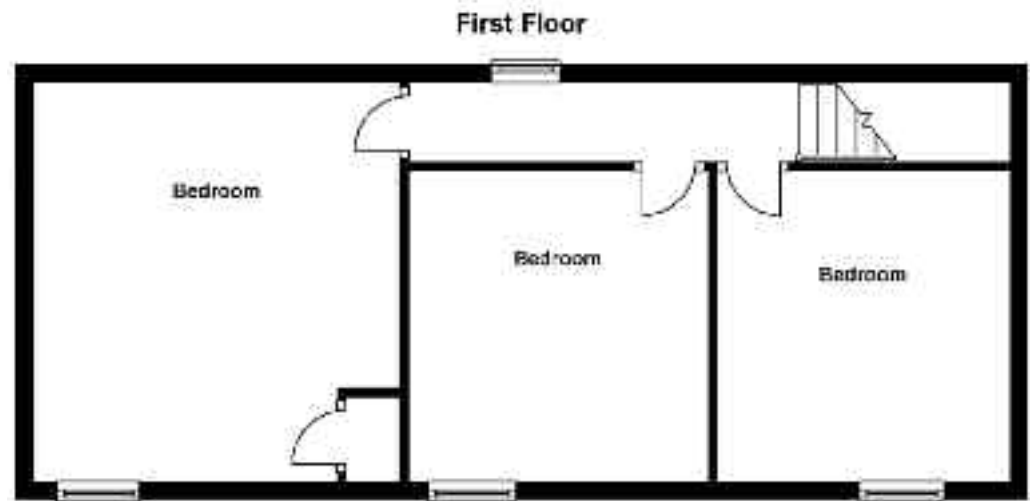
Cumbria County Council
The Courts, Carlisle, Cumbria CA3 8NA
T : 01228 606060
F : 01228 606327
E : information@cumbriacc.gov.uk
www.cumbria.gov.uk


Rural Payments Agency
PO Box 1058, Newcastle-upon-Tyne NE99 4YQ
T : 0845 603 7777
E : csc@rpa.gov.uk
www.rpa.gsi.gov.uk

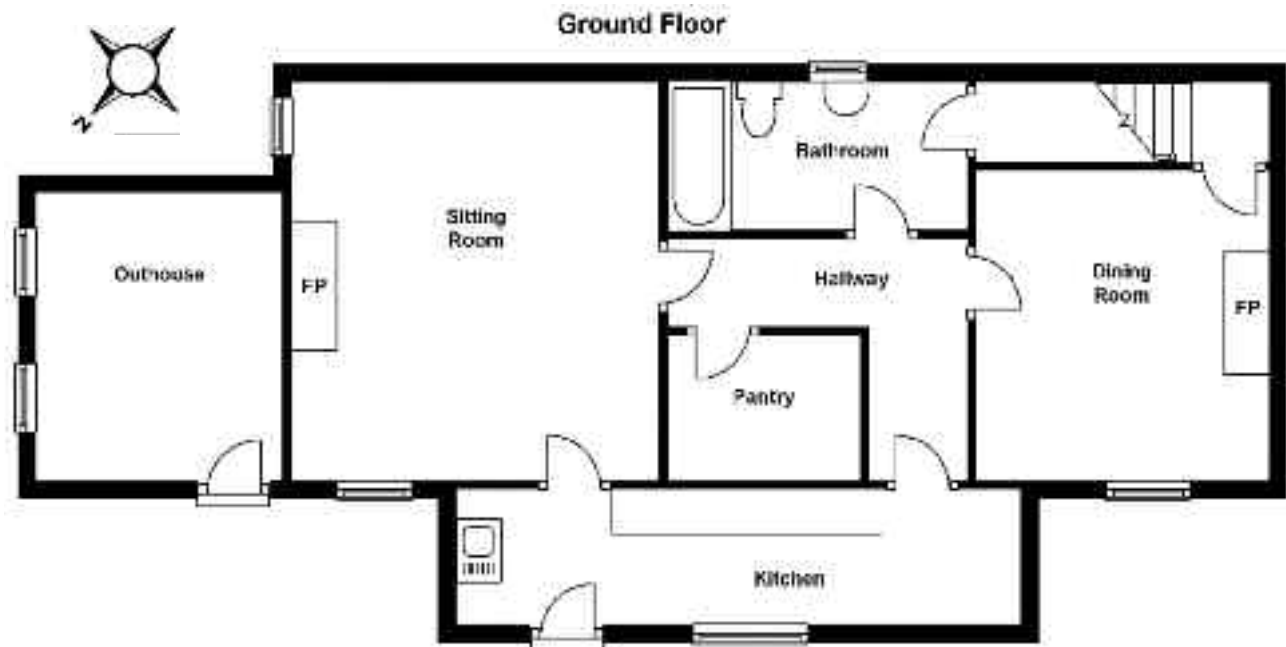
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Main photographs taken: July 2009
Aerial photograph taken: prior to 2005

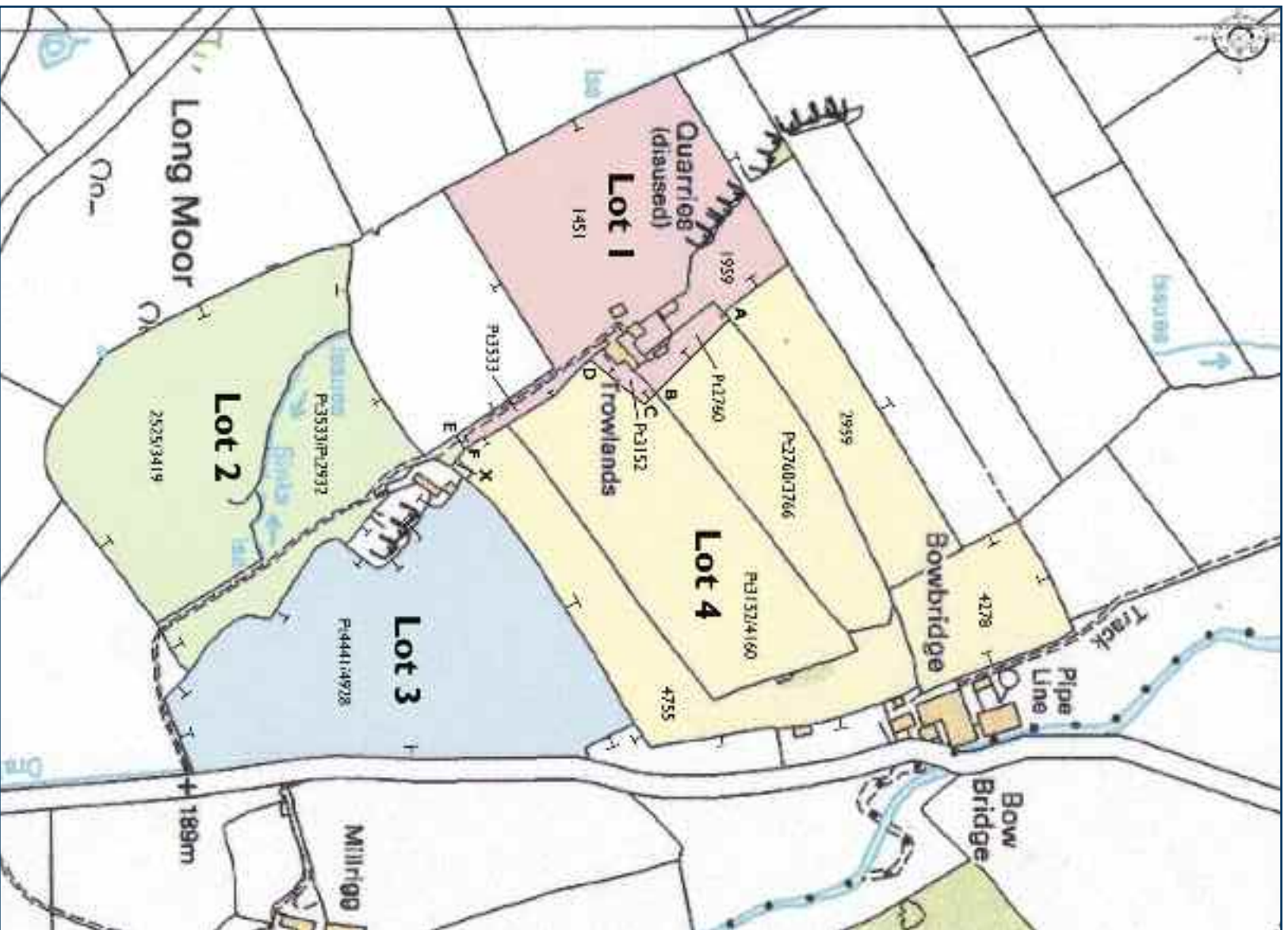


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G	16	24
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F	24	30
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

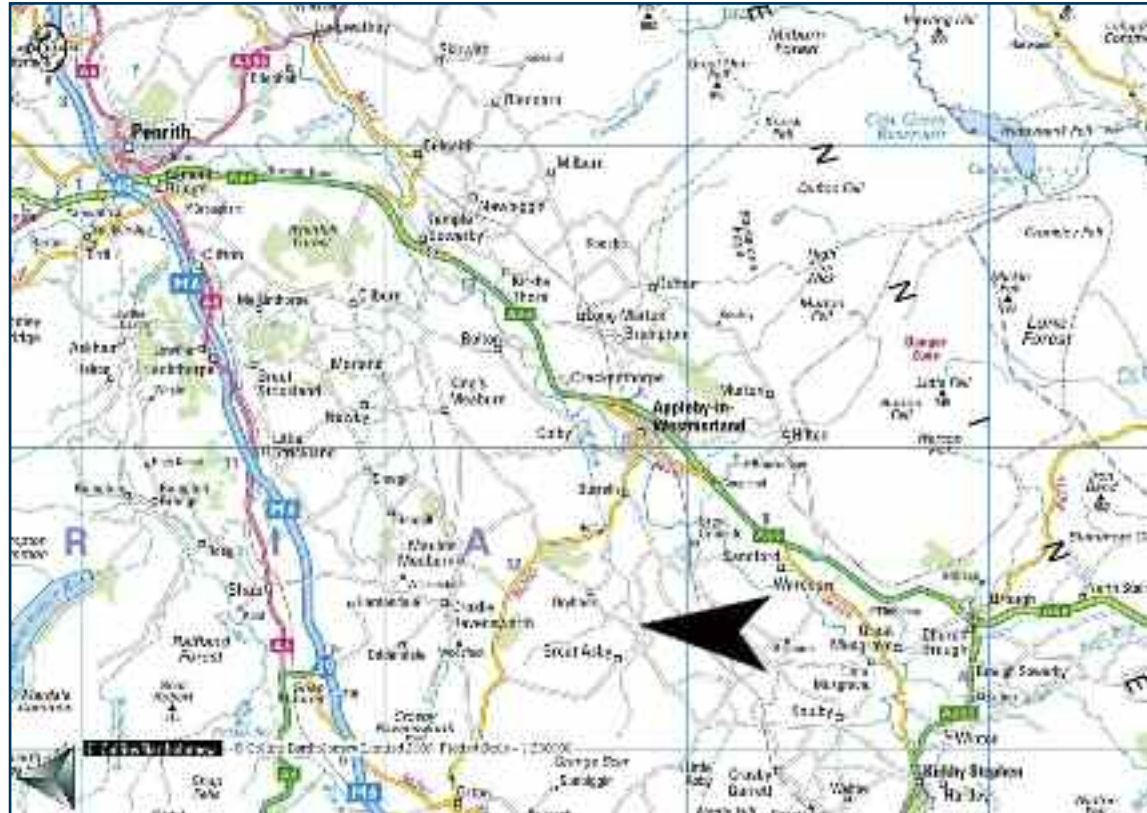




Not to scale

Location & Sale Plans
Trowlands, Great Asby

For Illustrative Purposes Only
Date produced: July 2009



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All plans, areas and schedules have been produced for reference only and are based on Ordnance Survey plans.

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