



Halligill Farm
Great Asby, Cumbria CA16 6HE



HALLIGILL FARM • GREAT ASBY

THE EDEN VALLEY

Probably dating from the 17th Century, Halligill Farm is a traditional small farm in a delightful secluded setting, with impressive views to the Pennines. It offers great potential for development as a country home with land and buildings, a specialist farm, for equestrian use or other agricultural or business uses, subject to the necessary consents.

It occupies an idyllic and elevated position, offering private rural living within a ring fence of about 86 acres of good meadow and pasture, with woodland and ghylls. You can experience the breathtaking and wild beauty of the surrounding landscape whilst being just over a mile from the village of Great Asby, along a private track. It is only a short distance of the main east-west A66 and north-south M6 and rail links at Penrith. Manchester and Liverpool airports are within about 2 hours drive.

On the ground floor of the farmhouse, a traditional Cumbria Longhouse, there is a dining kitchen with AGA, two reception rooms, garden room, study, downstairs toilet together with a hall-like living room in the attached barn. There are four upstairs bedrooms and a bathroom.

THE FARM BUILDINGS

There is a range of both modern and traditional buildings set mainly to the front (East) of the farmhouse across a concrete yard, most of which are supplied with power and light.

Main barn 18.30m x 7.55m (60'0" x 24'10") four bay Wareing building on a timber frame with



trussed steel frame to roof with corrugated cladding and profile sheet sides over dwarf block walls. Lean-to to side 18.30m x 10.00m (60'0" x 32'10") in four bays with timber frame, timber space boarding and corrugated steel roof. Additional smaller covered area to front in two bays on timber frame with corrugated steel roof.

Attached Barn 18.30m x 11.90m (60'0" x 39'0") in four bays on steel frame with dwarf block walls and profile sheet cladding.

Separate single storey former Shippon 9.75m x 6.10m (32'0" x 20'0") in block with trussed steel roof with asbestos cladding.

The only traditional building comprises a single storey stone Barn 11.60m x 4.60m (38'0" x 15'0") being a former dairy with corrugated steel roof on timber beams, part lofted and now used for domestic purposes.

Subject to the necessary consents, the property offers various alternative development opportunities beyond its obvious attractions, such as letting cottages, workshops and home-based business.

THE LAND

The land extends to about 86.6 acres (35.0 ha) and lies in a ring fence, surrounding the House and Buildings which lie towards the centre, with good access to all fields.

The land is all at present in long term grass, being grazing and mowing land. About 45 acres (18.2 ha) is good quality, improved pasture, suitable for mowing and re-seeding when required.

The Land is all classified as Less Favoured Area (Severely Disadvantaged). It lies at between about 880 ft. (268m) on the southern side and about 660 ft. (200m) on the northern boundary. The fields are supplied by natural water sources, although mains water is laid to the House and Buildings.

AMENITY WOODLAND

Along the western boundary, Halligill Wood (about 4 ac – 1.6 ha) is a fine and very attractive example of an ancient semi-natural woodland; it contains mixed native hardwoods, open spaces with spring bulbs, bluebells etc, running down to the beck, which forms the boundary against a similar native woodland on the opposite bank. This was entered into a Woodland Grant Scheme in 1995 (now expired) and would also be suitable for special grant aided schemes (see below). The farm generally also has high amenity value, attractive to wildlife and natural plant species. Opportunities exist to create additional conservation areas.

SPORTING

Shooting rights are included, with opportunities to create a small rough shoot (hand in hand with conservation measures), or possibly for a low key shooting syndicate in conjunction with neighbouring landowners.

FARM SUPPORT

Single Farm Payment (SFP)

32.31 ha are registered for Entitlements to the SFP, producing a net payment of £1,576.41 in 2008. The



payment is likely to increase annually up to 2012 as the 'historic' element of the payment is phased out. A payment of £77/acre gross is projected for 2012. The benefit of these Entitlements will be transferred to the buyer.

Hill Farm Allowance (HFA)

This is an additional support payment for upland farms in Less Favoured Areas. The payment (which is not discretionary, subject to conditions) for 2007 was £1,141. The HFA will be replaced in 2010 by an Uplands Entry Level Stewardship Scheme.

ENVIRONMENTAL AND CONSERVATION SCHEMES

Halligill lies in an area scheduled as an 'important landscape'; as such, it is suitable for support available for Environmental and Conservation schemes. It is not at present entered into the Environmental Stewardship Scheme (ESS), but would certainly be suitable, both at Entry-Level (ELS) and Higher-Level (HLS). Both are points weighted; the former is easier to join and produces a flat rate annual payment of £8/ha. The HLS would be more suitable for Halligill, being geared towards environmental management and wildlife conservation (amongst others), producing a range of much higher annual payments. The farm might also be suitable for conversion to Organic production for which there is an Organic Entry-Level Scheme (OELS).

DIVERSIFICATION

Discretionary Rural Development (RD) funding is also available for diversification, agri-environment and tourism projects. Limited Caravanning and Camping may be available under a Caravan Club licence, subject to upgrading the access.

LAND AGENCY ADVICE

Miles MacInnes (017684 86444) our Agricultural Consultant would be pleased to discuss these support schemes in more detail, as well as possibilities for the future management of the farm and letting prospects for the land.

Control of Asbestos at Work Regulations (2002)

Purchasers should satisfy themselves as to the nature of any asbestos on the property.

Minerals

All mineral rights of which the property has the benefit, are included.

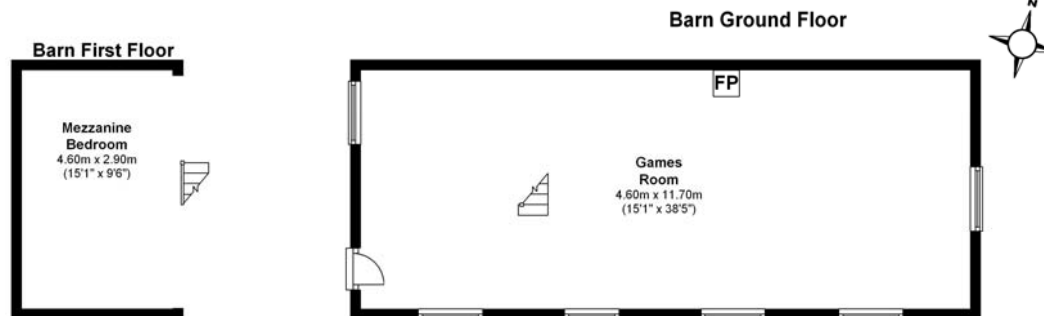
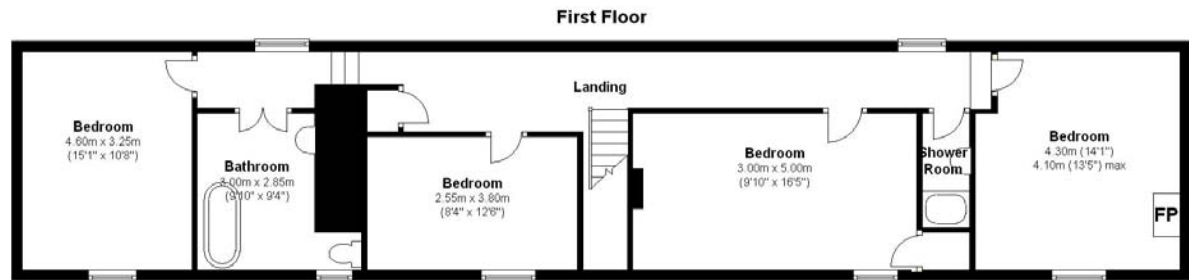
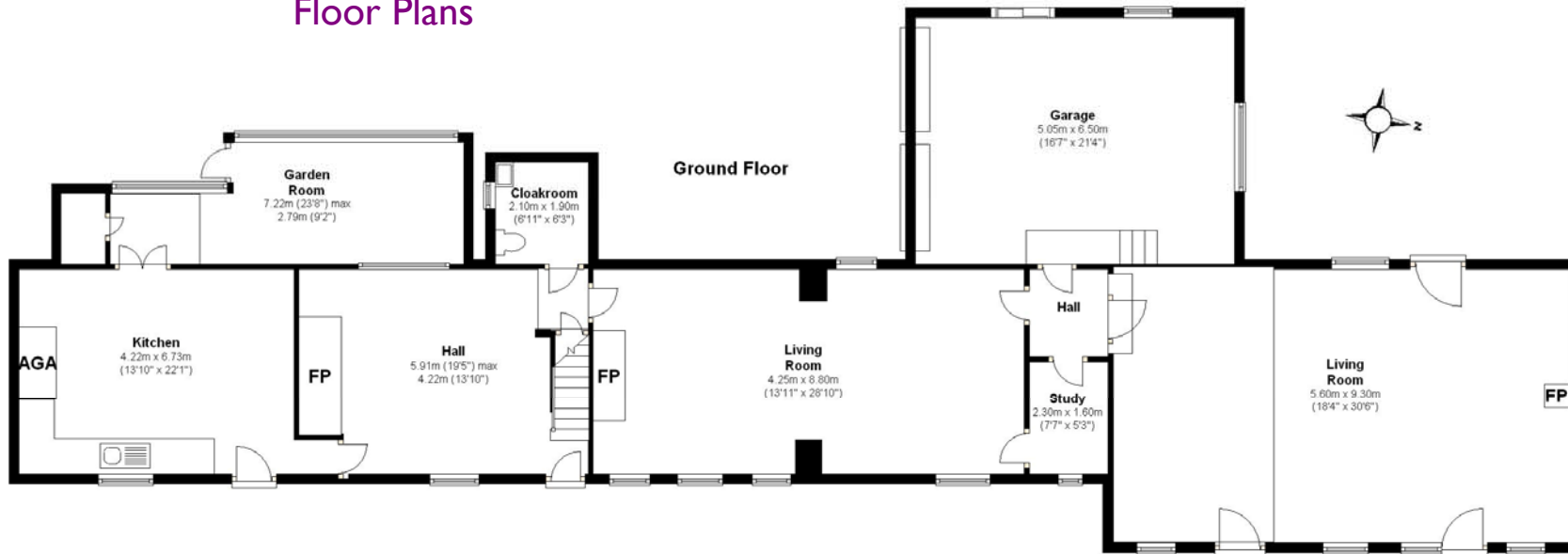
Wayleaves, Easements and Rights of Way

The property is sold subject to all rights including rights of way, whether public or private, 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. A footpath crosses the farm south-north, via the driveway, to the west of the House and Buildings, exiting the farm on the north-west boundary. A second footpath runs from the driveway entrance westwards along the southern boundary of the farm.

Boundaries

Where known, boundary responsibilities are shown on the separate Boundary Plan by inward facing "T" marks – available on request.

Floor Plans



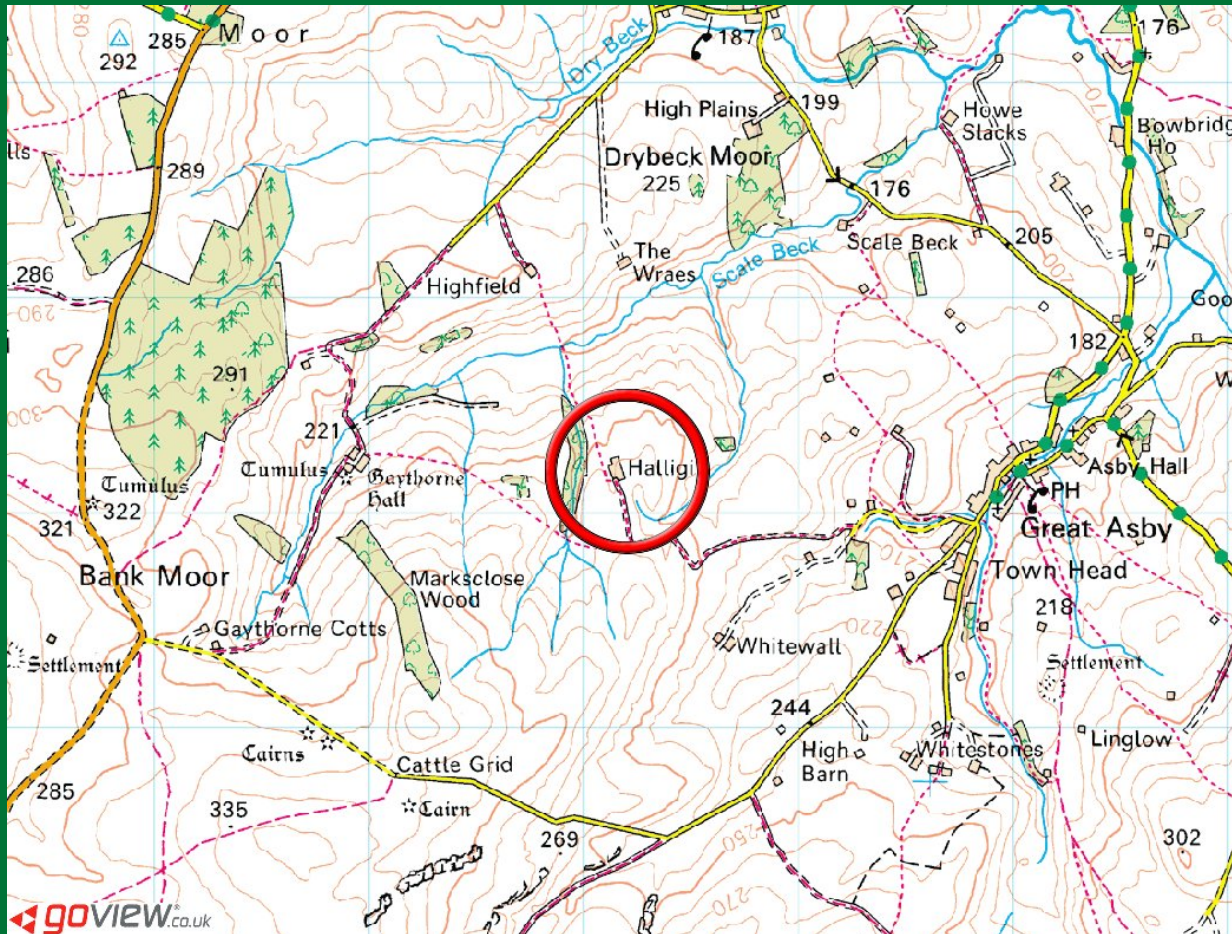


HALLIGILL FARM, GREAT ASBY



Directions

Exit the M6 at Junction 38 on the M6 and take the turning for Orton at the first roundabout.
Follow the road into Orton and then head for Appleby. The road leads out into open elevated countryside.
Follow the road until you see a right turn for Great Asby and follow this down into the village; as you enter the village just after Town Head on the right, turn left into a single track lane initially tarmac and then concrete.
Follow this over two cattle grids and continue until you reach the entrance to Halligill Farm.
Follow the track into the farm yard.



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Important Note

We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision.

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