

Oulton Hall
Oulton, Wigton CA7 0NG

Edwin
Thompson



A PRODUCTIVE LIVESTOCK FARM COMPRISING OF A FOUR BEDROOM FARMHOUSE, ADJOINING ONE BEDROOMED ANNEX/
COTTAGE WITH A RANGE OF AGRICULTURAL BUILDINGS AND AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY
36.40 HECTARES (89.92 ACRES)



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Oulton Hall

Oulton, Wigton CA7 0NG

Wigton
1.8 miles

Carlisle
12.7 miles

Cockermouth
17.3 miles

Keswick
22.1 miles

(all distances are approximate)

What3Words:///snails.automate.drainage

A PRODUCTIVE LIVESTOCK FARM COMPRISING OF A FOUR BEDROOM FARMHOUSE, ADJOINING ONE BEDROOMED ANNEX/COTTAGE WITH A RANGE OF AGRICULTURAL BUILDINGS AND AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 36.40 HECTARES (89.92 ACRES)

FOR SALE AS A WHOLE OR IN THREE LOTS

Lot 1 – Oulton Hall Farm, Including Farmhouse, Adjoining Annex/Cottage (Partially Completed), Extensive Range of Agricultural Buildings and Approximately 7.59 Hectares (18.73 Acres) of Agricultural Land.

Lot 2 – Agricultural Land at Oulton Hall, Extending to Approximately 1.37 Hectares (3.40 Acres)

Lot 3 – Agricultural Land at Oulton Hall, Extending in to Approximately 27.44 Hectares (67.80 Acres).

Whole 36.40 Hectares (89.92 Acres)

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



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Introduction

The sale of Oulton Hall provides an exciting opportunity to purchase a productive livestock farm, located in the quaint hamlet of Oulton, a short distance from the small town of Wigton. Oulton Hall comprises of a four bedroomed farmhouse with adjoining one bedroomed annex (partially completed), range of agricultural buildings and good quality agricultural land extending to approximately 36.40 hectares (89.92 acres).

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

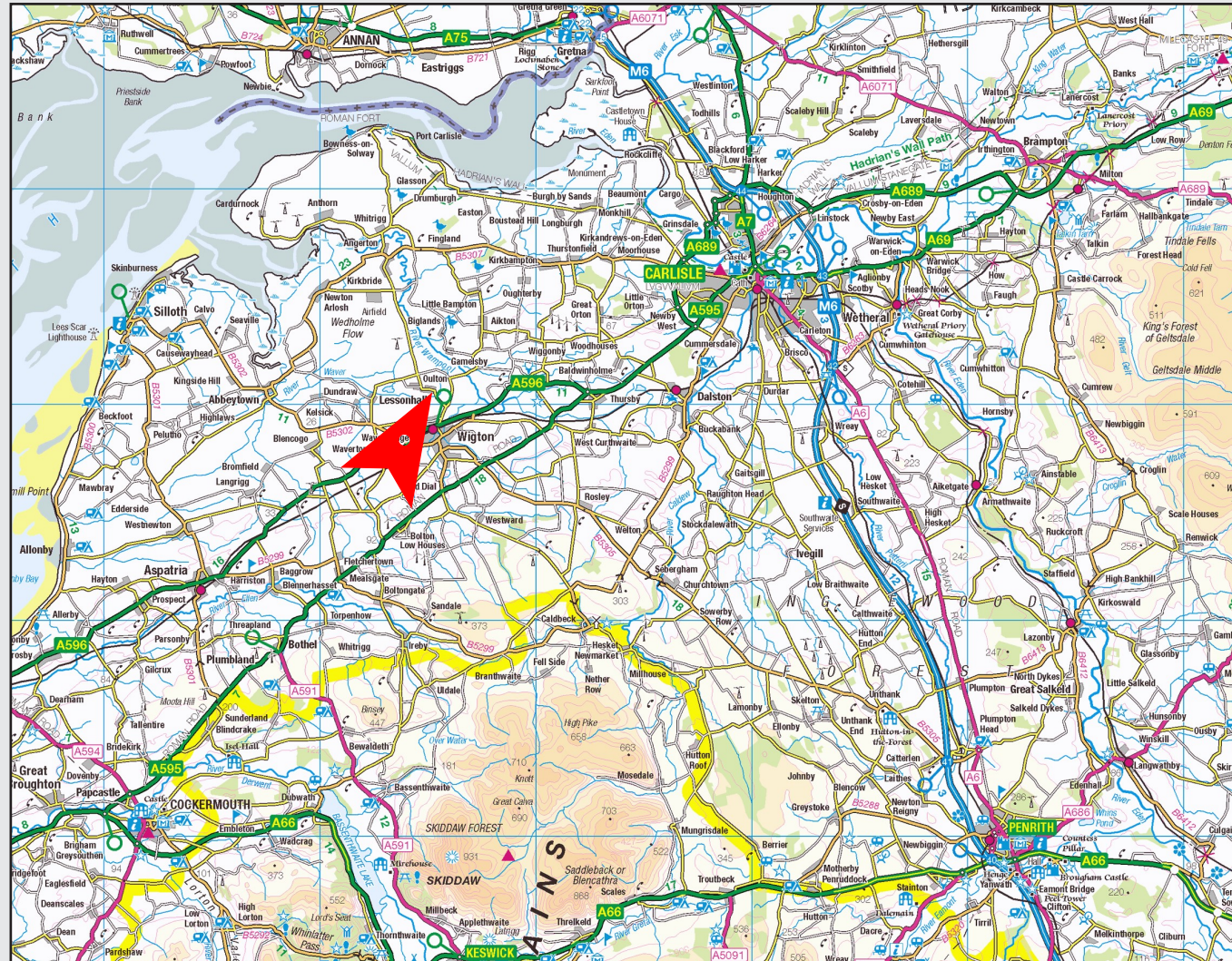
Location

Oulton Hall is situated on the outskirts of the hamlet of Oulton, approximately 1.8 miles from the small market town of Wigton, just outside of the Lake District National Park. Located between the rolling Lakeland Fells and the Solway Firth.

Wigton benefits from a range of amenities and services including a junior, primary and secondary school, public houses, shops and church. The town also benefits from a railway station on the Cumbrian Coast Line and access directly onto the A596 which is a primary transport route in Cumbria, connecting East and West Cumbria.

The City of Carlisle lies some 12.7 miles from the property and benefits from a broad range of amenities being the central hub for Cumbria and the Scottish Borders.

The surrounding area is a traditional and productive livestock area with local auction marts of Hopes Auction Mart (3.1 miles), Harrison and Hetherington, Carlisle (14.5 miles) Mitchells Auction Mart (19.2 miles) and Penrith & District Farmers Mart (24.9 Miles).





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Lot 1

Oulton Hall Farm - Farmhouse, Annex/Cottage, Agricultural Buildings and Land Extending to approximately 7.59 Hectares (18.73 Acres).

Oulton Hall Farmhouse

A well-presented, spacious four bedroomed detached farmhouse with one bedroom annex/cottage (partially completed) extending to 1660.40 sq. ft. (154 sq. m). The property is of stone construction under a slate roof. The property benefits from an oil fired AGA providing hot water, mostly double glazing throughout and offers spacious family accommodation.

Ground Floor

Entering from back door

Utility Room: 3.36m x 2.49m

Sink unit with plumbing for washing machine. Tiled flooring. Stairs to store room.

Store: 1.54m x 2.45m

Kitchen/Dining Area: 4.92m x 4.90m

Oil fired 2 oven Aga, wall and base units. Built in cupboard with hot water tank. Tiled flooring.

Sitting Room: 4.14m x 3.16m

Multi Fuel burner.

Living Room: 5.95m x 4.00m

Exposed beams, fireplace opening, Door to yard.

Hallway:

Staircase. Door leading to front garden. Stairs leading down to cellar.

First Floor

Double Bedroom: 3.10m x 6.04m

Feature fireplace (no longer in use)

Double Bedroom: 4.12m x 3.18m

Double Bedroom: 4.18m x 3.30m

Double Bedroom: 4.94m x 4.94m

Family Bathroom: 2.05m x 1.64m

Power shower, WC and wash hand basin.

Store Room: 4.78m x 2.46m

Stairs down to Utility room.

Annex/Cottage Conversion

A one-bedroom annex attached to the farmhouse which is subject to agricultural occupancy condition. The annex is partially completed and will be sold as seen. Electricians have been completed to the first fix stage.

Hallway:

Door to rear elevation and stairs to first floor.

Living Room: 4.78m x 7.54m

Two doors leading to front garden.

Kitchen: 4.00m x 3.08m

Exposed oak beams Plumbing partially installed.

Dining Area: 4.04m x 3.56m

Door leading to house and further door leading to front garden.

First Floor

Double Bedroom: 4.78m x 7.58m

Exposed original oak beams.

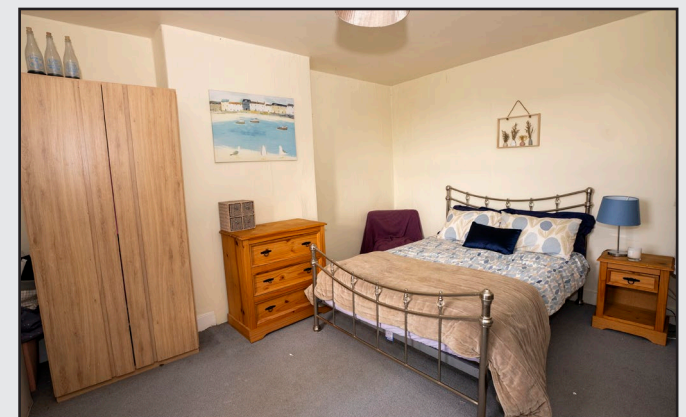
Bathroom: 4.12m x 3.20m

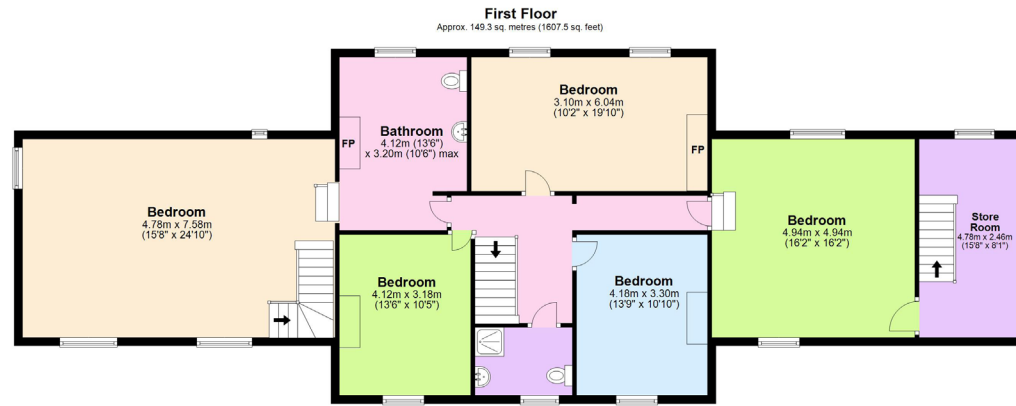
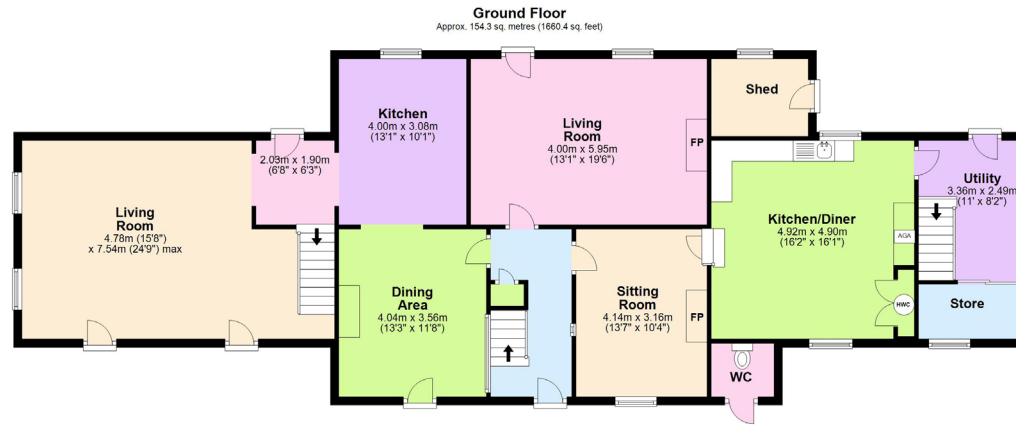
Bath, W/C and sink in place but not yet plumbed in. Exposed feature fireplace (not in working order). Door leading into house.

Outside

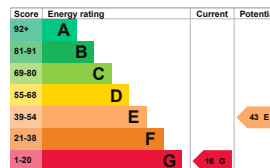
The property has an ample parking area to the rear, with an orchard adjacent to the house and an outdoor brick storage building and outdoor WC in the garden located to the front of the farmhouse.

The property benefits from mains water and electricity. Drainage is to a private septic tank, which is located within the field parcel to the front of the farmhouse.





Total area: approx. 303.6 sq. metres (3267.9 sq. feet)



Farm Buildings

All of the buildings are situated at the farm steading to the north and west of the farmhouse. All of the buildings are in a good state of repair. The following descriptions should be read in conjunction with the building plan.

1. Workshop: 6.87m x 5.20m

Brick built under a slate roof.

2. Lean to on Workshop: 5.29m x 2.30m

Timber and Tin construction.

3. Garage: 5.83m x 4.16m

Brick built with an asbestos roof. Inspection chamber.

4. Stone Barn: 7.30m x 12.55m

Stone building under a tin roof with a concrete floor. Part Lofted. Byre with stalling for 10.

5. Wood Store: 4.90m x 5.75m

Lofted.

6. Traditional Range

Sandstone construction under a slate roof, split into:

- Lean-To Dog Kennel: 2.94m x 2.43m
- Store: 3.71m x 4.43m
- Store: 3.69m x 5.69m
- Store: 5.36m x 4.69m
- Lean To Former Dairy: 2.80m x 5.47m

7. Lean-To: 25.54m x 5.26m

Timber framed building with one bay metal clad roofing. Concrete floor

8. Outdoor Cattle Handling Area:

Cattle race and locking head yoke.

9. Mono Pitch Storage Shed: 18.21m x 5.15m

Steel construction under a box profile tin roof

10. Stone Barn. 5.90m x 37.60m

Single storey barn of stone construction with a mixture of slate and marley tile roof.

11. Lean To 4.90m x 5.10m

Tin roof.

12. Lean-To off Stone Barn: 26.5m x 5.34m

Two loose boxes under a tin roof with centre feed area.

13. Cubicle Shed: 22.42m x 6.37m

Loose housing and cubicle shed with 22 cubicles, 14 Jourdain self-locking yokes. Feed barrier and feed passage.

14. Lean-To of Silage Pit: 22.42m x 6.51m

Loose housing with 8 cubicles with a feed barrier and passage under a fibre cement roof.

15. Former Silage Pit: 22.42m x 10.15m

Loose housing with feed passage under a fibre cement roof.

16. Lean-To of Silage Pit: 22.42m x 7.16m

Loose housing with feed passage under a fibre cement roof.

17. Slurry Tower:

Malgar Slurry Store with reception pit. Capacity approximately 100,000 gallons.

18. Lean-To: 5.97m x 11.00m

Timber framed with tin roofing. Earth floor.

19. Crop Store: 13.47m x 8.60m

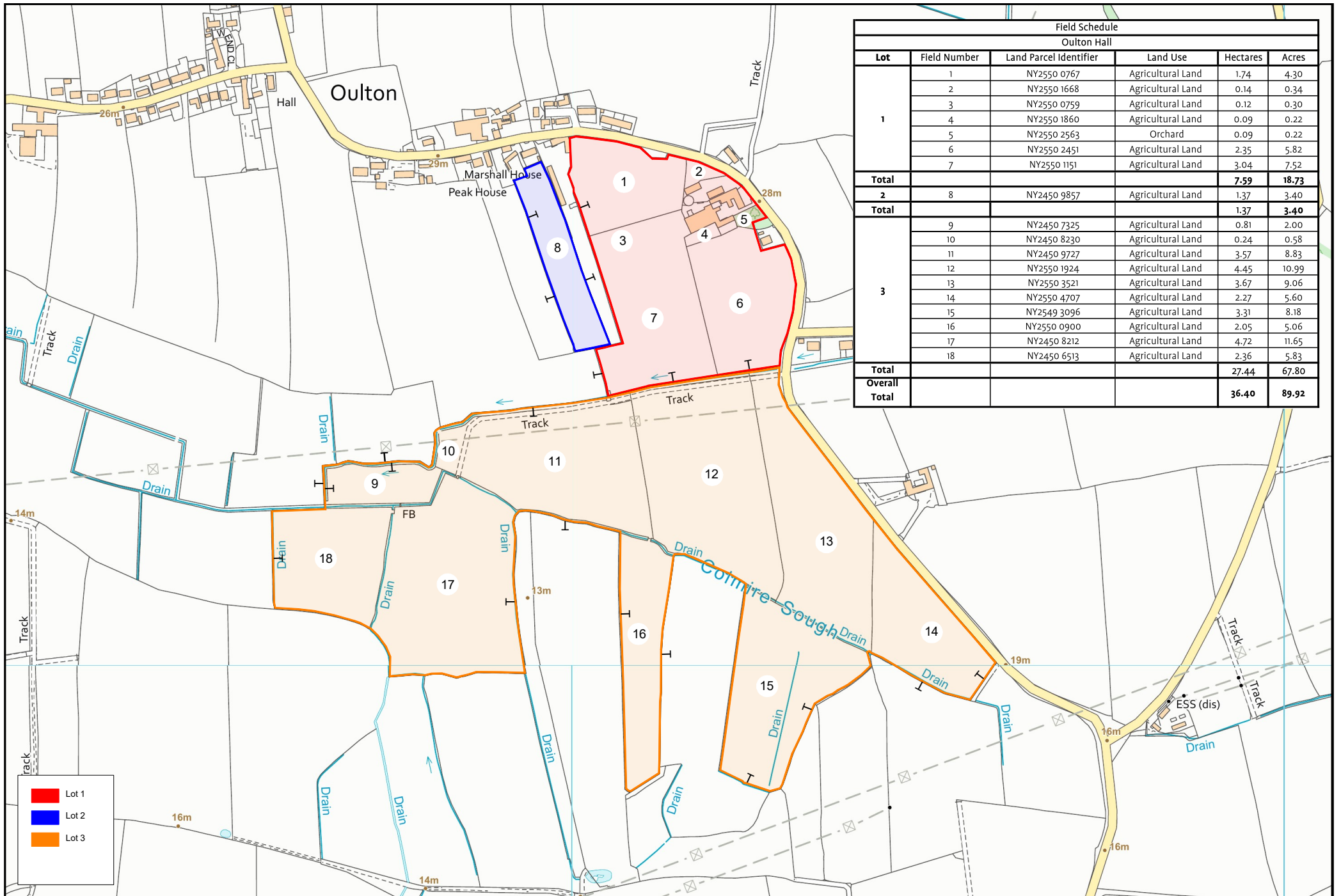
Steel portal framed building with concrete shuttered walls with Yorkshire boarding to the eaves and a concrete floor. Mains electric and sockets.

20. Lean-To: 5.96m x 4.88m

Timber framed building under a tin roof. Earth floor.

21. Dutch Barn & Lean-To: 11.32m x 16.68m

Steel portal frame building with open timber framed lean-to. Earth floor.



Field Schedule					
Oulton Hall					
Lot	Field Number	Land Parcel Identifier	Land Use	Hectares	Acres
1	1	NY2550 0767	Agricultural Land	1.74	4.30
	2	NY2550 1668	Agricultural Land	0.14	0.34
	3	NY2550 0759	Agricultural Land	0.12	0.30
	4	NY2550 1860	Agricultural Land	0.09	0.22
	5	NY2550 2563	Orchard	0.09	0.22
	6	NY2550 2451	Agricultural Land	2.35	5.82
	7	NY2550 1151	Agricultural Land	3.04	7.52
Total				7.59	18.73
2	8	NY2450 9857	Agricultural Land	1.37	3.40
Total				1.37	3.40
3	9	NY2450 7325	Agricultural Land	0.81	2.00
	10	NY2450 8230	Agricultural Land	0.24	0.58
	11	NY2450 9727	Agricultural Land	3.57	8.83
	12	NY2550 1924	Agricultural Land	4.45	10.99
	13	NY2550 3521	Agricultural Land	3.67	9.06
	14	NY2550 4707	Agricultural Land	2.27	5.60
	15	NY2549 3096	Agricultural Land	3.31	8.18
	16	NY2550 0900	Agricultural Land	2.05	5.06
	17	NY2450 8212	Agricultural Land	4.72	11.65
	18	NY2450 6513	Agricultural Land	2.36	5.83
Total				27.44	67.80
Overall Total				36.40	89.92

The Land

Lot 1

The land extends to approximately 7.59 Hectares (18.73 Acres) and lies within a ring fence around the steading. All of the land is accessed directly off the public highway or via internal access tracks.

The land is split into several good-sized field parcels and benefits from a mains water supply.

Lot 2

The land adjoins Oulton and extends to approximately 1.37 Hectares (3.40 Acres) and lies in a single field parcel with a right of access off the public highway.

Lot 3

The land adjoins Oulton Hall and extends to approximately 27.44 Hectares (67.80 Acres) and lies within a ring fence with access directly off the public highway and then from field to field.

The land is split into several good-sized field parcels and benefits from a mains water supply.

Boundaries

The boundaries comprise of a mixture of post and wire fences and hedgerows.

Land Classification

The land is classified as predominantly Grade 3 agricultural land, with slowly permeable seasonally wet acid but base rich loamy and clayey soils, best suited to grassland and arable 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

There are currently no environmental stewardship schemes on the property.

Basic Payment Scheme Entitlements

All of the farmland is registered with the Rural Land Register. There will be no entitlements/ reference years included within the sale.

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 as a whole or in three separate lots. 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 three phase electric supply and mains water supply. Foul drainage is to a septic tank. All telephone connections are subject to BT regulations.

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.

The land benefits from a mains water supply. Please note that if Lot 2 & Lot 3 are sold separately a sub metre will need to be installed.

Tenure and Possession

We understand the property is held freehold.

Vacant Possession of Lot 2 and 3 will be given upon completion, Lot 1 the vendor may need to remain in the property until alternative accommodation has been found. Further details can be made available by request.

Fixtures and Fittings

Fitted carpets, where present in the farmhouse, are included within the sale.

Overage

Lot 1 & Lot 2 will be sold subject to overage provision. This will provide the vendors or their successors in title to receive 50% of any uplift in value of the land following planning consent for a non-agricultural purpose for a period of 25 years from the completion date.

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 owned by a third party and are therefore not included within the sale.

Energy Performance Certificate

Oulton Hall Farmhouse EPC is G. The EPC documents are available from the selling agents on request.

Council Tax

Oulton Hall Farm – Band D (Cumberland Council)

Planning

The Annex/Cottage was approved by Allerdale Borough Council (Now Cumberland Council) under reference 2/2018/0510 and subject to an agricultural occupancy condition. The works are part way through, and the property will be sold in its current condition and sold as seen. Potential purchasers should undertake their own searches/investigations.

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.

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Berwick upon Tweed
Carlisle
Galashiels
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 September 2023