

Edwin  
Thompson



# Fordsyke Farm and Heathwaite Lodge

Scaleby, Carlisle, CA6 4LW



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## Scaleby, Carlisle, CA6 4LW

Carlisle  
7.1 miles

Penrith  
28.01 miles

(all distances are approximate)

Cockermouth  
33.04 miles

Keswick  
43.1 miles

What3Words:///pixel.thinkers.downward

A DAIRY FARM COMPRISING OF NEW BUILD FOUR BEDROOMED DWELLING, GRADE II LISTED FOUR BEDROOMED FARMHOUSE IN NEED OF REFURBISHMENT, RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS AND AGRICULTURAL LAND EXTENDING TO APPROXIMATELY 40.14 HECTARES (99.18 ACRES)

FOR SALE IN FOUR LOTS OR AS A WHOLE

Lot 1 – Heathwaite Lodge, Farm Buildings and Agricultural Land extending to approximately 14.55 hectares (35.95 acres)

**Offers Over - £845,000 (Eight Hundred and Forty-Five Thousand Pounds)**

Lot 2 – Fordsyke Farmhouse, Farm Buildings and Paddock, extending in total to 0.34 hectares (0.84 acres)

**Offers Over - £280,000 (Two Hundred and Eighty Thousand Pounds)**

Lot 3 – Land at Fordsyke Farm extending to approximately 21.66 hectares (53.52 acres)

**Offers Over - £525,000 (Five Hundred and Twenty-Five Thousand Pounds)**

Lot 4 – Land at Fordsyke Farm extending to approximately 3.93 hectares (9.71 acres)

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

**Whole: 40.14 Hectares (99.18 Acres)**

**£1,760,000 (One Million Seven Hundred and Sixty Thousand Pounds)**

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

**Edwin  
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## Introduction

Fordsyke Farm & Heathwaite Lodge offers an opportunity to purchase a dairy farm with two dwellings, range of buildings and agricultural land. The property is located close to the village of Scaleby and only a 10-minute drive from the city of Carlisle.

The property includes:

A very well-presented new build four bedrooomed dwelling constructed in 2004.

A four bedrooomed Grade II listed farmhouse in need of refurbishment.

A range of traditional and modern agricultural buildings.

Agricultural land extending to approximately 40.14 hectares (99.18 acres)

## Location

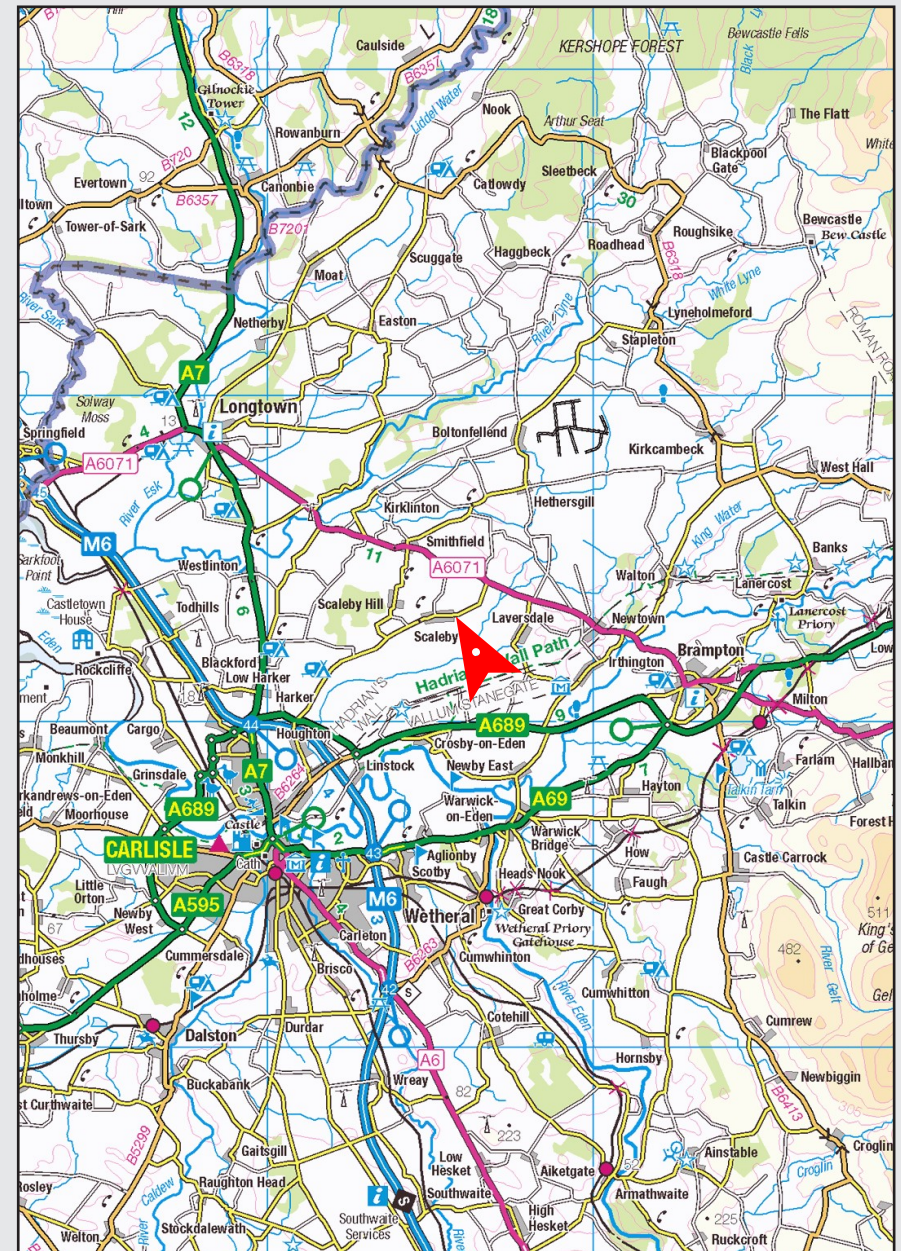
The property is located in a rural position close to the village of Scaleby and benefits from expansive views of the local countryside.

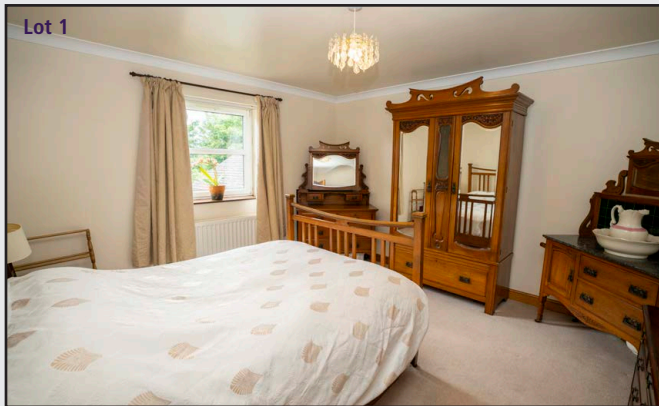
The property lies within a favoured farming district in close proximity to Carlisle where dairy production and livestock rearing form the predominant agricultural enterprises.

## Local Amenities

The City of Carlisle lies some 7.1 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 C&D Auction Marts, Longtown (7.2 miles), Harrison and Hetherington, Carlisle (9.2 miles), Hopes Auction Mart (18.2 miles), Penrith & District Farmers Mart (27.2 Miles) and Mitchells Auction Mart (34.2 miles)





**Lot 1**  
**Heathwaite Lodge**  
Heathwaite Lodge, Buildings and Agricultural Land Extending to approximately 14.55 Hectares (35.95 Acres).

**Guide Price: £845,000 (Eight Hundred and Forty-Five Thousand Pounds)**

**Heathwaite Lodge**  
The spacious property built in the 2004 spans 2,542.70 sq. ft. (236.2 sq. m) over two floors. The property is of brick construction under a slate roof.

The property benefits from a mains water and electricity supply. Drainage is to a private septic tank. The property benefits from oil fired central heating.

The property briefly comprises:

**Ground Floor**  
**Entrance Hall**  
Laminate flooring

**Downstairs Toilet**  
W/C and sink

**Study: 3.06m x 3.85m**  
Laminate flooring

**Living Room: 4.52m x 3.85m**  
Open fire and laminate flooring doors leading to sunroom.

**Sun Room: 4.94m x 3.85m**  
Laminate flooring and doors to garden.

**Dining Room: 3.53m x 3.60m**  
Laminate flooring.

**Kitchen/Dining Room: 7.73m x 3.90m**  
Wall and base units, sink, laminate flooring, electric rangemaster cooker and double doors leading to garden.

**Utility Room: 3.85m x 2.92m**  
Wall and base units, sink, laminate flooring and plumbing for washing machine.

**Downstairs Toilet**  
W/C, sink and oil boiler

**Back Door**

**First Floor**

**Landing: 5.10m x 3.60m**  
Carpeted floor.

**Bedroom 1: 4.06m x 3.84m**  
Carpeted Floor

**Bedroom 2: 3.56m x 3.84m**  
Carpeted Floor

**Bathroom**

Shower, bath with shower above, W/C and sink. Tiled floor covering.

**Bedroom 3: 3.56m x 3.90m**

Carpeted floor.

**Walk in Wardrobe: 1.60m x 2.92m**

**En Suite**

With shower, w/c and sink.

**Bedroom 4: 4.06m x 3.90m**

Carpeted floor.

**Storage Room / Possible Bedroom: 3.36m x 2.92m**

Carpeted floor.

**Second Floor**

**Storage Area**

Full length boarded loft storage area. The original planning approval was for two additional bedrooms in the loft space.

**Outside**

Well-Established Garden to the rear and large patio area: Offering a tranquil space for relaxation and outdoor activities. The property has ample parking to the front.

**Buildings**

The property boasts a range of agricultural buildings. The following descriptions should be read in conjunction with the building plan. The buildings include:

1. **Atcost Shed: 13.61m x 18.16m**  
Fibre cement roof, feed passage and 46 cubicles.
2. **Storage Shed: 5.84m x 8.58m**  
Timber framed construction with tin roof.
3. **Livestock Shed: 6.71m x 18.33m**  
Steel framed with tin roof.
4. **Storage Shed: 6.60m x 6.25m**  
Timber framed with tin roof
5. **Storage Shed: 6.57m x 6.94m**  
Timber framed with tin roof.
6. **Storage Shed: 6.61m x 4.75m**  
Timber framed with tin roof.
7. **Storage Shed: 6.36m x 4.90m**  
Timber framed with tin roof.

**8. Dairy Building: 11.57m x 32m**

Steel portal framed building with concrete panel walls, slatted tank and fibre cement roof. Housing 12/24 Fulwood Parlour and associated dairy equipment.

Please note the dairy equipment and milking parlour are specifically excluded from the sale and may be available by separate negotiation.

**9. Cubicle Shed: 24.03m x 31.99m**

Steel portal framed building with centre feed passage, fibre cement roof and cubicles for 104.

**The Land**

The land within Lot 1 extends to approximately 14.55 hectares (35.95 acres). It lies within a ringfence, split by the public highway. The land benefits from a mains water supply.

Access is gained direct from the public highway and also via a hard access track which runs through the property.

**Lot 2**

**Fordsyke Farmhouse and Buildings**

Fordsyke Farmhouse, farm buildings and paddock extending in total to 0.34 hectares (0.84 acres)

**Guide Price: £280,000 (Two Hundred and Eight Thousand Pounds)**

**Fordsyke Farmhouse**

The Grade II property which is in need of refurbishment and spans 1,954.3 sq. ft. (181.6 sq. m) over two floors. The property is of brick construction under a slate roof.

The property benefits from a mains water and electricity supply. Drainage is to a private septic tank.

The property briefly comprises:

**Ground Floor**

**Kitchen/Diner: 4.60m x 4.48m**

Wall and base units, carpeted floor, sink, soil fuel cooker (redundant).

**Living Room: 4.60m x 5.87m**

Carpeted floor and open fire.

**Sitting Room: 4.60m x 3.83m**

Carpeted floor and open fire.

**Utility Room: 3.04m x 3.62m**

**Workshop/Store: 3.04m x 3.70m**

Door to Yard

**First Floor**

**Bathroom**

W/C, sink and bath.

**Bedroom 1: 3.05m x 3.65m**

Carpeted floor

**Bedroom 2: 4.60m x 3.44m**

Carpeted floor and built in storage cupboard.

**Bedroom3: 3.55m x 5.38m**

**Bedroom 3: 3.55m x 5.38m**

Carpeted floor

**Bedroom 4: 4.60m x 4.48m**

Carpeted floor.

**Outside**

There is a small paddock to the front of the house. The property has ample parking in the farm yard.

**Buildings**

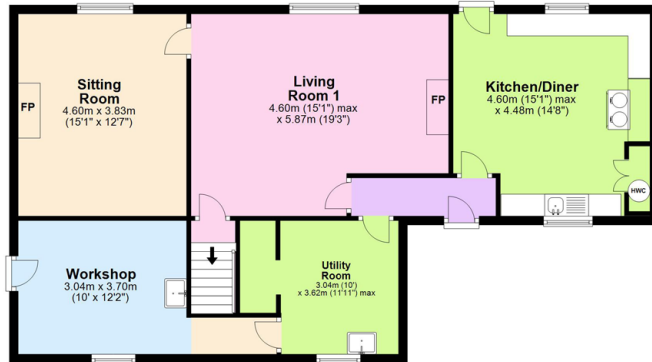
The property boasts a range of agricultural buildings. The following descriptions should be read in conjunction with the building plan. The buildings include:

10. **Traditional Range: 19.30m x 12.40m (Max) & 7.73m x 6.53m**  
Brick construction under a part slate part tile roof, two storey, part lofted, split into several storage areas.
11. **Storage Shed: 4.43m x 9.28m**
12. **Traditional Range: 4.62m x 19.10m**  
Brick/sandstone construction under a slate roof, two storey, part lofted, split into several storage area.
13. **Storage Shed: 4.75m x 19.47m**  
Brick construction under a slate roof, single storey.
14. **Byre: 8.24m x 14.94m**  
Brick construction under an asbestos roof with 16 stalls.
15. **Byre: 17.61m x 7.92m**  
Brick/timber construction under an asbestos roof with stalls for 24.
16. **Redundant Building: 3.68m x 4.53m**  
Brick/slate construction with no roof.

Fordsyke Farm

Ground Floor

Approx. 93.2 sq. metres (1003.2 sq. feet)

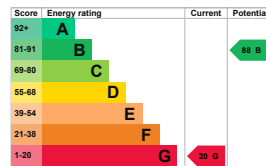


First Floor

Approx. 88.4 sq. metres (951.1 sq. feet)



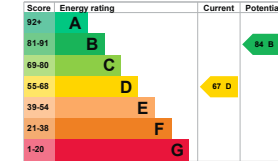
Total area: approx. 181.6 sq. metres (1954.3 sq. feet)



Heathwaite Lodge

Ground Floor

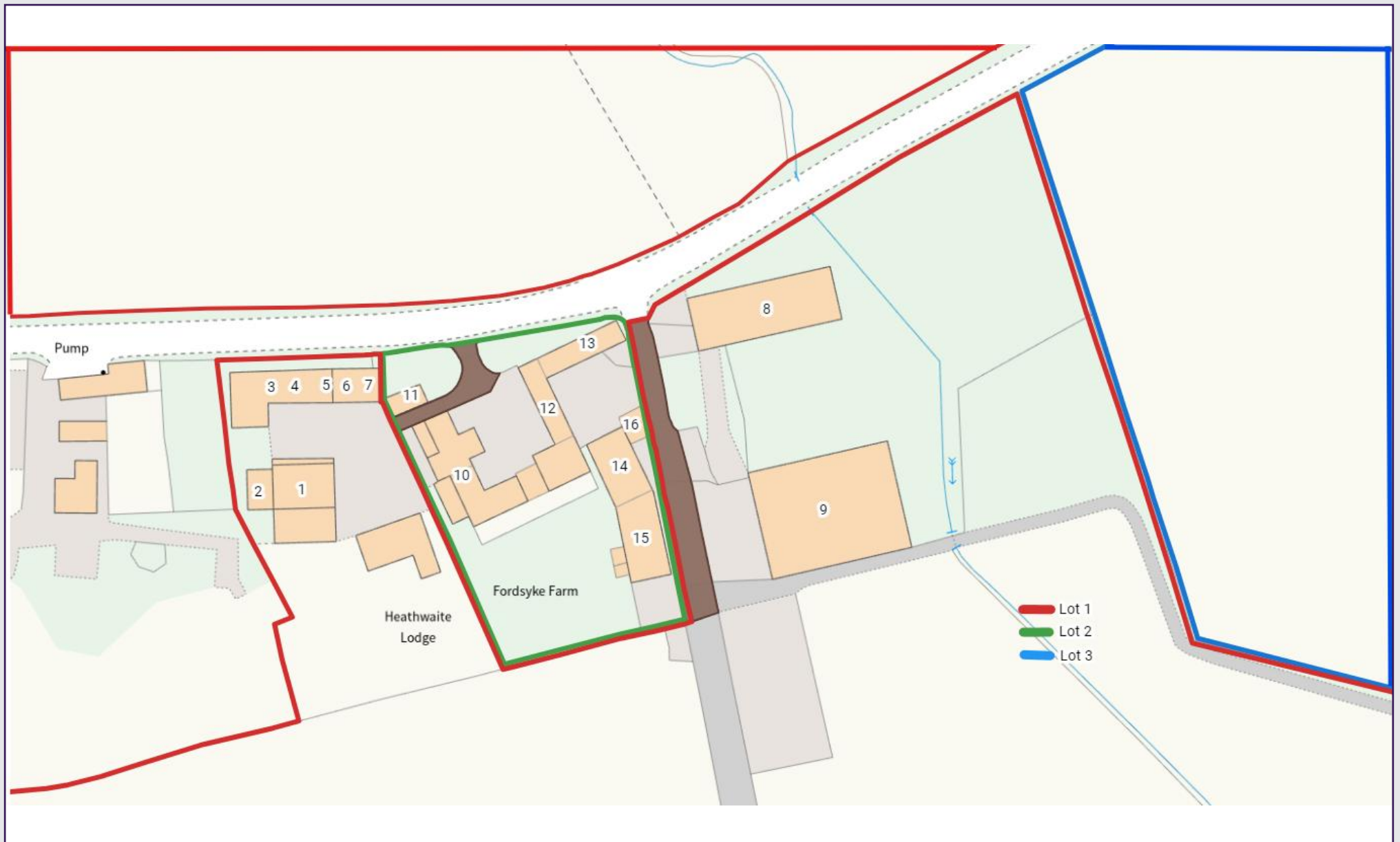
Approx. 128.3 sq. metres (1381.1 sq. feet)



First Floor

Approx. 107.9 sq. metres (1161.6 sq. feet)









**Lot 3 – Land at Fordsyke Farm extending to approximately 21.66 hectares (53.52 acres)**

**Offers Over - £525,000 (Five Hundred and Twenty Five Thousand Pounds)**

The land in Lot three lies within a ring fence to the east of Lot 1/2 and is comprised of mowing and cropping land.

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

**Lot 4 – Land at Fordsyke Farm extending to approximately 3.93 hectares (9.71 acres)**

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

The land in Lot four is located on the opposite side of the road from Lot three. Access is gained from the public highway and benefits from a mains water supply.

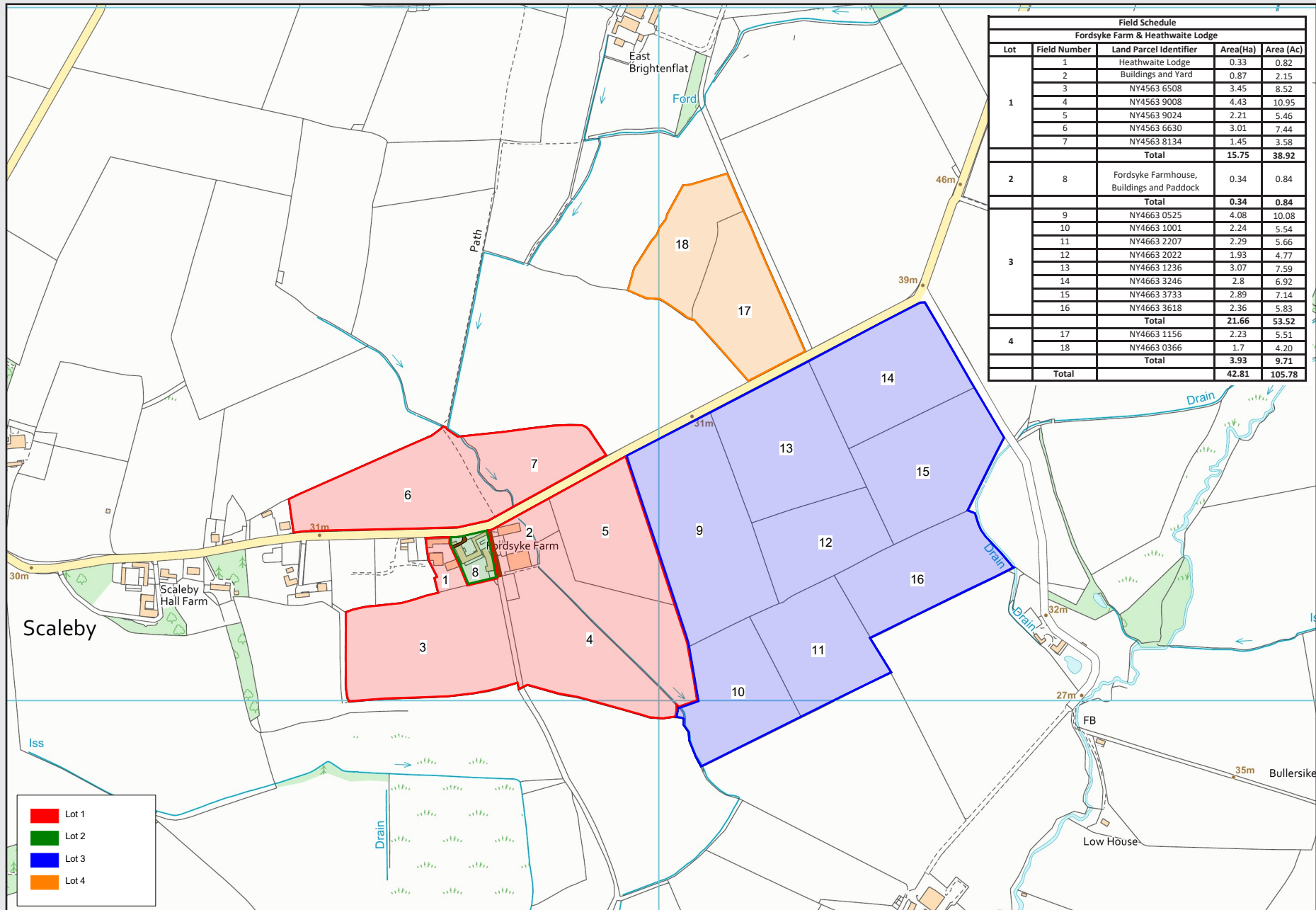
**Boundaries**

The boundaries are composed of a mixture of post and wire fences and hedgerows.

**Land Classification**

The land is classified as predominantly Grade 3 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.

### Lot 1

The track is unregistered and does not form part of the seller's legal title however the seller will transfer such estate right title and interest that they have in the track with no title guarantee.

There will also be a right of way granted over the track in so far as the seller is able to grant to gain entry to Lot two leading from the public highway to the east of Lot two.

There will be a right of way over the access road in Lot two to gain entry to Lot one as shown on the plans.

### Environmental Stewardship / SFI

The property is currently entered into a Mid-Tier which expires on the 31st December 2028 and an SFI which expires on the 28th February 2027. Further details are available upon request.

### 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.

The vendors reserve the right to sell the property without notice.

### Services

The property is serviced by a mains 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.

### Tenure and Possession

We understand the property is held freehold.

### Fixtures and Fittings

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

The dairy/feed equipment, milking parlour and free standing troughs are specifically excluded from the sale but may be available by separate negotiation.

### 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

Heathwaite Lodge EPC is D.

Fordsyke Farmhouse EPC is G.

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

### S106 Agreement

Lot 1 is subject to a S106 Agreement, further details are available upon request.

### Council Tax

Heathwaite Lodge – Band D (Cumberland Council)

Fordsyke Farmhouse – Band E (Cumberland Council)

### Electric

There is one electric supply which serves Lot 1 & 2, in the event that the property is sold separately this supply will need to be split. Further details are available from the selling agent.

### Water

The purchasers of the agricultural land will be required to install sub metres to the mains supplies. They will then be billed for this supply. Further details are available from the sole selling agent.

### Tyres

The tyres in Lot 1 are included within the sale.

### Plans and Schedules

These are based on Ordnance Survey and Rural Land Register, to be observed for reference only and should not be relied upon.

### 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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5. These particulars were prepared in June 2024