

Edwin  
Thompson



# SLEALANDS BURN

Longtown, Carlisle, CA6 5RQ







# Slealands Burn

## Longtown, Carlisle, CA6 5RQ

Longtown  
3.5 miles

Carlisle  
12.4 miles  
(all distances are approximate)

Cockermouth  
36.7 miles

Keswick  
47.1 miles

What3Words:///pave.pylons.shadowed

A WELL-PRESENTED, FORMER DAIRY FARM COMPRISING OF FOUR BEDROOM FARMHOUSE, TWO BEDROOM COTTAGE WITH AN EXTENSIVE RANGE OF AGRICULTURAL BUILDINGS AND AGRICULTURAL LAND EXTENDING TO APPROXIMATELY 68.66 HECTARES (169.68 ACRES)

### FOR SALE IN FOUR LOTS OR AS A WHOLE

Lot 1 – Slealands Burn, Lane End, Extensive Range of Traditional and Modern Buildings and Agricultural Land extending to approximately 41.96 hectares (103.68 acres)

**Offers Over - £1,500,000 (One Million Five Hundred Thousand Pounds)**

Lot 2 – Land at Slealands Burn extending to approximately 8.19 hectares (20.24 acres)

**Offers Over - £200,000 (Two Hundred Thousand Pounds)**

Lot 3 – Land at Lowmoor Head, Longtown extending to approximately 14.08 hectares (34.81 acres)

**Offers Over - £340,000 (Three Hundred and Forty Thousand Pounds)**

Lot 4 – Land at Drybeck, Longtown extending to approximately 4.43 hectares (10.95 acres)

**Offers Over - £105,000 (One Hundred and Five Thousand Pounds)**

Whole: 68.66 Hectares (169.68 Acres)

**£2,145,000 (Two Million One Hundred and Forty Five Thousand Pounds)**

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



**Selling Agent**  
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FIFTEEN  
Rosehill  
Carlisle  
CA1 2RW

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Matthew Bell Dealing



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### Introduction

Slealands Burn and Lane End offers an exceptional opportunity to purchase a former dairy farm with extensive range of modern agricultural buildings and the very best quality agricultural land. The property is located in a rural position close to the market town of Longtown and only a 25-minute drive from the city of Carlisle.

The holding includes:

- A very well presented four bedroomed dwelling which has an agricultural occupancy condition.
- A two bedroomed cottage.
- An extensive range of modern agricultural buildings capable of housing a large number of livestock and good quality agricultural land extending to approximately 68.66 Hectares (169.68 Acres)

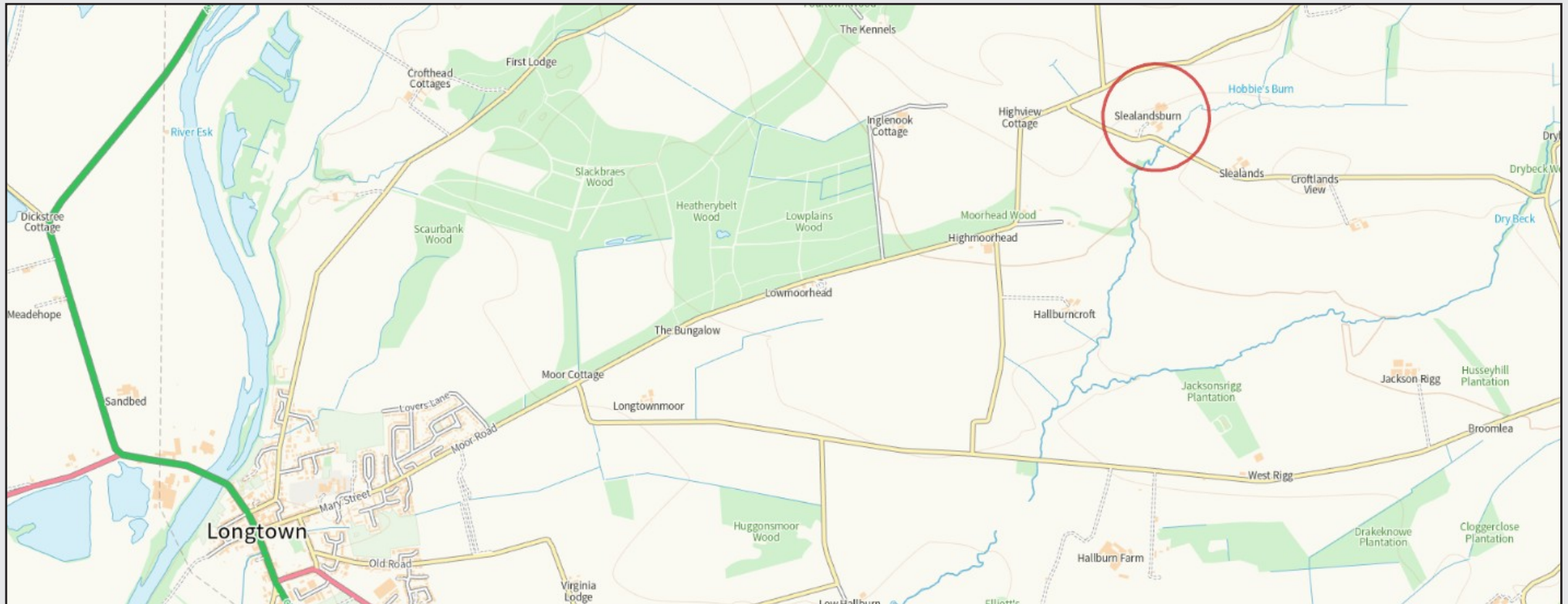
### Location

The property is located in a rural position and benefits from expansive views of the local countryside. The property lies within a favoured farming district in close proximity to Longtown and Carlisle where dairy production and livestock rearing form the predominant agricultural enterprises.

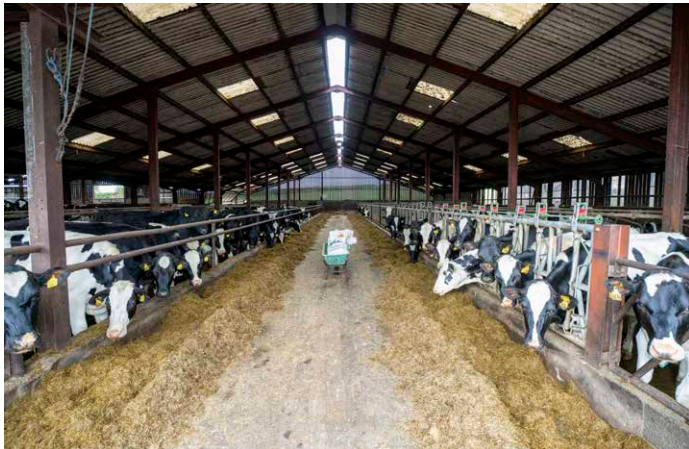
### Local Amenities

The City of Carlisle lies some 12.42 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 Hopes Auction Mart (22 miles), Harrison and Hetherington, Carlisle (13.2 miles), Longtown Auction Mart (2.5 miles) and Penrith & District Farmers Mart (32.60 Miles).











## Lot 1

### Slealands Burn & Lane End

Farmhouse, Cottage, Extensive Range of Modern Agricultural Buildings and Agricultural Land Extending to approximately 41.96 Hectares (103.68 Acres).

**Guide Price: £1,500,000 (One Million Five Hundred Thousand Pounds)**

### Lane End Farmhouse

The spacious farmhouse built in 1998 spanning 2,285.5 sq. ft. (212.3 sq. m) over two floors. The property is of stone/render construction under a slate roof.

The property benefits from a mains water supply, mains electricity supply and private sewerage. The property benefits from oil fired central heating.

The property briefly comprises:

### Ground Floor

#### Utility Room: 2.85m x 2.40m

Wooden floor covering, base units, electric oven and sink.

#### WC

#### Store

#### Kitchen/Dining Room: 5.26m x 5.34m

Wall and base units, sink, oil fired aga, wooden floor covering, dishwasher.

#### Hallway: 5.26m x 3.08m

Wooden floor covering.

#### Porch

Leading to front door.

#### Dining Room: 5.06m x 3.40m

Wooden floor covering

#### Living Room: 5.26m x 5.40m

Wooden floor covering, wood burning stove and double doors leading to the outside.

### First Floor

#### Landing

#### Bathroom

Bath, Power Shower, WC, Sink.

#### Bedroom 1: 5.26m x 3.97m

Wooden floor, built in cupboard.

#### Bedroom 2: 5.06m x 3.66m

Wooden floor, walk in wardrobe.

#### Bedroom 3: 4.17m x 3.68m

Wooden floor, walk in wardrobe.

#### Bedroom 4: 5.26m x 3.75m

Wooden floor.

## Outside

Well-Established garden wrapped around the property: Offering a tranquil space for relaxation and outdoor activities. There is also a large area of decking. The property has ample parking around the property.





Slealands Burn

The spacious property spans 1,776 sq. ft. (165 sq. m) over one floor. The property is of stone/render construction under a marley tile roof.

The property benefits from a mains water supply, mains electricity supply and private sewerage. The property benefits from electric storage heaters.

The property briefly comprises:

Ground Floor

Garage: 4.88m x 5.02m

Store: 4.72m x 1.48m

Porch: 2.83m x 3.45m

Kitchen/Dining Room: 4.17m x 5.00m

Wall and base units, sink, oil fired Rayburn, carpet floor covering, pantry.

Hallway

Dining Room: 4.26m x 3.15m

Carpet floor and open fire.

Bathroom

Carpet floor covering, bath, sink, W/C and shower.

Living Room: 4.15m x 6.14m

Carpet floor covering and open fire.

Sitting Room: 4.15m x 3.92m

Carpet floor.

Bedroom 1: 4.24m x 3.68m

Carpet floor covering.

Bedroom 2: 3.05m x 3.66m

Carpet floor covering.

Outside

Well-Established lawned garden to the rear of the property with large yard area to the front offering ample parking.

## Ground Floor

Approx. 165.0 sq. metres (1776.5 sq. feet)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		72 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	27 F	
1-20	<b>G</b>		

Total area: approx. 165.0 sq. metres (1776.5 sq. feet)

**Slealands Burn**





## Buildings

The property boasts an extensive range of traditional and modern agricultural buildings in a good state of repair. The following descriptions should be read in conjunction with the building plan. The buildings include:

### 1. Storage Shed: 29.26m x 7.59m

Steel portal framed with asbestos roof, used for general storage.

### 2. Livestock Shed: 20.92m x 9.0m

Steel portal frame with fibre cement roof, currently used for loose housing.

### 3. Dutch Barn: 31.81m x 8.76m

Steel portal frame with part tin clad roof and part fibre cement. Currently used for crop storage and machinery storage.

### 4. Slurry Store

180,000 Gallon Capacity.

### 5. Slurry Store

200,000 Gallon Capacity.

### 6. Parlour: 27.38m x 7.92m

Brick construction with asbestos roof and slatted slurry tank. Housing:

- Collection Yard
- 16/16 Westfalia Milking Parlour with Auto ID

### 7. Traditional Range: 21.50m x 4.0m

Sandstone construction under a slate roof. Split into: Dairy housing dairy equipment and 7,000 litre bulk tank. Dog kennels and workshop.

### 8. Garage: 4.40m x 4.30m

Brick construction under a marley tile roof.

### 9. Store: 13.28m x 5.08m

Stone construction with fibre cement roof. Used for general storage.

### 10. Grain Tower:

Redundant

### 11. Saw Dust / General Storage Shed: 13.28m x 3.61m

Stone construction under a fibre cement roof.

### 12. Cubicle Shed: 27.27m x 22.72m

Steel portal frame with fibre cement roof. Housing loose house area, feed trough, 42 cubicles on mats.

### 13. Cubicle Shed: 40.90m x 27.27m

Steel portal frame with fibre cement roof. Centre feed passage. 124 cubicles on mats. Rope scrapers. Jourdain self-locking yokes.

### 14. Silage Pit: 27.27m x 13.66m

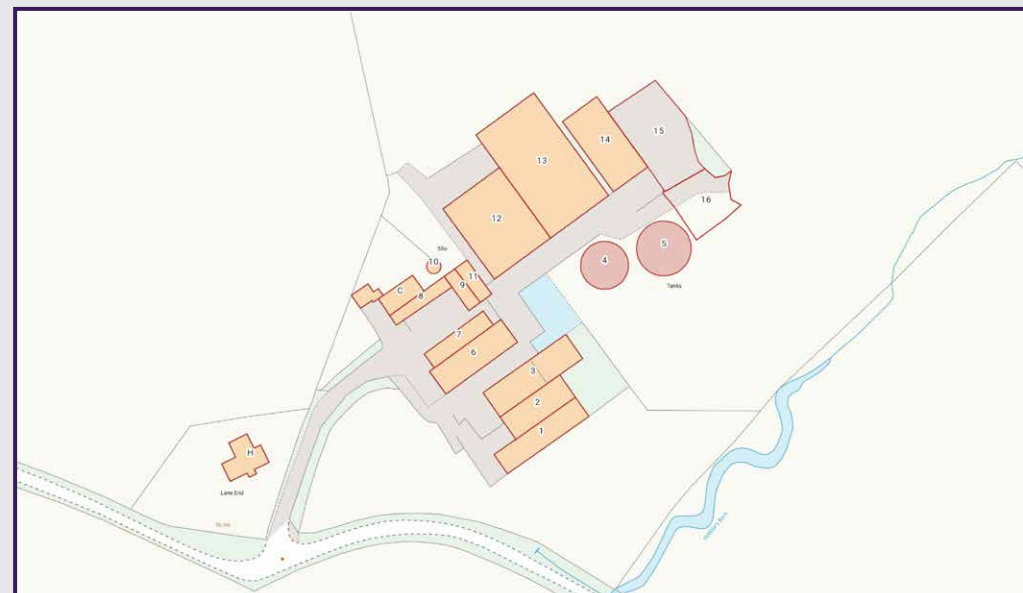
Steel portal frame with fibre cement roof.

### 15. Outdoor Silage Pit: 31.25m x 19m

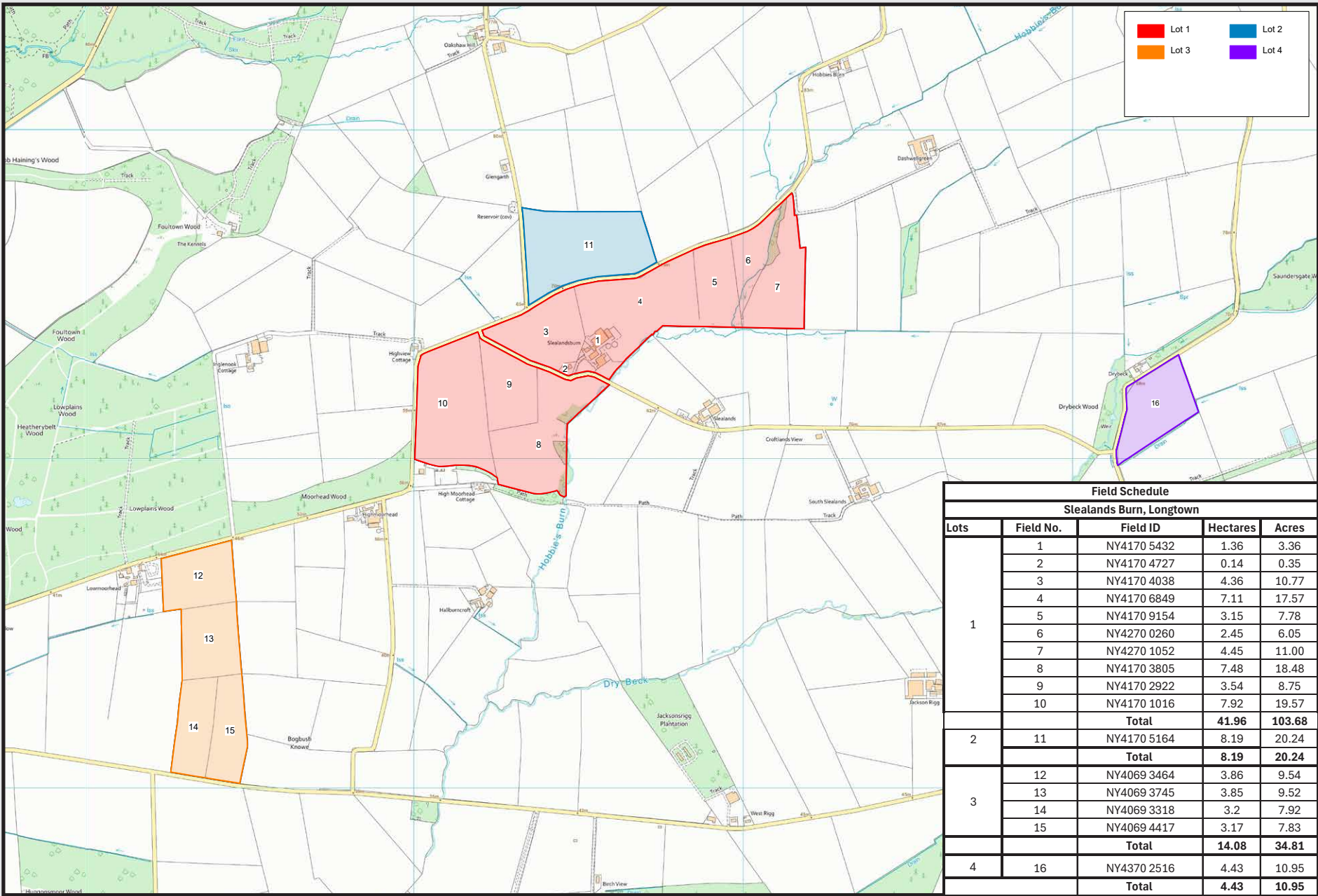
Concrete floor and earth banks.

Please note that the Environment Agency require works carried out to this pit before any further silage can be put into this pit.

### 16. Shipping Container.











### The Land

The land within Lot 1 extends to approximately 41.96 hectares (103.68 acres). It lies within a ring-fenced block, split by the public highway. The property benefits from a borehole water supply with a mains water supply as backup.

Access is gained direct from the public highway.

### Lot 2 – Land at Slealands Burn extending to approximately 8.19 hectares (20.24 acres)

#### Offers Over - £200,000 (Two Hundred Thousand Pounds)

The land in Lot two lies to the North of Lot 1.

Access is gained from the public highway direct onto the property.

The land benefits from a mains water supply

### Lot 3 – Land at Lowmoor Head, Longtown extending to approximately 14.08 hectares (34.81 acres).

#### Offers Over - £340,000 (Three Hundred and Forty Thousand Pounds)

Access is gained directly from the public highway.

The property benefits from a mains water supply.

### Lot 4 – Land at Drybeck, Longtown extending to approximately 4.43 hectares (10.95 acres).

#### Offers Over - £105,000 (One Hundred and Five Thousand Pounds)

#### Boundaries

The well-maintained boundaries composed of a mixture of post and wire fences and hedgerows of which many have been recently erected.

#### 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.

#### Environmental Stewardship / SFI

The property is entered into an SFI and Mid-Tier. Currently SFI agreements are not transferable and therefore if the SFI can still not be transferred at the point of sale the SFI Agreement will be cancelled. The Mid-Tier will be transferred over to the successful purchaser(s).

#### 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, mains water supply and borehole water supply. Foul drainage is to a private system. All telephone connections are subject to BT regulations. The property currently has broadband.

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.

Vacant Possession will be available upon completion

#### Fixtures and Fittings

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

#### 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 included with the property as far as they are owned.

#### Energy Performance Certificate

Lane End Farmhouse EPC is D

Slealands Burn EPC is F

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

#### Council Tax

Lane End Farmhouse – Band D (Cumberland Council)

Slealands Burn – Band C (Cumberland Council)

#### Crops

It is a requirement of the sale that all growing crops and silage in the pit on the date of completion are purchased by the purchaser(s).

The valuation will be carried out by Edwin Thompson LLP and their decision will be final.

#### 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.

#### 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.



# Edwin Thompson



Berwick upon Tweed  
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Kendal  
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