

# Stubb Farm

Kirklington, Carlisle, CA6 6BB

Edwin  
Thompson



**A Well Equipped Dairy Farm Comprising of a Five Bedroomed Farmhouse, 3 Bedroomed Secondary Dwelling, Range of Modern and Traditional Farm Buildings and Agricultural Land Extending to Approximately 87.92 Hectares (217.26 Acres).**

Ref I1016

# Stubb Farm, Kirklington, Carlisle, CA6 6BB

Carlisle: 9.6 Miles

Longtown: 4.6 Miles

Brampton: 8.5 Miles

Penrith: 28.4 Miles

**An Exciting Opportunity to Purchase a Productive Dairy Farm in a Picturesque Location Comprising of a Five Bedroomed Farmhouse, 3 Bedroomed Secondary Dwelling, Range of Traditional and Modern Farm Buildings with a Milking Parlour and Cubicles for 226 cows and Agricultural Land extending to Approximately 87.92 Hectares (217.26 acres).**

**Lot 1:** Five Bedroomed Farmhouse, 3 Bedroomed Residential Property, Range of Modern and Traditional Farm Buildings and Agricultural Land Extending to Approximately 52.92 Hectares (130.77 Acres)

**Lot 2:** General Purpose Agricultural Building with Agricultural Land Extending to Approximately 35 Hectares (86.49 Acres)

**For Sale as a Whole or in Two Separate Lots by Private Treaty**

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

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### Situation

Stubb Farm is situated within a desirable rural setting, located 4.6 miles south east of the town of Longtown, and within close proximity to the city of Carlisle. The immediate surroundings comprise of a mixture of dairy and stock farms interspersed among rural villages.

There are useful road links to surrounding livestock markets and transport connections with direct routes to the M6 and to the market town of Longtown which benefits from a wide range of local amenities. The city of Carlisle is just 9.6 miles away which is the main shopping location and administrative hub for Cumbria and the Scottish Borders.

### Description

The sale of Stubb Farm provides an rare opportunity to purchase a productive dairy farm with a spacious five bedroom farmhouse, with a good range of modern and traditional agricultural buildings and working dairy which are currently utilised for milk production and approximately 87.92 hectares (217.26 acres) of good quality agricultural land which most is also suited to arable production. In addition to the main farmhouse the property benefits from an additional three bedroomed dwelling which has an agricultural occupancy condition.

### Location

Stubb Farm is situated within a convenient rural location just off the A7 and in close proximity to the M6 which is the main transport route to Scotland and the South.

The property is located just 4.6 miles from the market town of Longtown which provides a useful range of local amenities including primary and secondary schools, supermarkets, leisure and medical services and a range of high street and independent shops with good access to the A7 and M6.

The City of Carlisle which is the main administrative hub for the north-west and Scottish Borders, offers a range of amenities and lies 9.6 miles to the south-west of the property.

### Directions

From Junction 44, take the exit on to the A7 towards Longtown. After approximately 2 miles take the right-hand turn towards Scaleby. Follow the road and take the second left hand turn towards Kirklington. Follow the road for approximately 2.5 miles before crossing the A6071 towards Kirklington. Follow the road from approximately 1.5 miles and the property will be on your left-hand side.

### Lot 1

#### Stubb Farm Farmhouse

Stubb Farm Farmhouse is a traditional five bedroomed house with spacious conservatory to the rear of the property, with a brick exterior and uPVC double glazed windows.

The property is spacious and is situated in an attractive rural location. The property briefly comprises:

#### Ground Floor

Conservatory: 3.84m x 3.64m  
With a door leading to outside.

#### Bathroom

Kitchen: 3.31m x 2.62m  
With fitted wall and base units.

#### Hallway

Door leading to the porch

Sitting Room: 4.79m x 2.97m  
With log burner.

Living Room: 4.79m x 3.64m

Bedroom 1: 3.71m x 3.62m

Bedroom 2: 3.70m x 3.65m

Bedroom 3: 3.68m x 3.64m

#### Porch

Living Room: 5.18m x 3.69m  
With log burner.

#### First Floor

Bedroom 4: 4.75m x 3.10m

Bedroom 5: 3.70m x 3.16m

#### Landing

Storage Cupboard 1

Storage Cupboard 2

W/C

The property benefits from mains electricity, water, drainage to a septic tank with oil fired central heating.

#### Park View:

Park View is a spacious 3 bedroomed dwelling with agricultural occupancy conditions, situated on the edge of the farm steading.

The property briefly comprises:

Living room: 7.48m x 3.74m  
Fitted with a log burner

Kitchen/Dining/Living Room: 10.00m x 3.87m  
Fitted with a log burner and wall and base units.

#### Utility Room

#### Bathroom

Bedroom 1: 3.81m x 3.01m

Bedroom 2: 3.60m x 3.32m

Bedroom 3: 3.61m x 2.55m

#### Hallway

Entrance to the property.

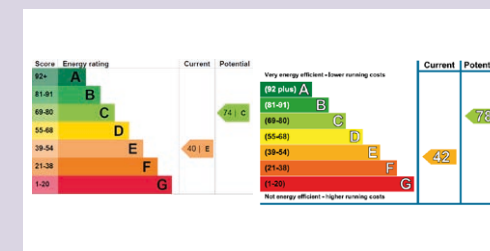
The property benefits from mains electricity, water, drainage to a septic tank with oil fired central heating.

#### Outside

Parking areas to the rear of the house with garden areas to the front and side of both properties.

#### Energy Performance Certificate

Stubb Farm Farmhouse's Efficiency Rating is E-40. Park View's Efficiency Rating is F-42. The EPC documents are available from the selling agents on request.



## Stubb Farm, CA6 6BB

Approximate Gross Internal Area = 181.5 sq m / 1954 sq ft



Ground Floor

First Floor (Attic Room)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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## Park View, CA6 6BB

Approximate Gross Internal Area = 133.4 sq m / 1436 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Lot 1



Lot 1



Lot 1



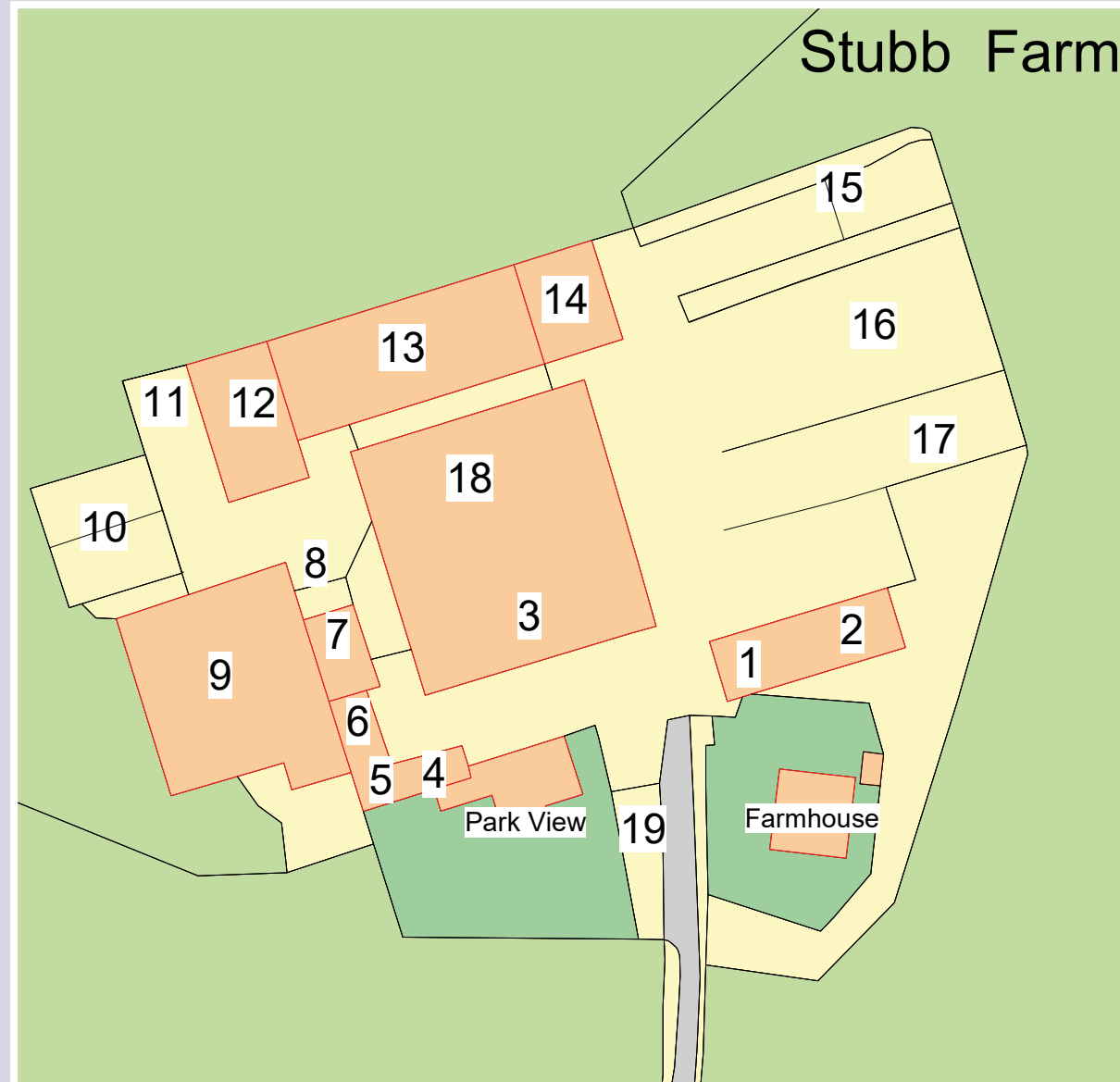
Lot 1

## Lot 1

### Farm Buildings

The buildings comprise of both modern and traditional agricultural buildings and are all situated around the main farm steading and provide useful accommodation for the current dairy enterprise.

1. Workshop  
9.1m x 13.5m. Steel Portal Framed with part shuttered walls under a fibre cement roof. Fitted with electric.
2. General Storage Building  
9.1m x 13.5m. Open Sided Steel Portal Framed building suitable for general storage.
3. Loose Housing  
9m x 38.4m. Steel Portal Frame under a fibre cement roof with front feed troughs. Split into 8 separate pens.
4. Traditional Stone Barn  
10.5m x 4.9m Stone barn with asbestos roof and part lofted. Currently used for calf pens and general storage.
5. Traditional Stone Barn  
6.4m x 8.1m. Stone barn with asbestos roof. Currently used as a calf shed.
6. Traditional Stone Barn  
5.9m x 9m. Stone barn housing dairy. Contains dairy equipment and bulk tank with a capacity of 6,500 litres.
7. Traditional Stone Barn  
7.4m x 13.6m. Housing Fulwood 8 / 16 Milking Parlour with in parlour feeders and rubber matting floor.
8. Cake Tower  
Collinson Cake tower with a capacity of 17 tonnes.
9. Cubicle Shed/Calving Box  
27m x 27.6m. Steel portal framed cubicle shed fitted with 54 cubicles on mats under a fibre cement roof. Also, Loose Housing Area. Part slatted and fitted with feed troughs.
10. Concrete Slurry Lagoon  
17.9m x 17.9m x 3.65m
11. Concrete Muck Midden  
13.5m x 27m.
12. Loose Housing  
12.8m x 36m. Steel Portal Framed building under a fibre cement roof with a rainwater harvesting system and fitted feed trough.
13. General Purpose Building  
15.5m x 38.9m. Steel Portal Framed building with box profile clad roof with two feed bunkers.
14. Lean to  
12m x 15.9m. Steel Portal Framed building under a box profile roof.
15. Outdoor Silage Pit 1  
9.5m x 43.1m
16. Outdoor Silage Pit 2  
22.3m x 43.1m
17. Outdoor Silage Pit 3  
11.6m x 43.1m
18. Cubicle Shed  
28m x 38.4m. Steel Portal Framed building under a fibre cement and plastic roof. Fitted with 172 cubicles on mats, automatic scrapers, slatted tank, cow brush, sawdust bunkers and centre feed trough.
19. Stables  
Wooden stables suitable for three horses and storage.





Lot 1



Lot 1



Lot 2



Lot 2



## Lot 2:

General Purpose Agricultural Building  
9m x 27m. Open sided Steel Portal Frame building.

Lean To  
8.6m x 27m. Steel Portal Frame lean to with mains water and fitted troughs.

## The Land

### Lot 1

The land extends to approximately 52.92 hectares (130.77 acres) and lies within one block surrounding the main farm steading. The land is accessed directly from the public highway and then from field to field.

The land is classed as Grade 3 under the Local MAFF Land Classification System. The land benefits from a mains water supply and lies at a height of 21m to 39m above Ordnance Datum.

### Lot 2 – Land at Uppertown

The land extends to approximately 35 hectares (86.49 acres) with access directly off the public highway and then via an internal track.

The land is classed as Grade 3 under the Local MAFF Land Classification System. The land benefits from a mains water supply and lies at a height of 48m to 54m above Ordnance Datum.

## Environmental Schemes

The land is not currently entered into any Countryside Stewardship Agreements.

## Basic Payment Scheme

All of the farmland is registered with the Rural Land Register. The payment for the current scheme year in which the property is sold, will be retained in full by the vendor. The Basic Payment Scheme Entitlements are included within the sale and will be transferred to the successful purchaser on completion, subject to a charge of £250 + VAT per transfer.

## Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel 01228 548385 – Matthew Bell / Charlotte Clayton

## Method of Sale

The property is offered for sale by Private Treaty as a whole or in two separate lots. Offers should be submitted to Edwin Thompson, FIFTEEN, Montgomery Way, Carlisle, Cumbria, CA1 2RW. A closing date for offers may be fixed. However, the seller reserves the right to change the closing date, change the method of sale or sell the property without any prior notification. Therefore, 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.



### Services

The property is serviced by a mains single phase electricity, water and septic tank drainage. 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. The Septic Tanks are sold as seen.

### Tenure and Possession

The property is held freehold and offered for sale with vacant possession on completion.

### Fixtures and Fittings

Fitted carpets, and log burners where present in the dwellings, are included within the sale.

### Farm Sale

The Vendors reserve the right to hold a farm sale on the property prior to completion.

### Ingoing's

The successful purchaser(s) will be responsible for taking over at valuation all grass silage and maize silage in the silage pits on the date of completion. This valuation will be undertaken by Edwin Thompson LLP whose decision is final.

### Sporting and Mineral Rights

The sporting and mineral rights are included in the sale in so far as they are owned.

The vendor reserves the right to fish on Lot 1.

### Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private and existing or proposed wayleaves, easements, restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to have satisfied himself or herself on such matters.

### Money Laundering Regulations

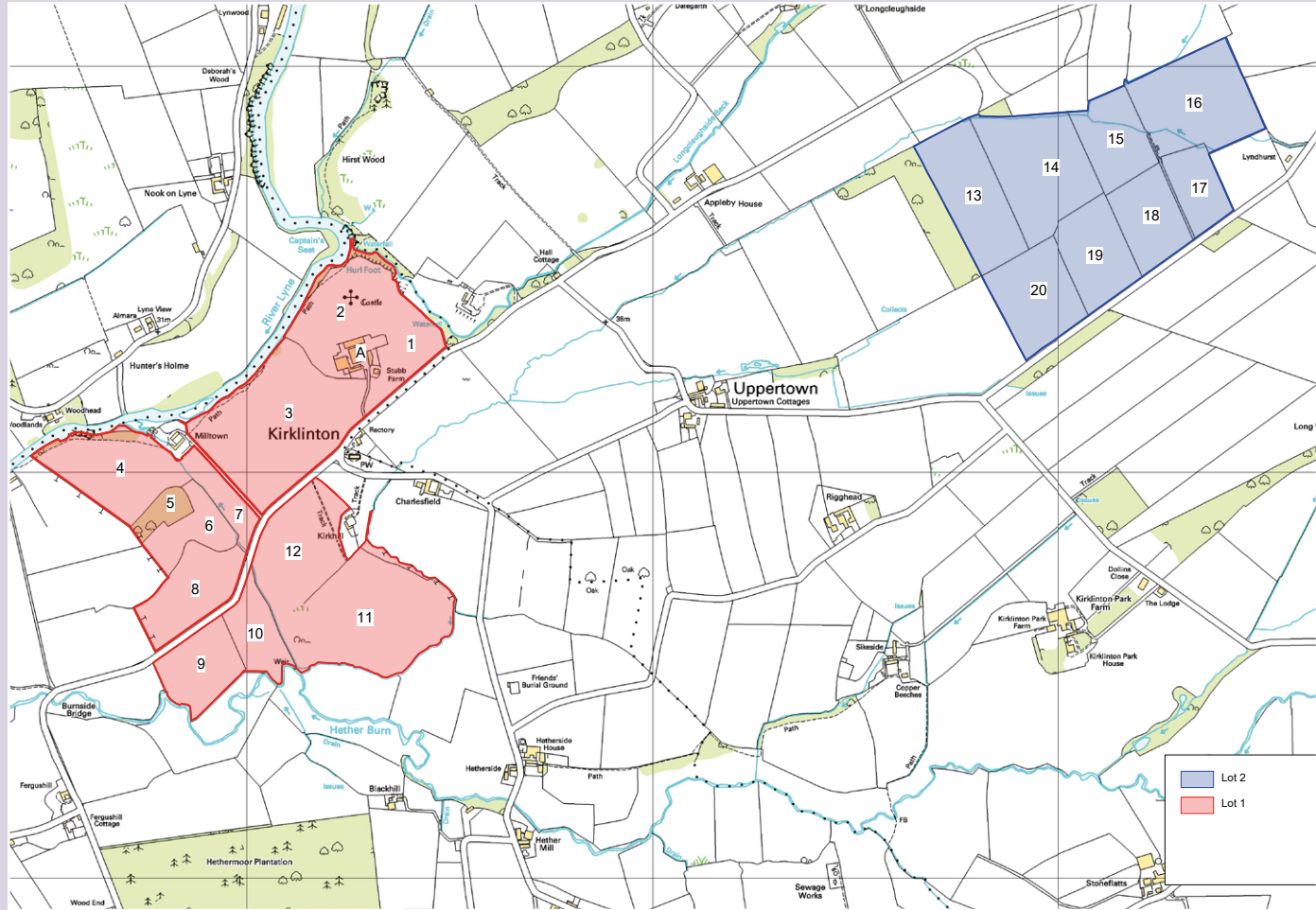
The successful purchaser(s) should be aware that they will be required to provide us with documents in relation to Money Laundering Regulations. Further details are available upon request.

### Further Information

Further information can be obtained from Matthew Bell or Charlotte Clayton, Edwin Thompson LLP, FIFTEEN, Montgomery Way, Rosehill, Carlisle, CA1 2RW. Tel: 01228 548385. m.bell@edwin-thompson.co.uk c.clayton@edwin-thompson.co.uk



Schedule of Areas					
Stubb Farm, Kirklington					
Lot	Number	OS Grid Reference	Field Number	Hectares	Acres
1	1	NY 4367	4032	2.84	7-02
	2	NY 4367	2441	4.84	11.96
	3	NY 4367	0813	10.12	25.01
	4	NY 4267	6800	5.23	12.92
	5	NY 4266	8091	1.01	2.50
	6	NY 4266	8686	2.29	5.66
	7	NY 4266	9691	1.62	4.00
	8	NY 4266	8770	3.87	9.56
	9	NY 4266	9052	3.19	7.88
	10	NY 4366	0360	2.33	5.76
	11	NY 4366	2863	9.27	22.91
	12	NY 4366	1281	5.24	12.95
	Steading	NY 4367	2929	1.07	2.64
			<b>TOTAL</b>	<b>52.92</b>	<b>130.77</b>
2	13	NY4467	7967	5.13	12.68
	14	NY 4467	9776	6.43	15.89
	15	NY 4467	1582	3.36	8.30
	16	NY 4567	3392	6.22	15.37
	17	NY 4567	3371	2.45	6.05
	18	NY 4567	2362	3.28	8.10
	19	NY 4567	1053	3.70	9.14
	20	NY 4467	9442	4.43	10.95
			<b>TOTAL</b>	<b>35.00</b>	<b>86.49</b>



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Regulated by RICS



#### IMPORTANT NOTICE

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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 2020