



Nook Farm  
Bootle, Millom, LA19 5XZ

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ESTATE AGENCY

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**Nook Farm** is an exciting opportunity to acquire a former dairy farm situated between the Irish Sea and the Lake District Fells in highly productive west Cumbria available for sale by Private Treaty in 6 lots and as a whole. There is additional land available at Thornflatt and Santon Bridge, Holmrook.

The property comprises a large two-storey, three bedrooned farmhouse with extension and a range of predominantly modern agricultural buildings and approximately 55.33 ha (136.72 acres) of agricultural land. The property is accessed directly from the public, unclassified minor road which runs from the A595 trunk road towards the coast and to Bootle Station. The guide price for the farm as a whole is £1,380,000 or available in separate lots as detailed below.

### **LOT 1- Nook Farm, Bootle Station, Millom, LA19 6XZ – Guide Price £450,000**

The farmhouse, steading and adjoining paddock is bound by the minor public road and the railway line and extends to approximately 1.38ha (3.41ac). Across the public road to the south-west there is a single enclosure of improved grassland extending to 6.06ha (14.97 Acres).

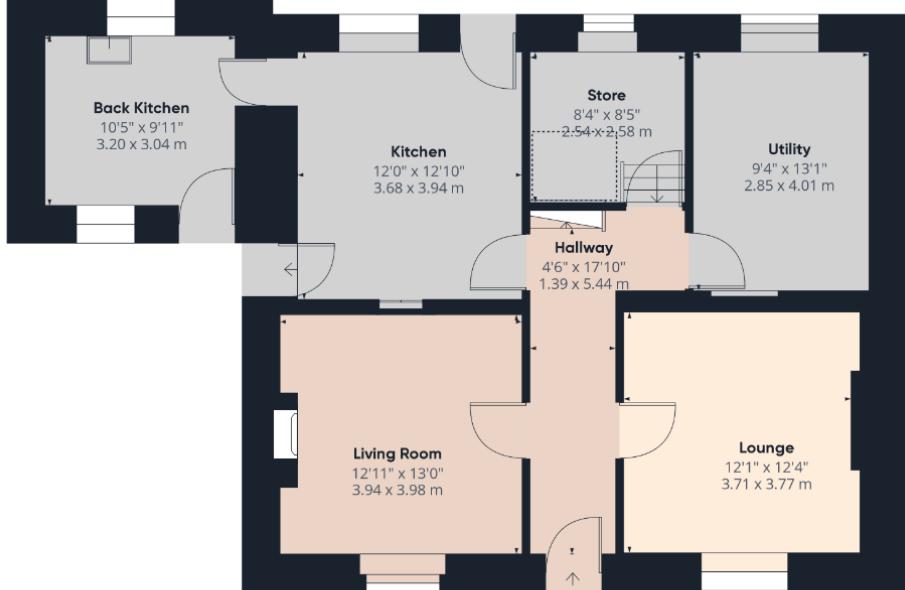
#### **Nook Farmhouse**

The farmhouse is constructed from a predominantly solid stone with sandstone quoin stones, window surrounds and sills under a main pitched and tiled roof with one chimney stack in the ridge line and rendering to the front and side elevations. The house is partially renovated including re-wiring.

**Council Tax & EPC** Nook Farmhouse has been placed in Band E by Cumberland Council. EPC is rated as 32 F.

**Services** There is mains electricity and metered mains water to the farmhouse and farm buildings, drainage is to a septic tank.





Approximate total area

921.4 ft<sup>2</sup>  
85.6 m<sup>2</sup>

Reduced headroom

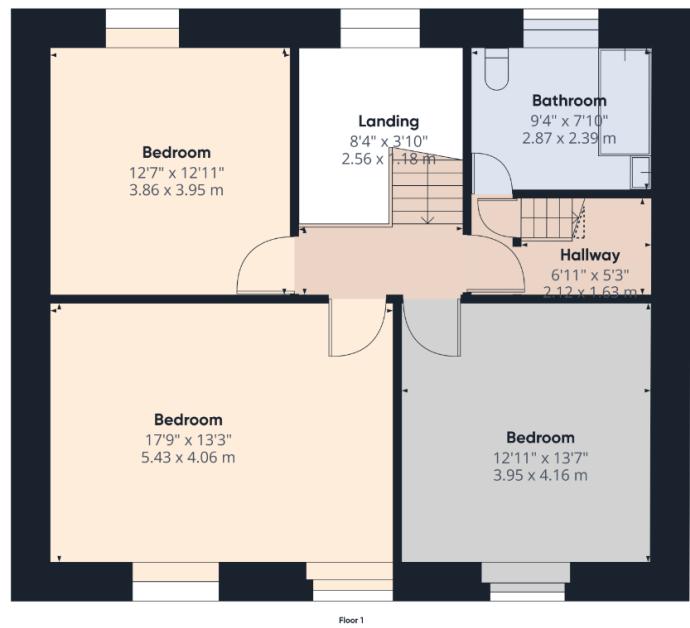
18.24 ft<sup>2</sup>  
1.69 m<sup>2</sup>



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Approximate total area

763.86 ft<sup>2</sup>  
70.97 m<sup>2</sup>

Reduced headroom

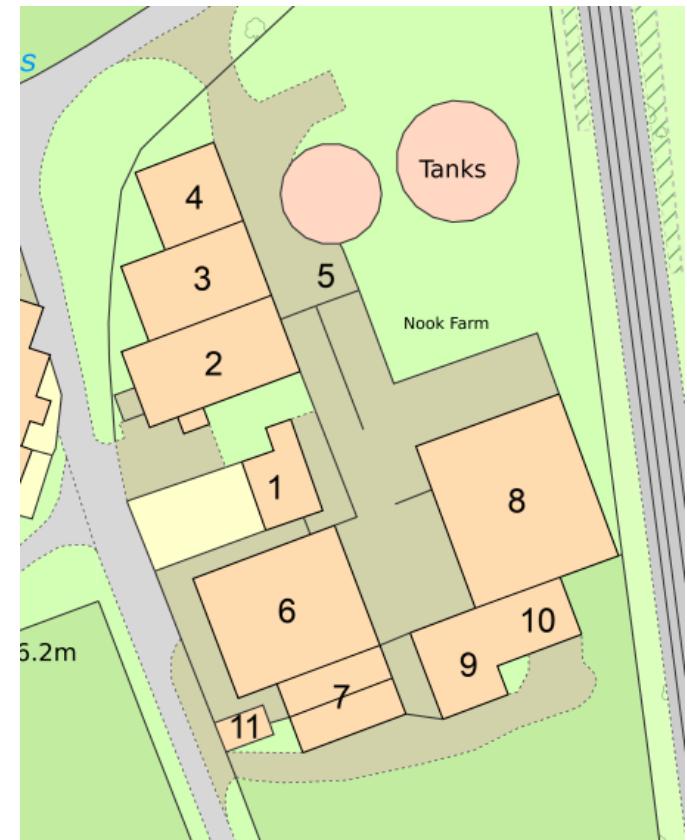
6.52 ft<sup>2</sup>  
0.61 m<sup>2</sup>



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The buildings are described as:

1. Farmhouse and Garden
2. A steel portal framed former parlour building of five bays approximately 95' x 40'. With rendered block-built walls and cement fibre cladding under a cement fibre roof.
3. Attached to the above of similar construction is a 80'x 40' four-bay loose housing and store.
4. Attached to the above is a 60' x 40' three-bay loose housing shed with an open front feed barrier.
5. Concrete yards with slurry collection pit and two above ground slurry stores. Access from public road.
6. Steel portal framed 75' x 40' five bay silage barn under a cement fibre roof with one side Yorkshire boarded. On one side of the barn there is a 75' x 22' lean-to 30 stall cubicle housing.
7. Attached to the above silage barn there is a 10-stall byre and 5 loose boxes.
8. Steel portal frame 75' x 40' five bay silage barn under a cement fibre roof, with 75' x 22' cubicle housing on each side.
9. Attached to the above there is a 34' x 42' two bay cubicle shed with 30 stalls.
10. Portal frames 45' x 30' workshop of block construction under an asbestos roof.
11. Situated on the roadside there is a 25' x 15' stone building under a slate roof.



## **LOT 2 - Guide Price £350,000**

To the east of the steading across the railway line, there is a single enclosure. Access to this parcel is from the minor road in the north west corner. The parcel extends in total to 16.53 ha (40.85 ac) and is predominantly flat falling away gently to a gutter on the eastern Boundary. Boundaries are a combination of post and wire fences with hedgerows. The land is suitable for cropping or grazing. There is an unmetered mains water supply to the field.



## **LOT 3 – Guide Price £140,000**

To the north of the steading across the main road railway bridge there is a single enclosure, this land is accessed by a track alongside the railway line. The parcel extends in total to 2.27 ha (5.61 ac). The enclosure is predominantly flat falling away gently to a deep gutter on the eastern Boundary. Boundaries are a combination of post and wire fences with hedgerows. The land is suitable for cropping or grazing. To the east there is a single enclosure extending to 5.32 ha (13.15 ac) and having roadside access. The parcel is improved grassland and undulate sloping to the west down to a deep gutter. Boundaries are a combination of post and wire fences with hedgerows. The land is suitable for cropping or grazing. There is an unmetered mains water supply to the field.



## **LOT 4 – Guide Price £50,000**

Approximately half a mile from the steading in a south-westerly direction on the edge of Bootle Station village there is a single enclosure, extending to 2.46 ha (6.08 ac). The parcel is unimproved pasture grazing. Boundaries are a combination of post and wire fences with hedgerows. The land is suitable for cropping and grazing. There is no water supply.



Lot 4



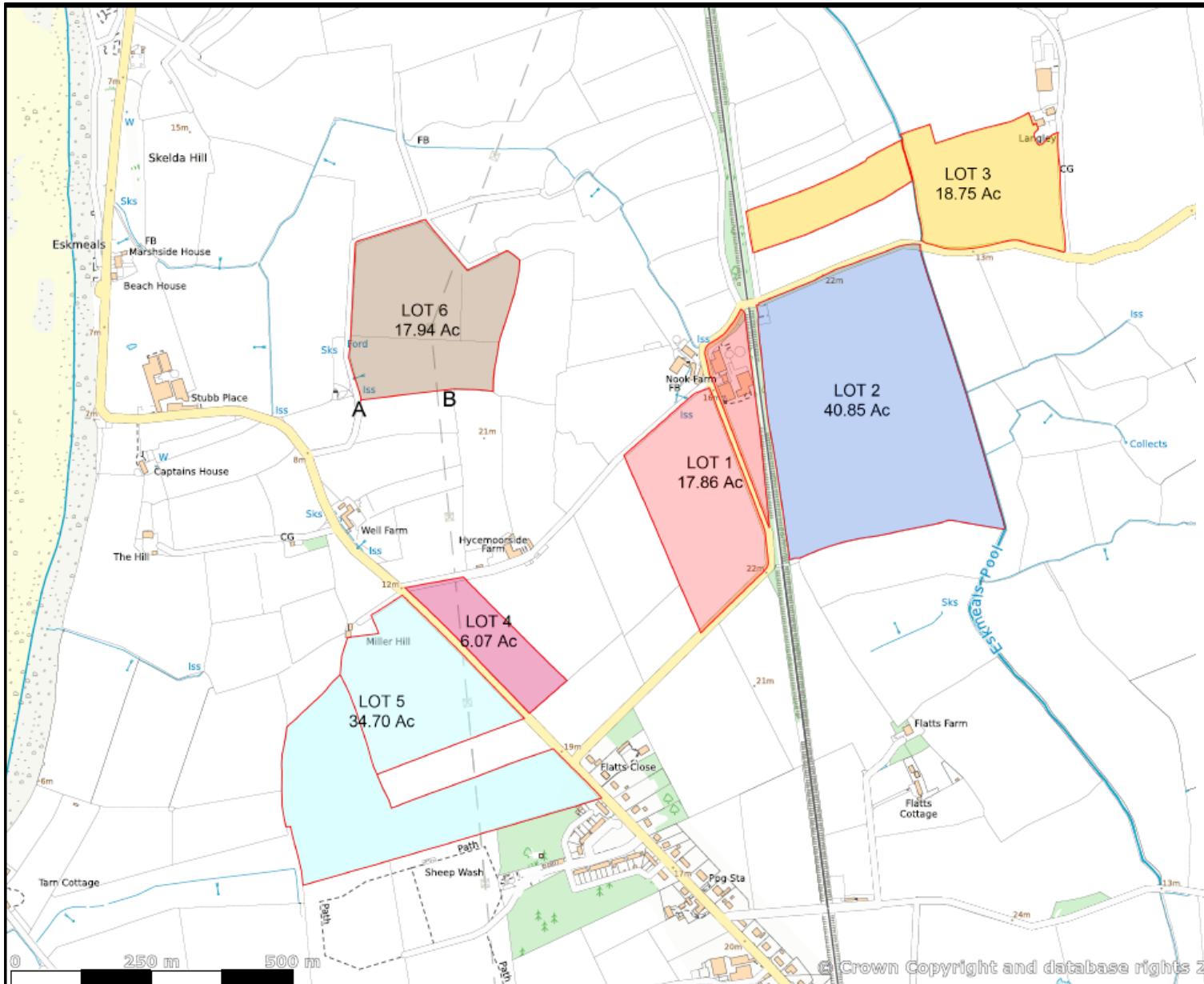
Lot 4

## **LOT 5 – Guide Price £260,000**

Across the road from Lot 4 there is a block of agricultural land, extending to approximately 14.05 ha (34.72 ac). The agricultural land is generally flat and is suitable for cropping or grazing. Boundaries are a combination of post and wire fences with hedgerows. The land is suitable for cropping or grazing there is an unmetered mains water supply.



Lot 6



|                               | Sheet ID | Parcel ID | Total Area(ha) | Area (ac)    | Total Acres   |
|-------------------------------|----------|-----------|----------------|--------------|---------------|
| <b>Lot 1</b>                  | SD0990   | 1372      | 0.37           | 0.91         |               |
|                               | SD0990   | 1674      | 0.21           | 0.52         |               |
|                               | SD0990   | 1659      | 0.8            | 1.98         |               |
|                               | SD0990   | 948       | 6.06           | 14.97        |               |
|                               |          |           | <b>7.44</b>    | <b>18.38</b> |               |
| <b>Lot 2</b>                  | SD0990   | 3865      | 16.53          | 40.85        |               |
|                               |          |           | <b>16.53</b>   | <b>40.85</b> |               |
| <b>Lot 3</b>                  | SD0991   | 3202      | 2.27           | 5.61         |               |
|                               | SD0991   | 6004      | 5.32           | 13.15        |               |
|                               |          |           | <b>7.59</b>    | <b>18.76</b> |               |
| <b>Lot 4</b>                  | SD0890   | 7124      | 2.46           | 6.08         |               |
|                               |          |           | <b>2.46</b>    | <b>6.08</b>  |               |
| <b>Lot 5</b>                  | SD0890   | 5913      | 5.59           | 13.81        |               |
|                               | SD0889   | 4399      | 8.46           | 20.91        |               |
|                               |          |           | <b>14.05</b>   | <b>34.72</b> |               |
| <b>Lot 6</b>                  | SD0890   | 5870      | 2.46           | 6.08         |               |
|                               | SD0890   | 6086      | 4.8            | 11.86        |               |
|                               |          |           | <b>7.26</b>    | <b>17.94</b> |               |
|                               |          |           |                |              | <b>136.72</b> |
| <b>Field at Santon Bridge</b> | NY1001   | 3655      | 1.95           | 4.82         |               |
|                               |          |           | <b>1.95</b>    | <b>4.82</b>  |               |
| <b>Land at Holmrook</b>       | SD0897   | 8489      | 2.87           | 7.09         |               |
|                               | SD0898   | 9302      | 2.73           | 6.75         |               |
|                               | SD0898   | 7506      | 3.56           | 8.80         |               |
|                               |          |           | <b>9.16</b>    | <b>22.64</b> |               |

**Location** – there are good road links with the A595 ½ mile from the farm.



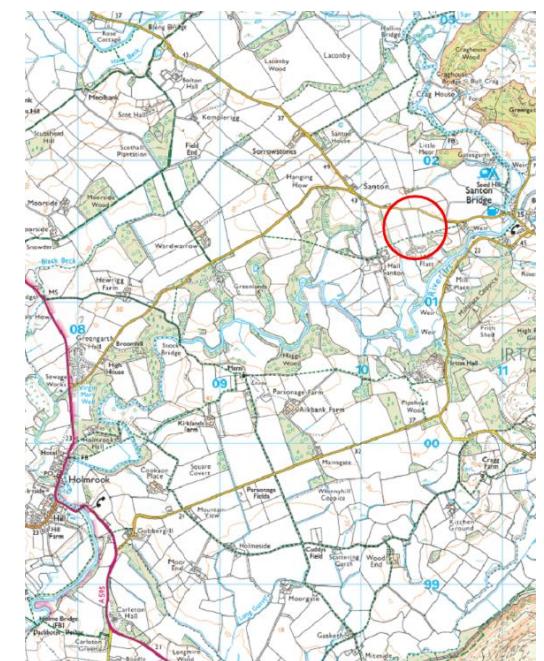
What3Words Leaves.dugouts.eagles



## Agricultural Land at Santon Bridge, Holmrook

The single enclosure of land is situated on the Santon Bridge to Gosforth unclassified minor road. The parcel extends to 1.95ha (4.82 ac) and is improved grassland suitable for cropping or grazing, the land is gently undulating. The boundaries are combination of post and wire fences with mature hedgerows. There is no water supply.

Guide Price £40,000

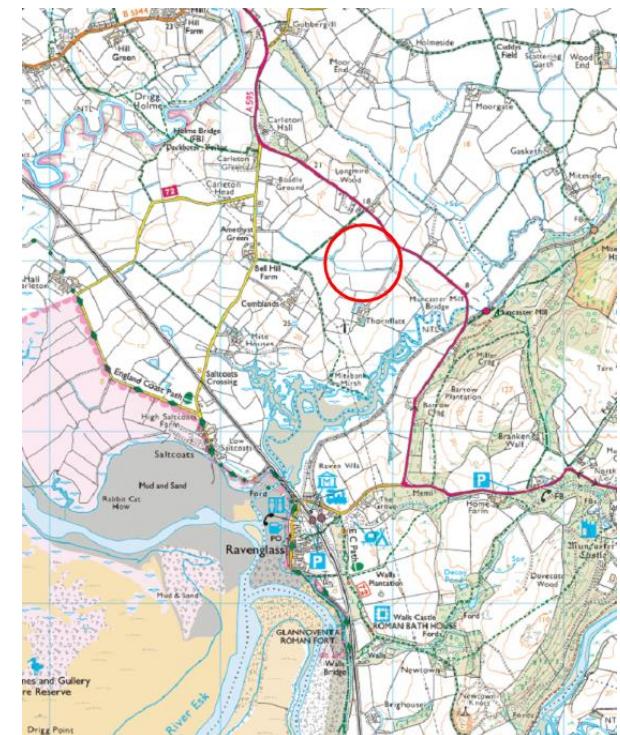


## Agricultural Land at Holmrook, Seascale

There are three agricultural parcels situated near Muncaster Mill on the A595 road one mile from Holmrook. There is access to the land from the main road and from the track a long side the land leading to Thornflatt.

The land extends in total to 9.16 ha (22.64 ac) generally undulating, sloping in a southerly aspect. The majority of the parcels are improved permanent pasture suitable for cropping and grazing. Boundaries are a combination of post and wire fences with hedgerows. There is no mains water supply.

Guide Price £150,000



## **METHOD OF SALE**

The properties are offered for sale by Private Treaty. Nook Farm, Bootle is available as a whole or in 6 separate lots. The land at Santon Bridge and Holmrook are for sale in separate lots. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents.

## **TENURE AND TITLE:**

The property has freehold title and vacant possession will be given on completion. The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi- easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens.

## **ENVIRONMENT AND BASIC PAYMENT (BPS) SCHEMES:**

The delinked payment under the BPS is to be retained by the vendor. The land is not in a Countryside Stewardship Scheme. The lands location, suggests it could attract significant Government funded payments to help benefit the environment and support an agricultural business.

## **BOUNDARIES:**

Neither the vendor nor the vendors Agent will be responsible for defining the boundaries or their ownership thereof and the purchaser(s) shall rely on their own inspections and the information appearing in the title documents and in the Land Registry.

## **INGOINGS/OUTGOINGS:**

The farm muck in the buildings and stores are to be taken over by the purchaser on completion.

## **SPORTING & MINERAL RIGHTS:**

The Sporting rights, mines and minerals together with ancillary powers of working are exempted.

## **VIEWING**

Viewing of the farmhouse and buildings is strictly by appointment with the agents. The land can be viewed on foot at any reasonable time during daylight hours provided a copy of these particulars are to hand.

Mitchells Land and Property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

## **VALUED ADDED TAX (VAT)**

VAT will be charged if applicable.

## **VENDOR'S SOLICITOR:**

Martin Turner, Brown & Murray Legal Services, 127 Ramsden Square, Barrow-in-Furness, LA14 1XA. Tel: 01229 820021

## **MONEY LAUNDERING REGULATIONS (AML)**

Under the 2017 AML regulations we are legally required to carry out AML checks against purchasers. To enable us to complete these check purchasers will need to provide along with their offer photo ID and current council tax or Utility bill. Failure to provide this information may result in an offer not being considered. Further information is available from the agents.

## **FARM SALE:**

The vendor reserves the right to hold a sale on the farm prior to completion.

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Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken December 2023. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; Promap mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable or being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.

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- Improved Grassland
- Moorland
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