



LOW SCAW FARM

HIGH HARRINGTON, WORKINGTON, CUMBRIA



LOW SCAW FARM

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Workington 2 miles | Cockermouth 9 miles | Carlisle 34 miles | Penrith 38 miles

A rare opportunity to purchase a ring-fenced farm extending to approx. 309.6 acres (125 ha) comprising of prime arable land in a renowned farming region.

Guide price for the whole £3,500,000.

For Sale by Private Treaty.

INTRODUCTION

The farm comprises an agricultural holding extending to over 309 acres, consisting of predominantly 247 acres of arable land, 47 acres of grassland with 6 acres of woodland. A three-bed farmhouse and a range of agricultural buildings.

LOCATION

The farm is situated in a highly productive area of Cumbria, 2 miles from the Irish Sea coast and 8 miles from the Lake District National Park. The farm has links to major road networks.

Please refer to the Location Plan and further information identifying the exact location of the farm in relation to the surrounding area.

LOW SCAW FARM

The farm has been farmed by the current owners since the 1940's formally a dairy farm and has been mostly arable in more recent years.

Low Scaw Farm is a predominately arable farm comprising of a detached traditional farmhouse, a range of traditional and modern agricultural buildings. The steading extends to approx. 2.5 acres accessed by a private road from Scaw Road.

The agricultural land is ring-fenced dissected only by farm tracks and public bridleways, with access points suitable for modern farming needs.



LOW SCAW FARMHOUSE

A detached farmhouse of traditional construction under a pitched slate roof and with double glazing throughout. Attached to the main dwelling is a lofted garage.

The farmhouse offers accommodation extending to 134 sq. m (1444sq. ft) arranged over two storeys with three double bedrooms and three reception rooms, and attached lofted garage, briefly comprising: -

Ground Floor –

Kitchen (4.27m x 4.72m) with fitted floor units,
Office (4.32m x 2.78m),
living room (4.34m x 5.99m) with fireplace and triple aspect windows,
two hallway storage cupboards.

Turned staircase leads to the first floor.

First Floor –

Three double bedrooms (4.33m x 4.80m, 4.36m x 2.83m, 4.71m x 3.21m),
Bathroom (2.84m x 2.67m) and airing cupboard on the landing.

Services – Mains water, electricity and drainage is to a new water treatment plant installed to regulations in 2024.

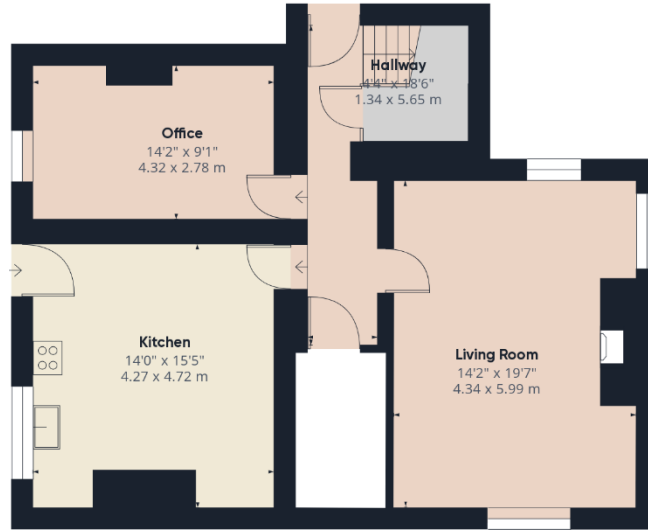
Council Tax – Band D

EPC Rating – F

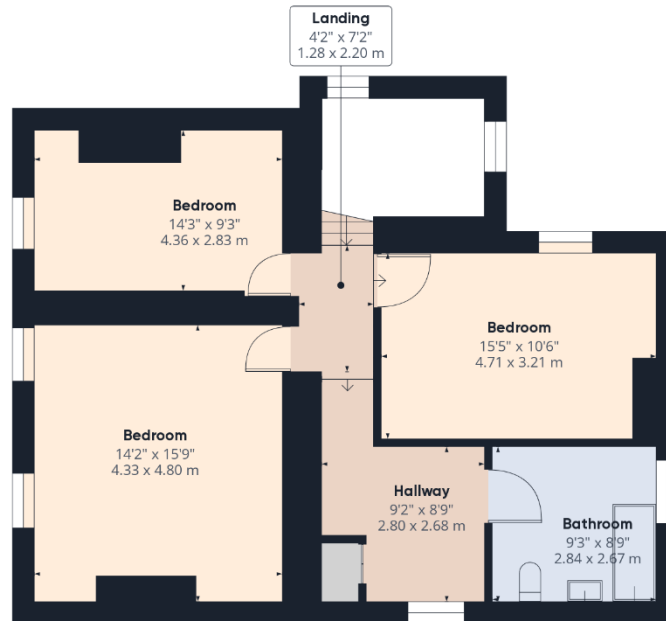
Outside – to the rear of the property is a lawned garden with mature tree and shrub boundaries. Adjacent to the farmhouse is a range of traditional stone farm buildings with potential for further development (subject to planning).



Floor Plans



Floor 0



Floor 1

Approximate total area⁽¹⁾

1444.5 ft²

134.2 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

AGRICULTURAL BUILDINGS AT LOW SCAW

The buildings at Low Scaw are accessed via a private road, leading beyond the farmhouse providing good access to concrete yard and all buildings. Please refer to the numbered plan and photograph showing the buildings which comprise the following: -

1. Farmhouse and attached lofted garage.
2. Lofted Storage barn.
3. Storage shed.
4. Split in to three sections – 2 stables – cubicle housing – calving boxes.
5. Calf pens, chemical store, workshop, and dog pen.
6. Old parlour with pit and former dairy and tank room.
7. Bull pens.
8. Woodshed/storage shed.
9. Grain Tower
10. Slurry Tower.
11. Stone built storage shed.
12. 36 x 120 ft Loose housing shed with access from cubicles (4) for feeding.
13. Heifer cubicle shed with separate area for grain drying.
14. Open front storage.
15. Hard standing bale pad.
16. Open air silage/grain pit 105 x 105 ft.
17. Roofed silage pit 45 x 105 ft.
18. 105 x 105ft 100 cow cubicle shed with two scraping passages.





LAND AT LOW SCAW

The land at Low Scaw is comprised within a compact block of arable and grassland with woodland extending in total to 309 acres (125 ha). The land is identified as Grade III by the Agricultural Land Classification, the soils being described as sandy loam and clay based. Large areas were comprehensively drained in the 1960's. The farm is well watered by a mains supply to the farmhouse, buildings, and most of the agricultural land.

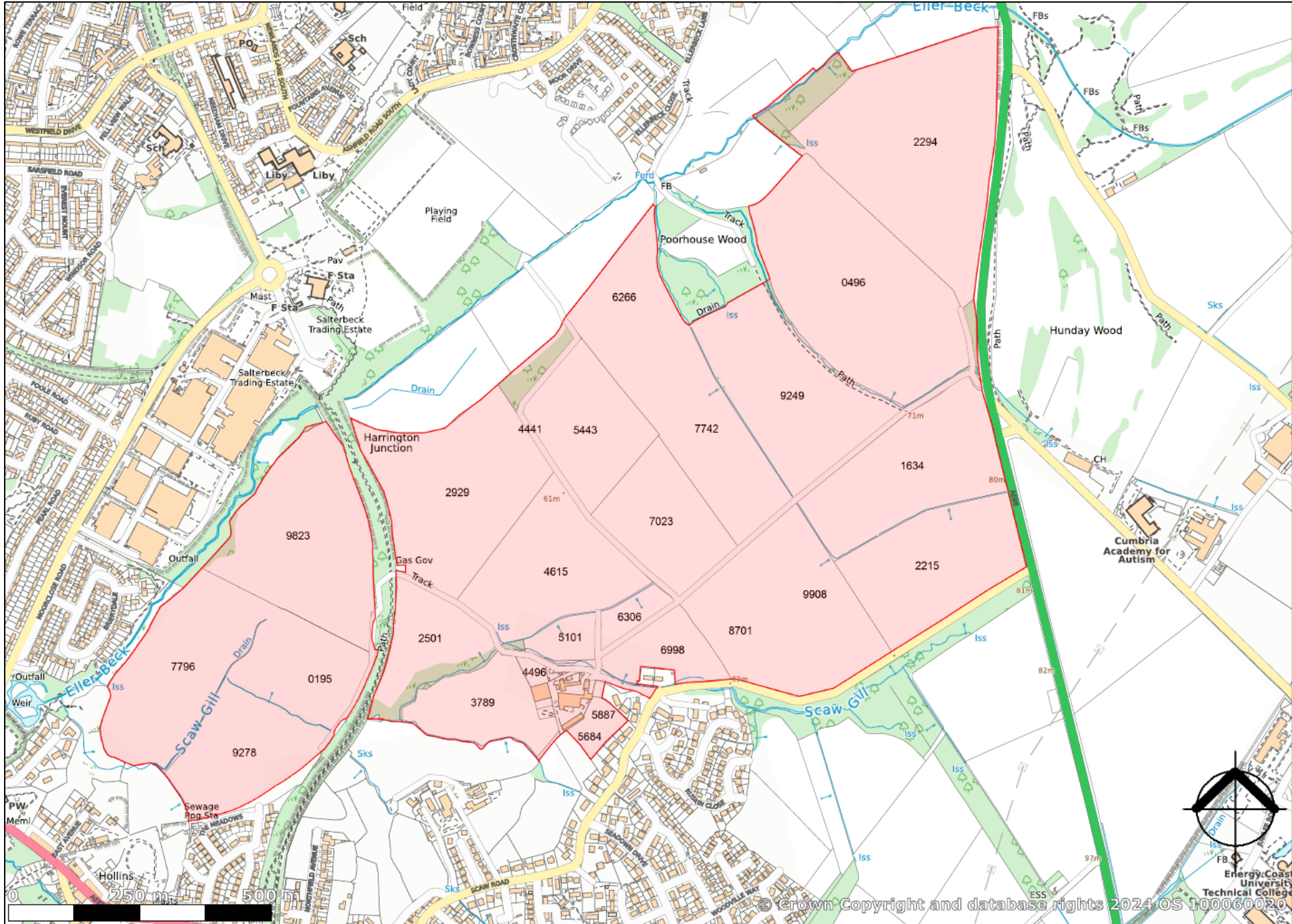
The schedule identifies the land use as follows: -

Land Identification	Total Area(ha)	Total Area (ac)
Pasture Land	19.37	47.86
Arable Land	100.26	247.74
Woodland and Ghyll	2.814	6.95
Tracks and Bridleways	1.8	4.45
Yard and Steading	1.04	2.57
	125.284	309.58

The land is divided into fields by mature hedgerows and post and wire fencing. There are approx. 27.5 acres of pastureland around the steading accessed via a private hardcore track, this track leads west over the former railway line (now a cycle track) to a block of 57.97 acres being both arable and pastureland.

The remainder of the agricultural land is predominately arable and having good access points from the public bridleway leading east from the farmstead and having roadside access onto the A596. There are two blocks of woodland extending to approx. 5 acres. The land is crossed by an electricity line and Gas pipeline.

Field Number	Total Area(ha)	Total Area (ac)	Crop
Steading	1.04	2.57	
NY0025 3789	3.33	8.23	Grass
NY0025 4496	0.22	0.54	Grass
NY0026 5101	0.99	2.45	Grass
NY0026 4615	5.91	14.60	Arable
NY0026 6306	0.88	2.17	Grass
NY0025 5684	0.38	0.94	Grass
NY0025 5887	0.36	0.89	Grass
NY0025 6998	2.12	5.24	Grass
NY0026 6317	0.17	0.42	Track
NY0026 9908	4.43	10.95	Arable
NY0026 8701	4.08	10.08	Arable
NY0126 1634	6.84	16.90	Arable
NY0126 2215	6.3	15.57	Arable
NY0026 5443	4.55	11.24	Arable
5443	0.718	1.77	Wood
NY0026 7023	4.34	10.72	Arable
NY0026 4441	0.27	0.67	Track
NY0026 9249	7.59	18.76	Arable
NY0026 7742	6.31	15.59	Arable
NY0026 6266	3.15	7.78	Arable
NY0126 2294	11.82	29.21	Arable
2294	1.236	3.05	Wood
NY0126 0469	11.28	27.87	Arable
NX9925 9278	4.84	11.96	Arable
NX9925 7796	6.69	16.53	Arable
NY0025 0195	3.69	9.12	Arable
NX9926 9823	8.24	20.36	Grass
NY0026 2929	8.44	20.86	Arable
NY0026 2501	2.85	7.04	Grass
2501	0.86	2.13	Ghyll
Bridleway	1.36	3.36	
	125.284	309.58	



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FURTHER DETAILS

METHOD OF SALE:

The property is offered for sale by Private Treaty as a whole. 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. Offers are to be made to the Land Agency Department at Mitchells Auction Company Ltd.

VIEWING:

Strictly by appointment with the Sole Agents:
Land Agency Dept., Mitchell's Auction Co. Ltd., Lakeland Livestock Centre,
Cockermouth, Cumbria, CA13 0QQ.
Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

Agricultural land can be viewed at any time during daylight hours provided a copy of these particulars is to hand having first registered with the agents. The vendors and their agents do not accept any responsibility for accidents or personal injury caused or suffered at viewings whether accompanied or not.

TENURE AND TITLE:

We are advised that the tenure of the Property is freehold. Vacant possession will be granted 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 and are advised to contact the Vendor's solicitor in order to do so.

VENDOR'S SOLICITOR:

Peter Marrs, Milburn's Solicitors, 21-23 Oxford Street, Workington CA14 2AL
Tel 01900 76363 Email pmarrs@milburnssolicitors.co.uk

BASIC PAYMENT (BPS) SCHEMES:

The agricultural land is registered for rural payments by the Rural Land register. The vendors will retain any de-linked BPS payments relating to the farm.

ENVIRONMENTAL STEWARDSHIP SCHEME:

The property has not been entered into any environmental scheme. Insofar as the vendor is aware the property is not affected by an environmental, historical, archaeological, or other statutory designation.

BOUNDARIES:

Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan and is from information provided by the Vendor. Where no mark is shown no further information is available.

SPORTING & MINERAL RIGHTS:

We are advised that the mineral rights and sporting rights are reserved to previous owners of the Property.

FIXTURES AND FITTINGS IN THE FARMHOUSE:

Kitchen appliances, curtains, light fittings and carpets are included in the sale at no additional charge.

INGOINGS/OUTGOINGS:

The vendors will reserve the right to a period of holdover on the agricultural land until the completion of the 2024 harvest, and on the harvested crops in store. Further details are available from the agents.

ENERGY PERFORMANCE CERTIFICATE (EPC):

Copies of the EPC for the dwelling are available from the Sole Agent on request.

MONEY LAUNDERING REGULATIONS:

Under the 2017 AML regulations we are legally required to carry out AML checks against purchasers. Purchasers will be required to provide photo ID, proof of address and confirmation of funding.

DEVELOPMENT CLAWBACK:

The agricultural land is being sold subject to development clawback provisions. Any increases in the value of the land within 30 years of the completion of the sale, which have resulted from the grant of planning permissions for purposes other than agriculture, will trigger a payment by the Purchaser (or any subsequent owner) to the Vendor, or its heirs, of 25% of the increase in value.

FARM SALE:

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

LOCAL AUTHORITY:

Cumberland Council

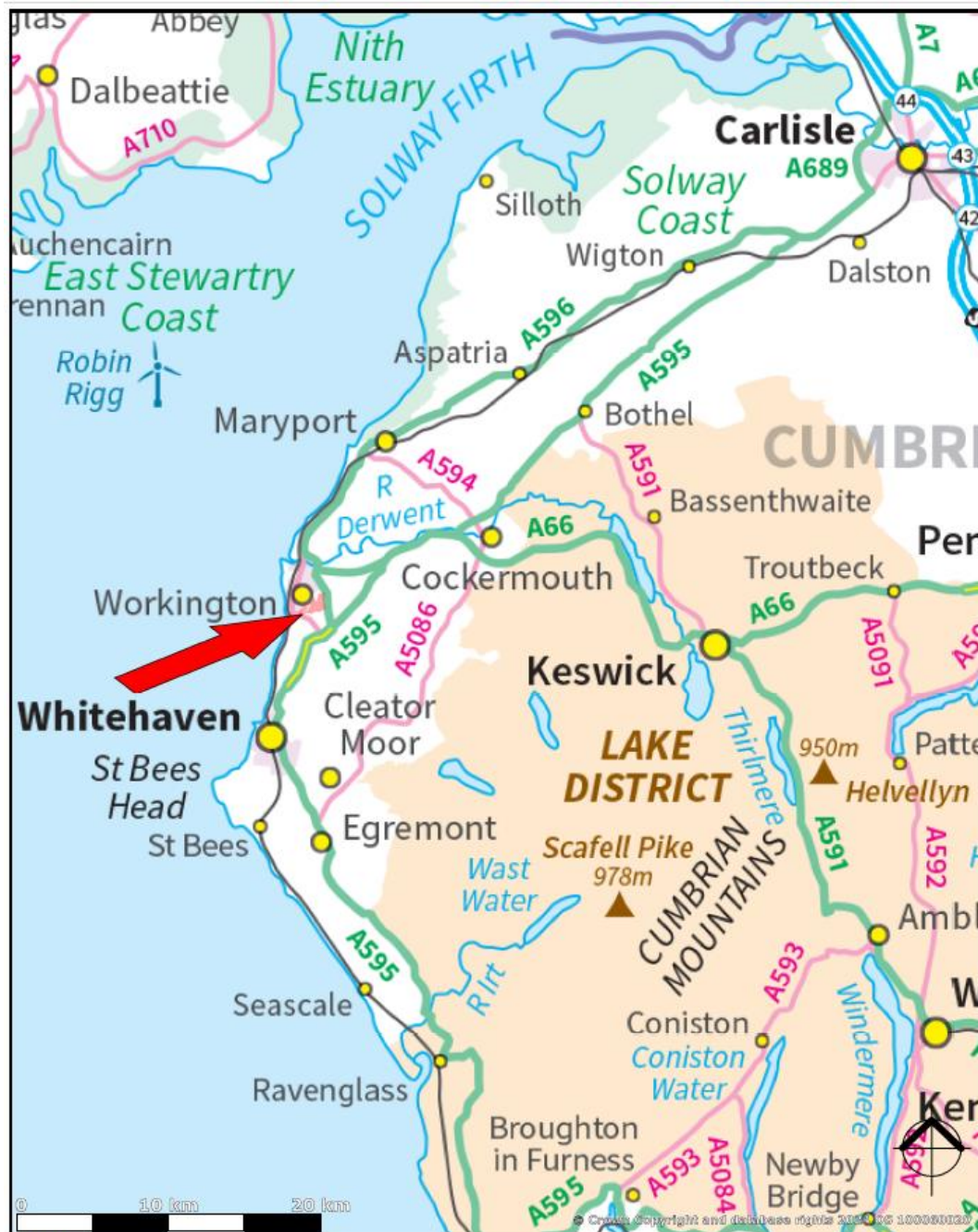
VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

DATE OF PREPARATION:

May 2024.





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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 April 2024. 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; Edozo 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.