

An aerial photograph of a rural farmstead in a lush green valley. The farm consists of several stone buildings, including a large barn with a grey roof and a green corrugated metal lower section. A dirt road winds through the fields. In the background, rolling hills and three wind turbines are visible under a cloudy sky.

WYTHEMOOR HEAD

WINSKALES, WORKINGTON, CUMBRIA

Mitchells SINCE 1873
LAND & PROPERTY

WYTHEMOOR HEAD

WINSCALES, WORKINGTON, CUMBRIA, CA14 4JU

Workington 3 miles | Cockermouth 8 miles | Carlisle 33 miles | Penrith 37 miles

A rare opportunity to purchase a ring-fenced farm
extending to approx. 224 acres (90ha)

Guide price for the whole £1,200,000.

For Sale by Private Treaty.



INTRODUCTION

The farm comprises of a traditional constructed farmhouse, with attached traditional farm buildings, together with a further range of traditional buildings and a modern steel framed livestock building. The land extends in total to approx. 224.84 Acres (91ha) and is predominately lying within a ring fence around the steading. The majority of the land was a former open cast coal mining site and was reinstated back to agricultural land in 1990's. The farm is being offered for sale in four separate lots and as a whole.

LOCATION

The farm is situated in a secluded and quite location with good access from the A595 at Lillyhall for Lots 1 and 4 and from the Gilgarran to Branthwaite road from the south for access to Lots 2 and 3. The farm is bordered by predominately woodland and farmland. Please refer to the sale Plans and further information identifying the exact location of the farm in relation to the surrounding area.

WYTHEMOOR HEAD FARM

The land at Wythemoor Head is comprised within a compact block of agricultural grazing land which has large areas of Soft Rushes. There is also areas of woodland and natural vegetation extending in total to 224 acres (91 ha). The land is identified as Grade III by the Agricultural Land Classification. There is a mains water supply to the farmhouse, buildings, and land in Lot 1. The remaining land is watered by natural supplies.

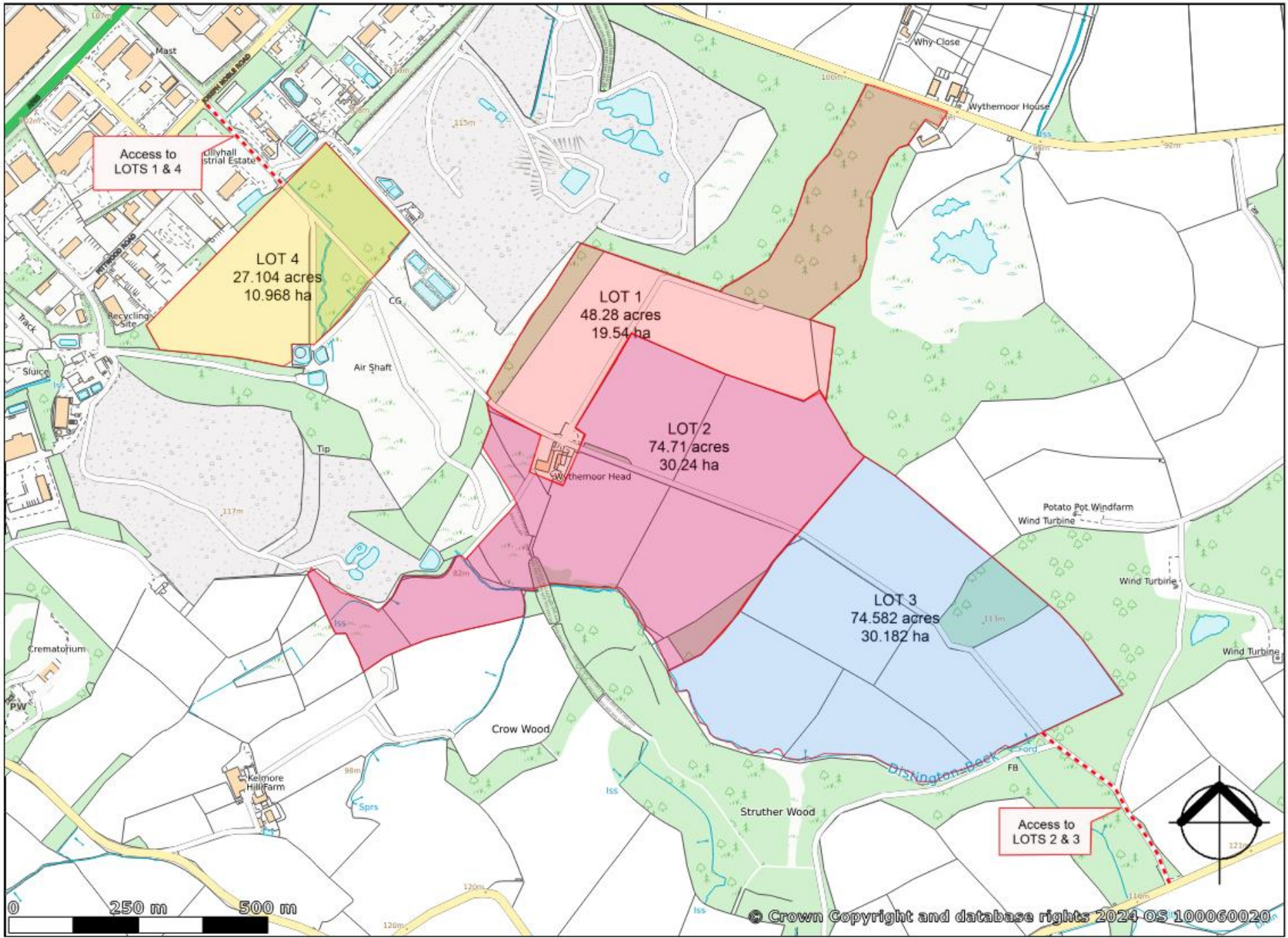
The land use is as follows: -

Land Identification	Total Area(ha)	Total Area (ac)
Pasture Land	73.71	181.16
Woodland and Ghyll	15.37	37.99
Tracks and Bridleways	2.01	4.99
Yard and Steading	0.28	0.70
	91.37	224.86

The land is divided into fields by mainly double fenced hedgerows and post and wire fencing, there are also interlinking field access gates. Most fields have access to a hardcore track which runs through the land. There are areas of mixed woodland in all lots. Please Note: there is access to areas of land on the southern boundary of Lot 3 and the western boundary of lot 2 which do not form part of the properties title. (Further information is available from the agents).

Guide Prices

LOT 1	£500,000
LOT 2	£300,000
LOT 3	£300,000
LOT 4	£100,000
As a Whole	£1,200,000



LOT 1

WYTHEMOOR HEAD FARMHOUSE

A detached farmhouse of traditional stone rendered construction under a pitched slate roof and with double glazing throughout.

The farmhouse offers accommodation extending to 116 sq. m (1,254sq. ft) arranged over two floors with four bedrooms and three reception rooms, and attached traditional farm buildings, briefly comprising: -

Ground Floor –

- Kitchen/Living room with a multi fuel stove.
- Hallway with turned staircase
- Lounge with open fire place and exposed ceiling timbers.
- Dining Room
- Shower room

Turned staircase leads to the first floor.

First Floor –

- 2x Double bedroom
- 2x Single Bedroom

Services – The farmhouse has mains water, mains electricity and drainage is to a septic tank. The windows are uPVC double glazed. Hot water is provided from a back boiler in the multi fuel stove. Additional heating is provided by electric storage heaters.

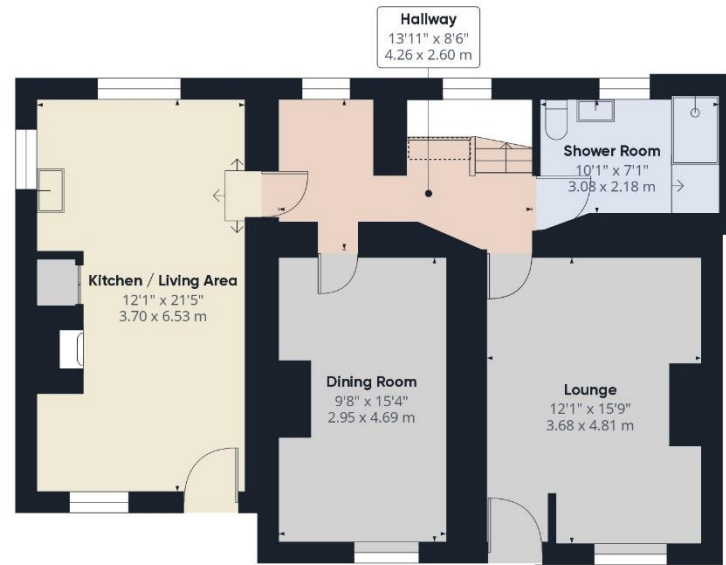
Council Tax – Band B

EPC Rating – Available from Agent.

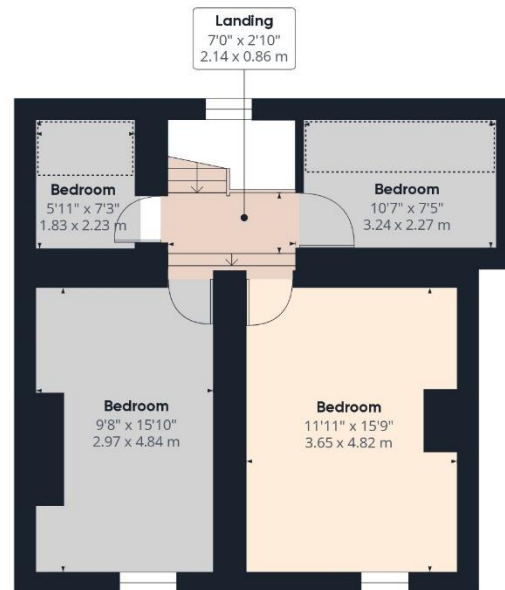
Outside – Attached and adjacent to the main dwelling is a range of traditional farm buildings, with potential for further development (subject to planning).



Floor Plans



Floor 0



Floor 1

Approximate total area^m

1254.79 ft²

116.57 m²

Reduced headroom

58.07 ft²

5.39 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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 WYTHEMOOR HEAD FARM

The buildings at Wythemoor Head are accessed leading from the farmyard. Please refer to the numbered plan and photograph showing the buildings which comprise the following: -

1. 4 bed Farmhouse
2. Traditional barn with asbestos cement roof containing: Dairy with stone sconces; (stable, 8 stall byre,lofted).
3. Steel framed garage, with monopitch box profile roof and cladding.
4. Traditional stone building under a slate roof, lofted. With cattle feeding pen.
5. Traditional single story store sheds
6. Threshing Barn of stone construction under a slate roof.
7. 5-Bay steel portal framed livestock shed (approx. 100' x 60')

The yards are concrete and there is an open midden. If Lot 1 is sold separately, a fence will be erected prior to completion along the red line shown on the plan below.



Lot 1 - AGRICULTURAL LAND

To the north of the steading across the access track there is a hardcore bale pad and access to the agricultural land comprising approx. 30 Acres of grazing land in two parcels and 20 Acres of woodland.

There is a track leading from the steading to a 17 Acre block of mixed woodland, there is also roadside access to this block from the Branthwaite road. A further 3 Acres of woodland lies along the northwestern boundary adjacent to the access track.

LOT 2

A block of approx. 74.71 Acres comprising 4 large parcels of grazing and soft Rushes bordering the access track, all well fenced with post and wire netting. Natural water is provided from Distington Beck along the southern boundary

There is a 2 Acres mixed woodland area on the southern boundary and ghyll along Distington Beck. On the western side of Lot 2 there is an area of approx. 16 acres comprising a former railway siding and areas of rough grazing and natural vegetation.

Please note: There is an area of land the western boundary to the field adjacent to the steading which doesn't form part of the properties title.



LOT 3

A block of approx. 74.58 Acres comprising 6 large parcels of grazing and soft Rushes bordering the access track, all well fenced with post and wire netting. Natural water is provided from Distington Beck along the southern boundary.

There is a parcel of mixed woodland extending to approx. 5 Acres on the northeast side of the access track.

The mains water supply to Lots 2 and 3 will be disconnected from Lot 1 if sold separately.



LOT 4

A block of agricultural land and mixed woodland extending in total to approx. 27.1 acres situated adjacent to Lillyhall Trading estate. The land comprises of 16 Acres of sound grazing and mowing land and two areas of mixed woodland and Ghyll along the access track.

There is a right of access along the access tracks. It is understood Distington Beck is piped under the field.



FURTHER DETAILS

METHOD OF SALE:

The property is offered for sale by Private Treaty in 4 separate lots and 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:

Diana Smalley, Brockbanks Solicitors, Norham House, 71 Main Street,
Cockermouth, CA13 9JS. Tel: 01900 827222.
Email: dianasmalley@brockbanks.co.uk

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 are reserved to previous owners of the Property. The sporting rights are included in the sale.

FIXTURES AND FITTINGS IN THE FARMHOUSE:

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

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.

LOCAL AUTHORITY:

Cumberland Council

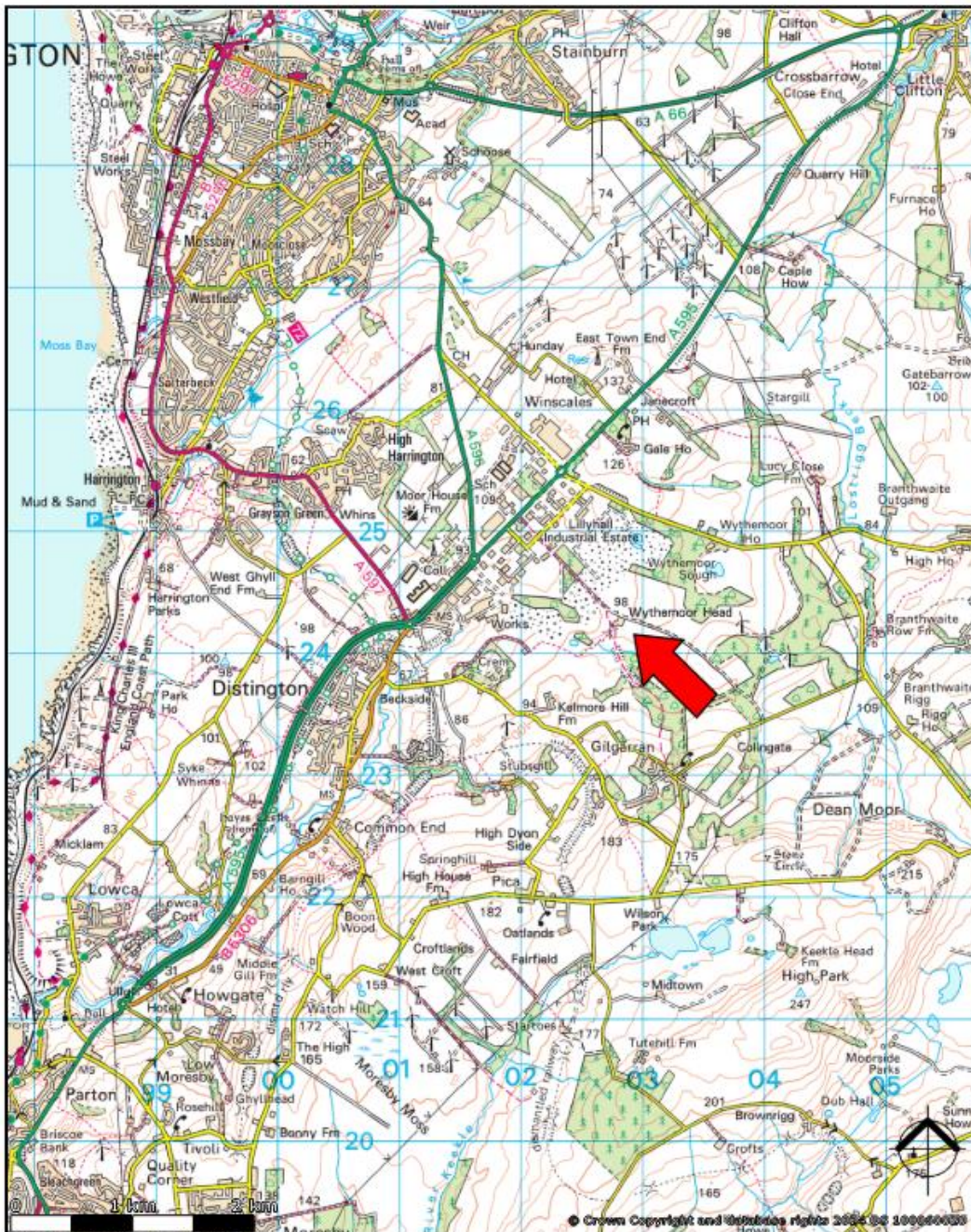
VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

DATE OF PREPARATION:

June 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 May 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.