

SLEIGHTHOLME

Newton Arlosh, Wigton, Cumbria, CA7 5HE

Mitchells SINCE 1873
LAND & PROPERTY



A rare opportunity to purchase a desirable ring fenced 162 Acre Farm

Wigton 7 miles | Carlisle 14.5 miles | Cockermouth 23 miles

Guide Price £2,300,000

For Sale by Private Treaty

INTRODUCTION

SLEIGHTHOLME is a former dairy which more recently been a stock rearing farm. The property benefits from a well presented and maintained 4/5 bed farmhouse, set within a courtyard of buildings and has far reaching views towards the Solway coast (AONB) and Scottish hills beyond.

The farm has been well farmed by the current owners. There is a good range of agricultural buildings connected by concrete yards and having good access to the surrounding land.

The farm is offered for sale by Private Treaty in three separate lots or as a whole.

LOCATION

The farm is situated in a highly productive area of the Solway plain, 2 miles from the Solway Coast and 18 miles from the Lake District National Park. The farm has links to major road networks, including the A596, and within half an hour of the Market town of Wigton and Border City Carlisle, 14 miles from the M6. The farm is half a mile from the vibrant village Newton Arlosh with a popular village pub. There is a primary school in Kirkbride, located 5 miles away.

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



LOT 1

Guide Price £1,400,000

Lot 1 comprises of a 4/5 bed detached well-presented farmhouse with a range of traditional and modern agricultural buildings together with 67.95 acres (27.5 ha) of quality agricultural land. The farmstead is accessed by a tarmac drive from the public road.

A detached farmhouse of traditional construction under a pitched slate roof, that has been extended to provide additional living accommodation.

The farmhouse offers accommodation extending to approximately 212 sq. m (2289sq. ft) arranged over two floors with four/five bedrooms and two reception rooms, and office space.

There is also a garage, WC and store with a loft above that provides opportunity to further extend the farmhouse (subject to approved planning).

The accommodation is comprised as follows:

Ground Floor

- Vestibule (2.59x3.38m)
- Kitchen/Diner (6.27x4.68m)
- Living Room with Log Burner (5.56x4.34m)
- Lounge (7.46x4.53m)
- Play Room/Office (6.34x2.60m)

- Utility Room (2.45x2.79m)
- Rear Hallway with stairs leading to first floor (2.36x0.92m)

First Floor

- Master Bedroom (3.95x4.73m), En-Suite (2.82x3.38m)
- Double Bedroom (2.58x3.30m)
- Double Bedroom (3.31x4.50m)
- Double Bedroom (2.81x4.67m)
- Bedroom/Dressing Room (6.52x2.69m)
- Bathroom (2.26x2.79m)

SERVICES

- Mains electricity and water
- Drainage is to a septic tank
- Oil central heating

COUNCIL TAX

- Council Tax Band: D
- Local Authority: Cumberland

EPC RATING - Band E



Ground Floor:



First Floor:





Floor 0



Floor 1

Approximate total area⁽¹⁾

2289.93 ft²

212.74 m²

Reduced headroom

0.74 ft²

0.07 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



LOT 1 - AGRICULTURAL BUILDINGS AT SLEIGHTHOLME

The buildings at Sleightholme are arranged to be easily worked and comprise a useful range of traditional and modern mainly livestock buildings. The buildings are serviced by Mains water and single-phase electricity.

Please refer to the numbered plan and photograph showing the buildings which comprise the following:

1. Farmhouse
2. Calf pens young stock loose housing and bull pen
3. 2 bay loose housing for young stock and feed store
4. Brick built former byre now used for general storage
5. Traditional sandstone barn with attached brick-built byers and loose boxes
6. Mono pitched 4 bay open fronted crop store and loose housing with a lean-to loose housing and a 2 bay workshop and garage
7. 4 bay Dutch barn with lean-to extension
8. 90 stall cubicle shed – 45/45 with central feed passage, auto scrapers and underground slurry collection pit
9. Silage barn (90' X 45') with an open fronted lean-to loose housing with feed barriers and a slatted 18 stall cubicle section with slurry collection pit
10. 4 ring slurry store



LOT 1 - LAND AT SLEIGHTHOME

The land extends to 67.95 acres (27.5 ha) and comprises of sound agricultural land and having excellent access from the farmstead, there is separate access points from the public road. The land is suitable for cultivation, cropping or grazing, divided into 12 good sized field parcels, the fields are interconnecting, the boundaries are mature hedgerows and post and wire fencing.

The land is identified as Grade 3 by the Agricultural Land Classification, being good to moderate. Most fields have mains water troughs. The land lies approx. 15m above sea level.

LOT 2 – The land extends to 52.95 acres (21.43 ha) Guide Price £500,000

The land extends to 52.95 acres (21.43 ha) and comprises of sound agricultural land. There is separate access from the public road along a former railway line (Shown as a dotted line on the sale plan). The land is suitable for cultivation, cropping or grazing, divided into 7 good sized field parcels, the fields are interconnecting, and the boundaries are mature hedgerows and post and wire fencing. Parcel numbers 4709 and 5686 are over winter stubble.

The land is identified as Grade 3 by the Agricultural Land Classification, being good to moderate. Most fields have mains water troughs. The land lies approx. 10m to 20m above sea level.



LOT 3 – The Land extends to 41.14 acres (16.65 ha)
Guide Price £400,000

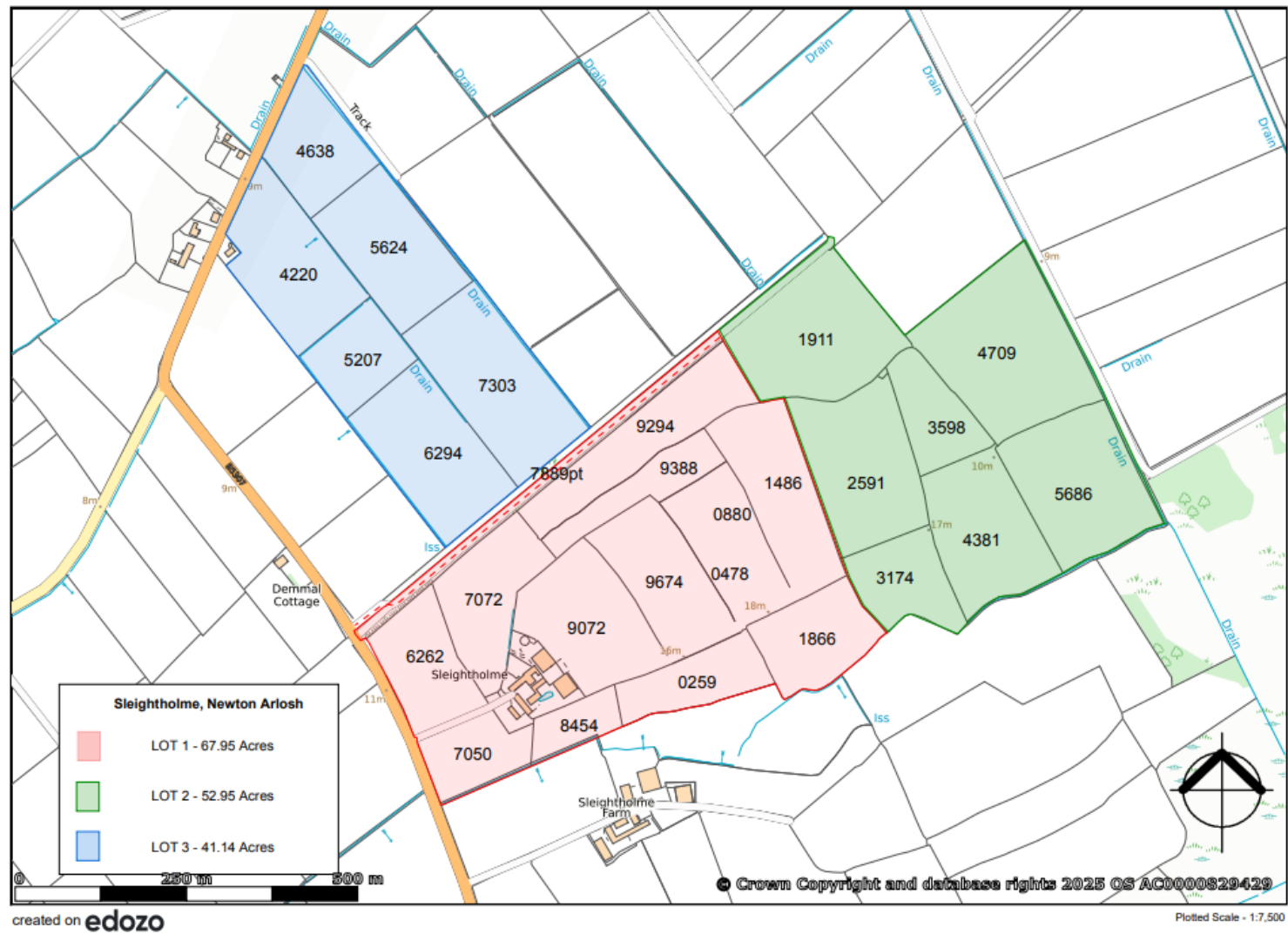
The land extends to 41.14 acres (16.65 ha) and comprises of sound agricultural land. There is separate access from the public road and from the former railway line (Shown as a dotted line on the sale plan). The land is suitable for cultivation, cropping or grazing, divided into 6 good sized field parcels, the fields are interconnecting, and the boundaries are mature hedgerows and post and wire fencing.

The land is identified as Grade 3 by the Agricultural Land Classification, being good to moderate. Most fields have main water troughs. The land lies approx. 10m above sea level.

Please note: There is a restrictive covenant restricting any structure or buildings on the land.

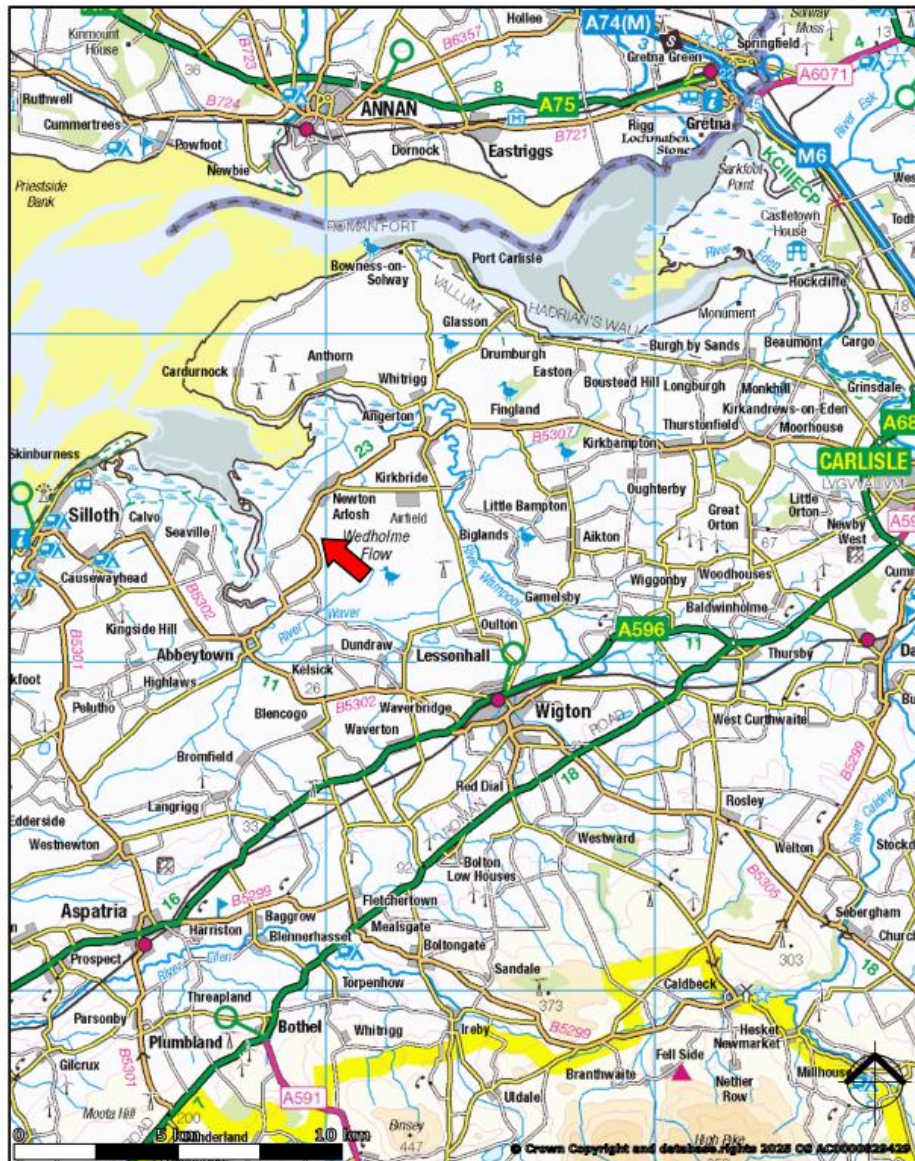


SALE PLAN & SCHEDULE
(Plan for identification purposes only)



Sheet ID	Parcel ID	Total Area(ha)	Total Area (ac)
STEADING		1.21	2.99
NY1953	6262	2	4.94
NY1953	7072	2.37	5.86
NY1953	7050	1.42	3.51
NY1953	8454	0.84	2.08
NY1953	7889	1.25	3.09
NY1953	9294	2.72	6.72
NY1953	9388	1.33	3.29
NY2053	478	1.25	3.09
NY2053	1486	2.83	6.99
NY2053	880	1.05	2.59
NY1953	9072	5.61	13.86
NY2053	259	1.59	3.93
NY2053	1866	2.03	5.02
		27.5	67.95
NY2053	3174	1.73	4.27
NY2053	2591	3.46	8.55
NY2053	3598	1.52	3.76
NY2053	4381	3.02	7.46
NY2053	5686	3.5	8.65
NY2054	4709	4.5	11.12
NY2054	1911	3.7	9.14
		21.43	52.95
NY1954	7303	3.81	9.41
NY1953	6294	3.29	8.13
NY1953	4220	3.07	7.59
NY1954	5624	2.85	7.04
NY1954	4638	2.04	5.04
NY1954	5207	1.59	3.93
		16.65	41.14
TOTAL		65.58	162.05

LOCATION



FURTHER DETAILS

METHOD OF SALE

The property is offered for sale by Private Treaty in three 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

Maria Wright, Burnetts Solicitors, Victoria House, Wavell Drive, Rosehill Carlisle, CA1 2ST. Phone: 01228 552222

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.

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.

LOCAL AUTHORITY

Cumberland Council.

VALUE ADDED TAX (VAT)

VAT will not be charged on the sale.

DATE OF PREPARATION

February 2025.

