



Black How Farm

Cleator, Cumbria, CA23 3EX



Andrew Wright

Land, Farm & Estate Sales

07920460004 | andrew@mitchellslandagency.co.uk

Mitchells SINCE 1873
LAND & PROPERTY

BLACK HOW FARM

Guide Price £695,000

Black How Farm comprises a 3-bed bungalow with a collection of former agricultural structures offering scope for conversion or replacement, subject to planning, together with approx. 55.24 acres (22.35ha) of agricultural land in a ring fence. The bungalow is accessed via a short track from the public highway, with the land set between the dwelling and the River Ehen.

Built in 2013, the bungalow is of typical construction being of brick walls under a slate roof. The bungalow is set in an elevated position with views across open countryside to the River and Cumbrian fells.

The bungalow offers accommodation extending to approximately 128.3 m² (1382 ft²) arranged over one floor with three bedrooms, a formal reception room and an open-plan style kitchen/living area. The property also benefits from two bathrooms and utility room. The property is subject to an occupancy clause, please see further details for information.

The accommodation is comprised as follows:

Ground Floor

- Entry
- Kitchen/Living Area (7.95 x 3.83m)
- Reception Room (3.84 x 4.63m)
- Bathroom (3.00 x 2.37m)
- Bedroom (4.31 x 3.24m)
- Bedroom (3.39 x 3.23m)
- Bedroom (4.13 x 4.53m)
- Bathroom (2.67 x 1.07m)
- Utility Room (1.69 x 2.44m)

SERVICES

- Mains Water
- Mains Electricity
- Private foul drainage
- Heating is provided by gas fired boiler
- Double Glazing is present throughout

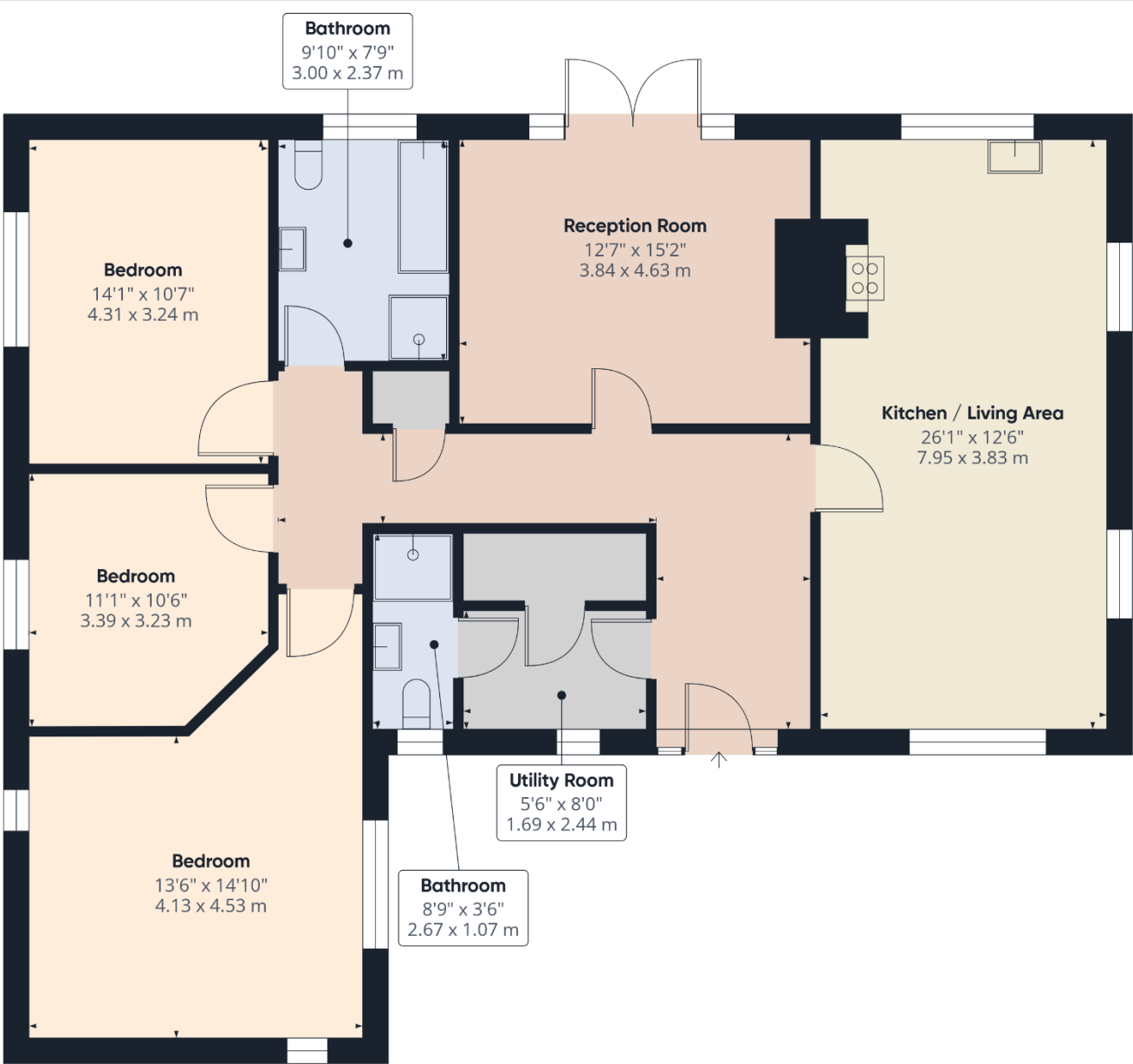
COUNCIL TAX

- Council Tax Band: C
- Local Authority: Copeland

EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



Approximate total area⁽¹⁾
1382 ft²
128.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

AGRICULTURAL BUILDINGS AT BLACK HOW FARM

In front of the bungalow adjacent to the public road, there is a range of farm buildings, including:

- Store Barn with tin sheet roof
- Redundant Byre with slate roof and lean-to
- Barn that is lofted with part tin sheet roof

Development potential

The buildings offer an opportunity for further development subject to necessary planning consents. Purchasers are advised to make their own enquiries to Cumberland planning.

AGRICULTURAL LAND AT BLACK HOW FARM

The land extends to approx. 55.24 acres (22.35ha) and comprises of good agricultural land, suited to grazing or mowing, and is classified as Grade 3 agricultural land. The land is mainly productive grassland, gently sloping in a

westerly direction towards the River Ehen being the boundary in several locations.

The land is watered by mains and natural supplies.

The property also benefits from four small areas of woodland, consisting of established native trees, some of these areas are grazable.

Please see the sale plan for approximate location(s) in relation to the bungalow.





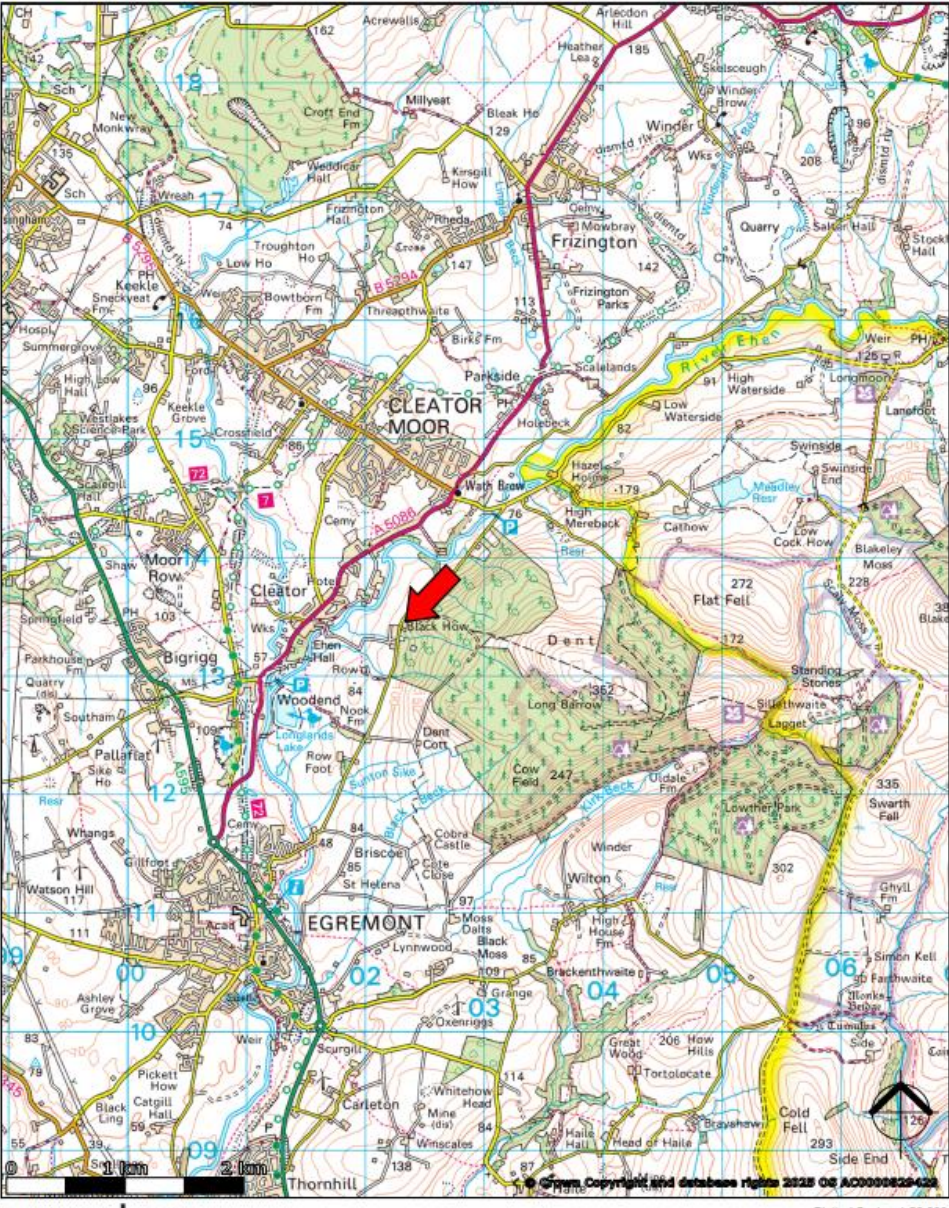


SALE PLAN



LOCATION PLAN

///vandalism.troubles.encroach



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

Vendors and their agents do not accept any responsibility for accidents or personal injury caused or suffered at viewings whether accompanied or not.

VENDOR'S SOLICITOR

Suzanne Webb – HFT Gough & Co, Whitehaven

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 / SFI

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.

TENURE AND TITLE

- The property is being sold subject to grant of probate and an application to the Land Registry for title. Vacant possession will be granted on completion.
- The Coast to Coast public right of way crosses the property.
- The bungalow is sold subject to an Agricultural Occupancy Clause. The occupation of the dwelling shall be limited to a person Solely or mainly working, or last working in the locality of agriculture or forestry, or the widow or widower of such a person, and to any dependants. Further information is to be obtained from Cumbria County Council.

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.

SPORTING & MINERAL RIGHTS

TBC

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

July 2025.

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 July 2025. 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 of 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.