

Edwin
Thompson



LONG PARK FARM

Long Park, Carlisle, Cumbria, CA6 4JP



Long Park Farm

Long Park, Carlisle, Cumbria, CA64JP

Carlisle
5.25 miles

Penrith
25.67 miles

Wigton
16.25 miles

Keswick
41.32 miles

(all distances are approximate)

What3Words:///graduated.land.takeovers

**A DESIRABLE PROPERTY COMPRISING OF FOUR BEDROOM FARMHOUSE, RANGE OF MODERN AND TRADITIONAL BUILDINGS
AND AGRICULTURAL LAND EXTENDING TO APPROXIMATELY 2.85 HECTARES (7.05 ACRES)**

FOR SALE AS A WHOLE

Farmhouse, Range of Traditional and Modern Buildings and Agricultural Land extending to approximately 2.85 hectares (7.05 acres)

Offers Over - £825,000 (Eight Hundred and Twenty Five Thousand Pounds)



Selling Agent
Edwin Thompson
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Matthew Bell Dealing

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within.

Burnetts
Law. People. Business.

Solicitors
Burnetts
Victoria House
Wavell Drive
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Carlisle
CA1 2ST

Tel: 01228 552296
Richard Miller Dealing

Introduction

Long Park Farm presents an exciting opportunity to acquire a highly desirable Grade II listed rural property, located in a rural position close to the City of Carlisle. The property sits in attractive rolling countryside and is accessed directly off the public highway. The property is located a 7 minute drive from city of Carlisle and only a 5 minute drive to Junction 44 of the M6.

The holding includes:

- A four bedroomed dwelling.
- An extensive range of traditional and modern farm buildings.
- Planning and Listed building approval for the change of use of the barns to additional residential accommodation.
- Highly productive agricultural land located within a ring fence extending to approximately 2.85 hectares (7.05 acres)
- Additional land available upon separate negotiations.

Location

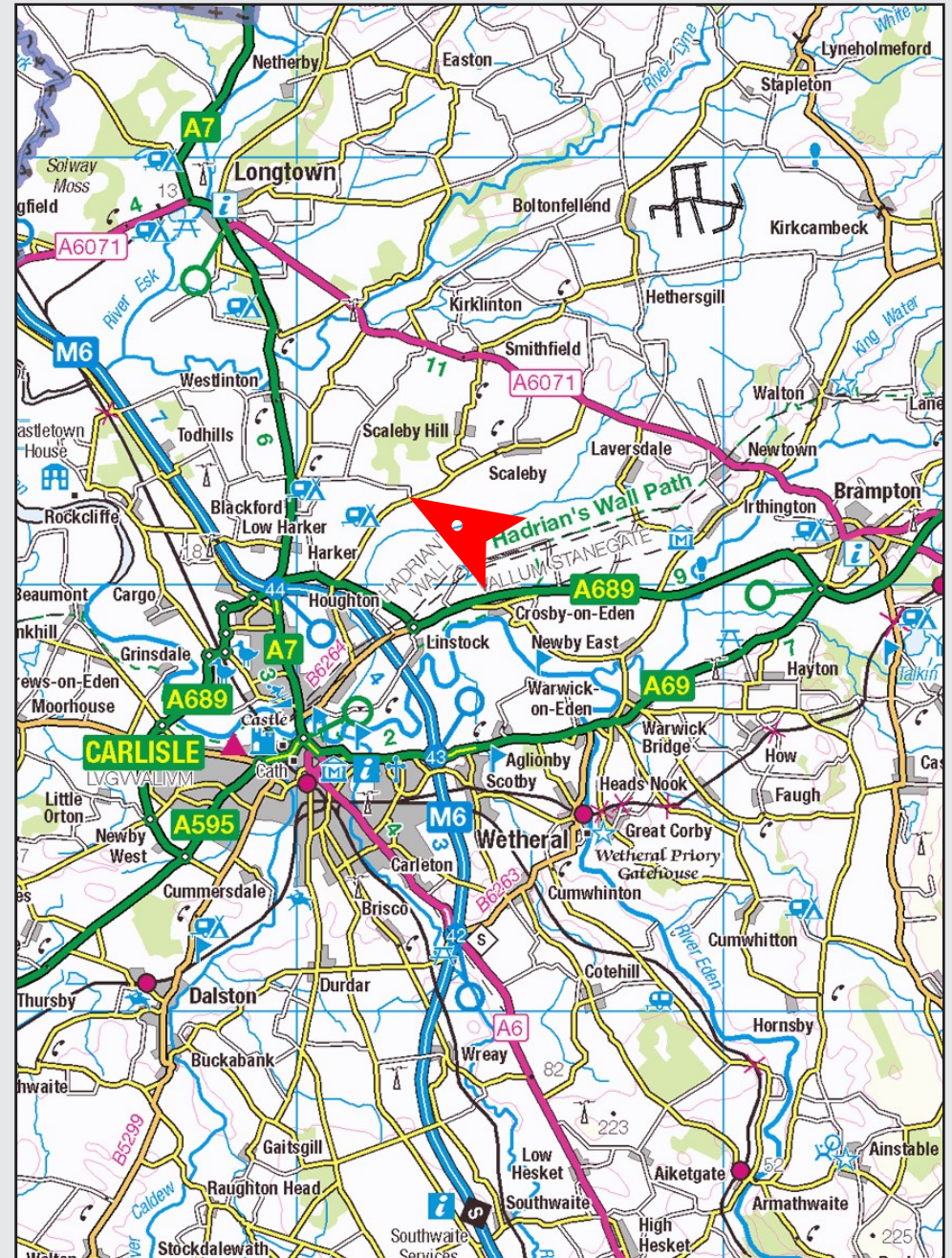
The property is located in a rural position close to the City of Carlisle and benefits from expansive views of the local countryside.

The property lies within a favoured farming district in close proximity to Carlisle where livestock rearing form the predominant agricultural enterprises.

Local Amenities

The City of Carlisle lies some 5.25 miles from the property and benefits from a broad range of amenities being the central hub for Cumbria and Scottish Borders.

The surrounding area is a traditional and productive livestock area with local auction marts of Harrison and Hetherington, Carlisle (7.24 miles) and Longtown Auction (6.71 miles)







Long Park Farm

Farmhouse, Range of Traditional and Modern Agricultural Buildings and Agricultural Land Extending to approximately 2.85 Hectares (7.05 Acres).

Guide Price: £825,000 (Eight Hundred and Twenty Five Thousand Pounds)

Long Park Farmhouse

The spacious farmhouse spanning 3439.1 sq. ft. (319.5 sq. m) over two floors. The property is of brick construction under a slate roof.

The property benefits from a mains water supply, mains electricity supply and private sewerage connection. The property benefits from oil fired central heating.

The property briefly comprises:

Ground Floor

Entrance Hall

Utility: 5.28m x 3.20m

Wall and base units, boiler, storage cupboards, sink.

Kitchen/Dining Room: 4.84m x 4.70m

Electric oven, hob, built in microwave, wall and base units, Belfast sink, lino floor, dishwasher.

Play Room: 3.10m x 4.84m

Carpet floor.

Sitting Room: 3.98m x 4.70m

Carpet floor and multi fuel stove.

Living Room: 5.25m x 4.02m

Carpet floor and multi fuel stove.

Bathroom: 3.10m x 3.01m

WC, Sink and Shower, lino floor.

First Floor

Landing

Bathroom: 3.12m x 3.52m

Bath, WC, shower and sink.

Bedroom: 5.30m x 3.28m

Built in storage cupboards.

Bedroom: 4.00m x 2.40m

Bedroom. 5.30m x 4.67m

Built in storage cupboards

Bedroom. 3.12m x 4.84m

External Stairs leading to:

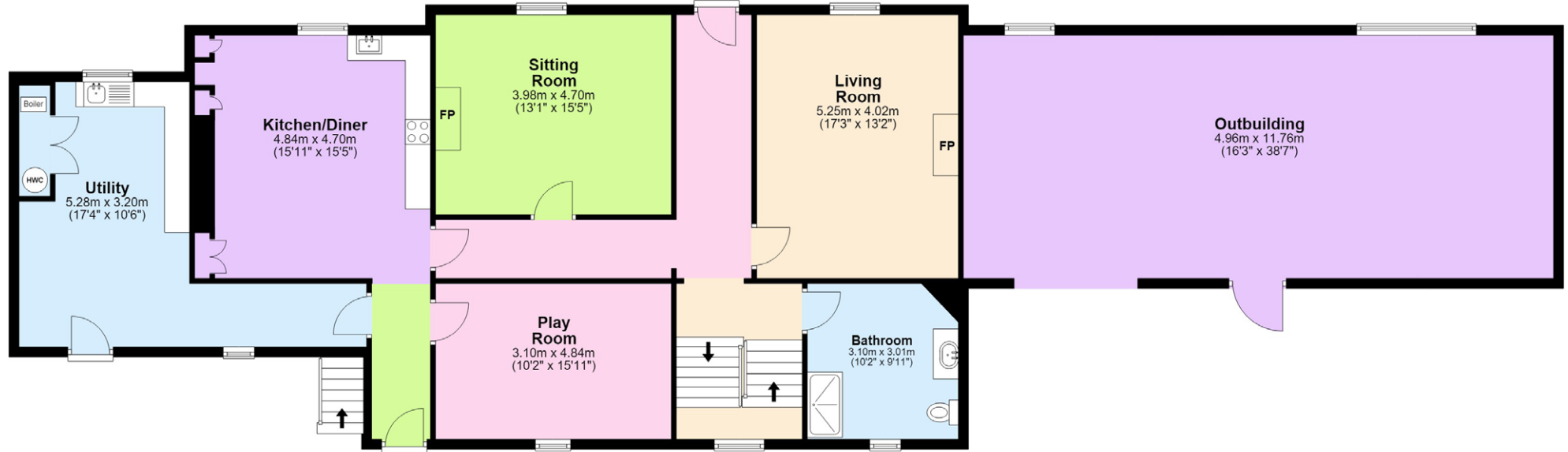
Store Room: 4.90m x 4.94m

Outside

Well-Established Garden to the front of the property, along with courtyard of buildings to the rear: Offering a tranquil space for relaxation and outdoor activities. The property has ample parking around the property.

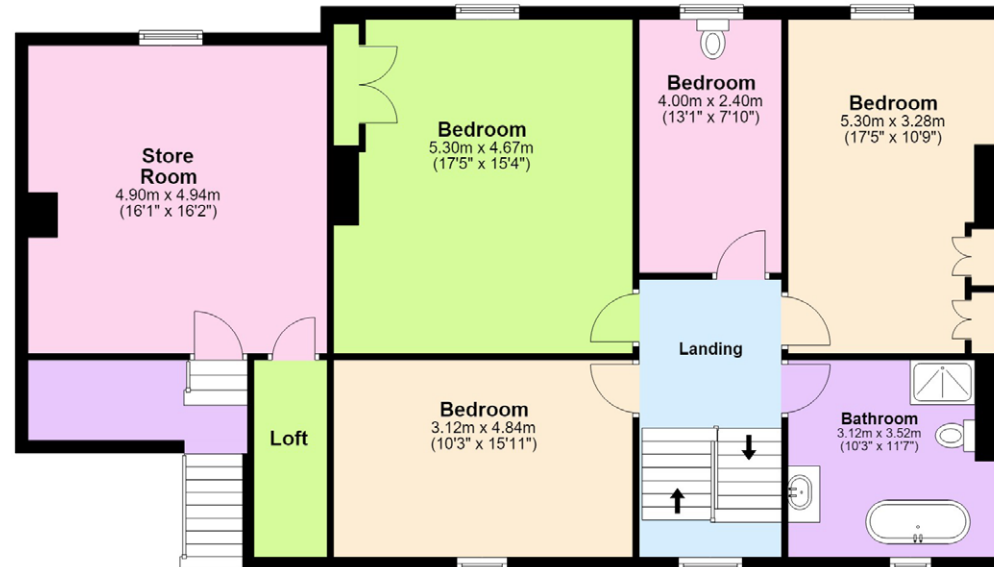
Ground Floor

Approx. 196.4 sq. metres (2114.1 sq. feet)



First Floor

Approx. 123.1 sq. metres (1324.9 sq. feet)



Total area: approx. 319.5 sq. metres (3439.1 sq. feet)

Long Park Farm

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Buildings

The property boasts a range of traditional and modern agricultural buildings. The buildings include:

1. Traditional Building. 21.00m x 4.90m

Brick construction under a part tin, part slate roof, currently used for general storage.

2. Traditional Building. 12.50m x 2.52m

Brick construction under a slate roof, partial damage to roof.

3. Storage Shed: 8.60m x 8.56m

Brick construction under a tin roof, used for general storage.

4. Traditional Building 7.94m x 20.90m

Stone construction under a slate roof, currently used for storage.

5. Traditional Building. 16.60m x 4.96m

Brick construction under a slate roof, part lofted, currently used for storage.

6. Storage Shed. 7.92m x 10.36m

Block built shed with fibre cement/asbestos roof covering, currently used for storage.

7. Garden Shed. 9.21m x 2.40m

Block construction under a plastic roof covering, split into three, one being used as greenhouse.

8. Storage Shed. 7.24m x 8.44m

Steel construction under a tin roof, used for general storage.

9. Storage Shed. 5.61m x 4.28m

Brick construction under a tin roof.

10. Dutch Barn. 18.33m x 5.90m

Steel construction with tin roof, used for general storage.

11. Atcost Shed. 17.29m x 22.86m

Atcost construction with fibre cement/asbestos roof covering with lean to. Used for general storage.

12. Slurry Lagoon.





The Land

The land extends to approximately 2.85 hectares (7.05 acres). It lies within one field parcel around the property comprising of good quality cropping/mowing fields and benefits from a mains water supply.

Access is gained from the public highway and then through the farm buildings to the field.

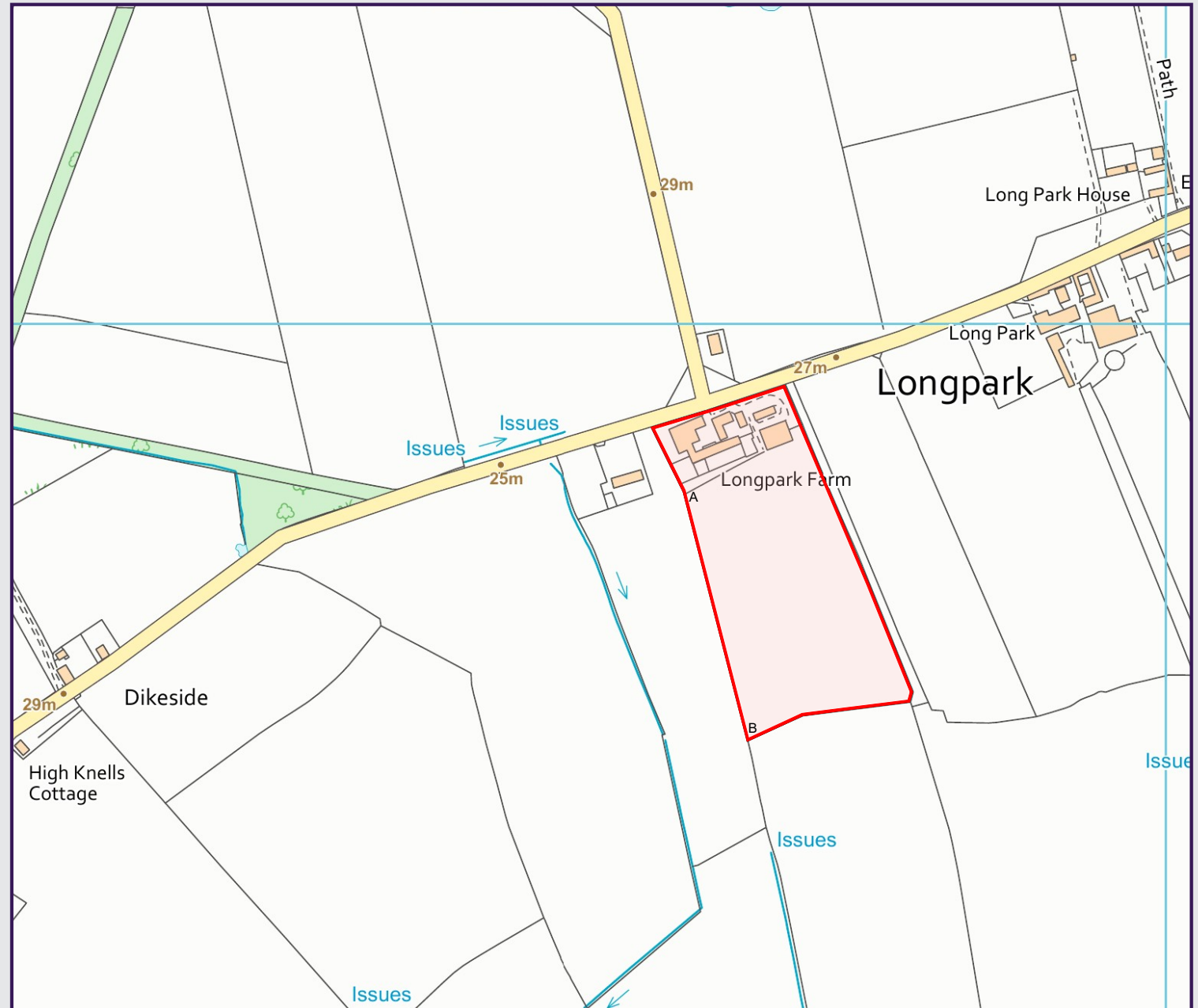
Boundaries

The boundaries composed of a mixture of post and wire fences and hedgerows.

The successful purchaser(s) will be responsible for the erection and thereafter maintenance of a Rylock Double Barbed stock fence between Points A & B, on the sale plan. This is to be erected within 6 weeks from the date of completion of the sale.

Land Classification

The land is classified as predominantly Grade 3 agricultural land, which is mainly suited to cropping and grazing.





General Rights and Stipulations

Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private and any existing proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not.

The buyer(s) will be held to satisfy himself or herself on all such matters.

Environmental Stewardship / SFI

The property is currently not entered into an schemes.

Basic Farm Payment

The delinked payments will be retained by the Seller.

Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Mr Matthew Bell.

Method of Sale

The property is offered for sale by private treaty as a whole. Offers should be submitted to Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale.

The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

The vendors reserve the right to sell the property without notice.

Services

The property is serviced by a mains electric supply and mains water supply. Foul drainage is to a private system. All telephone connections are subject to BT regulations.

Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.

Please note that no formal investigation has been carried out on the septic tank. This may not meet the General Binding Rules 2020 and the property is being sold on this basis.

Tenure and Possession

We understand the property is held freehold.

Vacant Possession will be available upon completion.

Fixtures and Fittings

Fitted carpets, where present in the farmhouse, are included within the sale.

Sporting and Mineral Rights

The sporting rights are included within the sale so far as the sellers have title to them. The mines and minerals are excluded as they are owned by a third party.

Energy Performance Certificate

Long Park Farmhouse EPC is D.

The EPC documents are available from the selling agents on request.

Council Tax

Long Park Farm – Band D (Cumberland Council)

Planning

The property has the benefit from approval under Ref: 22/0845 and 22/0969 (LBC) For the change of use of the attached barn to ancillary residential use and also alternations to the courtyard.

Plans and Schedules

These are based on Ordnance Survey and Rural Land Register, to be observed for reference only.

Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.



Edwin Thompson



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
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1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in August 2026