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AUCTIONEERS & LAND AGENTS



TEMSEND

IVEGILL, CARLISLE, CA4 0QE

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897

Introduction/Location

Temsend presents an exciting opportunity to acquire a desirable stock holding, near the village of Ivegill in Cumbria. The property is situated approximately 10 miles south of the city of Carlisle, which offers a comprehensive range of retail, educational and leisure facilities. There are numerous primary schools in nearby villages, with secondary schools also in close proximity. The town of Penrith lies 12.3 miles southeast of Temsend.

Guide Price

Lot	Description	Guide Price
1	Farmhouse, steading and land extending to approximately 33.24 acres (13.45 hectares)	£800,000
2	Land extending to 21.70 acres (8.78 hectares)	£260,000
The Whole		£1,060,000





TEMSEND

IVEGILL, CARLISLE, CA4 0QE

For sale by Private Treaty, in two lots or as a whole.

An exciting opportunity to acquire a stock farm extending to approximately 54.94 acres (22.23 hectares) comprising a five-bedroom farmhouse, a range of agricultural buildings and productive mowing and grazing land, situated in a rural location near the village of Ivegill. Offered for sale in two lots or as a whole.

- 54.94 ACRES (22.23 HECTARES) OR THEREABOUTS OFFERED IN TWO LOTS OR AS A WHOLE
- GRAZING AND MOWING GROUND
- RANGE OF TRADITIONAL AND SEMI-MODERN BUILDINGS, INCLUDING A STABLE BLOCK
- FIVE BEDROOM FARMHOUSE
- DESIRABLE RURAL LOCATION
- IDEAL FOR AGRICULTURAL, EQUESTRIAN, OR OTHER USE SUBJECT TO OBTAINING NECESSARY CONSENTS.





Description

Temsend comprises a five-bedroom farmhouse, a range of buildings, and agricultural land extending in total to approximately 54.94 acres.

The farmhouse offers spacious accommodation, extending to approx. 188 square metres (2,023 sq ft) over two floors. The property is of stone construction with rendered finish under a slate roof. To the front of the property lies an attractive lawned garden.

The property benefits from mains water and mains electricity. Drainage is to a septic tank and heating is provided by an oil-fired boiler.

The accommodation briefly comprises:



Ground Floor

Rear Entrance Hallway

WC

2.23m x 1.20m

Dining Room/Snug

3.23m x 4.06m

Hall/Office

4.75m x 3.19m

Stairs to first floor and built-in storage cupboard.

Kitchen

5.51m x 4.28m

Base and wall units, electric hob, sink, cooker, space and plumbing for a washing machine and dryer, store cupboard/pantry (1.48m x 1.57m).

Porch

Lounge

4.25m x 7.95m

Open fire set in a brick surround, sliding door to large front garden, exposed beams.



First Floor

Double Bedroom

4.75m x 5.27m

Built-in storage.

Double Bedroom

3.69m x 3.26m

Double Bedroom

4.25m x 4.28m

Built-in storage.

Single Bedroom

3.20m x 2.60m

Single Bedroom

4.25m x 2.69m

Bathroom

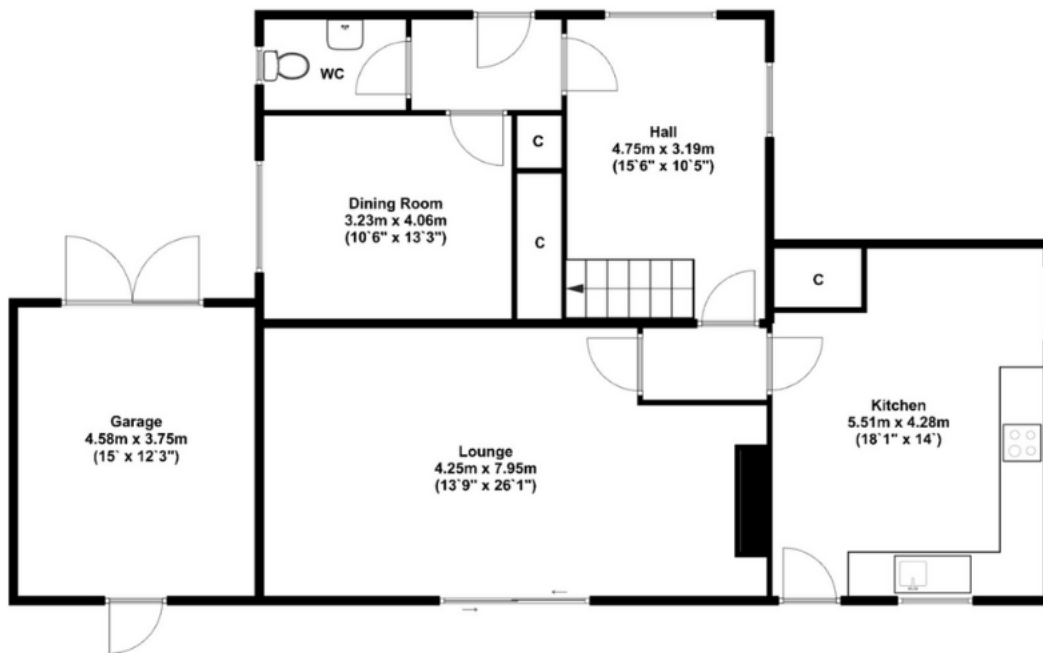
3.20m x 2.60m

Sink, WC, Bath, shower cubicle.

To the exterior of the house is an adjoining garage/outhouse (4.58m x 3.75m).

There are also additional areas of outdoor yard space with sheep/cattle handling facilities.

Please note, the property is sold as seen, subject to all materials and buildings in situ.



Ground Floor
Approx 98.00 Sq meters (1055.00 Sq feet).



First Floor
Approx 90.00 Sq meters (969.00 Sq feet).

Buildings

Stable Block

16.56m x 3.66m
Consists of 4 stables. Three stables are 3.66m x 3.73m and one larger stable extending to 5.04m x 3.66m. Block walls with Yorkshire boarding above.

Loose Housing

18.44m x 6.98m
Four bay, loose housing, steel portal frame, block walls with Yorkshire boarding above. Open front feed passage under cantilever.

Traditional Stone Barn

4.44m x 5.7m
Part slate roof, concrete floor.

Traditional Stone Barn

5.51m x 10.45m
Tile and concrete floor, partially lofted, part slate roof and part tin roof. Additional store adjoining (5.51m x 4.86m).

Storage Shed

Adjoining house, storage for boiler, block walls with tin roof.

Traditional Byre

4.03m x 20.2m
Slate and tile roof. Traditional 18 stall byre.

Workshop

11.45m x 6.38m
Stone and brick built.

Storage Shed

15.56m x 12.17m
Six bay steel portal frame, part block and sleeper walls, part concrete panel walls.

Outdoor Silage Pit and Midden

Cubicle Shed

13.49m x 16.84m
Cubicles for 50 cattle with scraping passages. Concrete and steel frame, block and sleeper walls.

Dutch Barn

6.0m x 13.9m
Curved tin Dutch barn, block walls with tin above and tin roof.

Slurry Tower

Former Collecting Yard

11.27m x 5.46m
Cubicles for 50 cattle with scraping passages. Concrete and steel frame, block and sleeper walls.

Former Parlour

7.13m x 4.73m
Rendered block walls and pit.

Former Dairy

4.19m x 4.91m

The Land

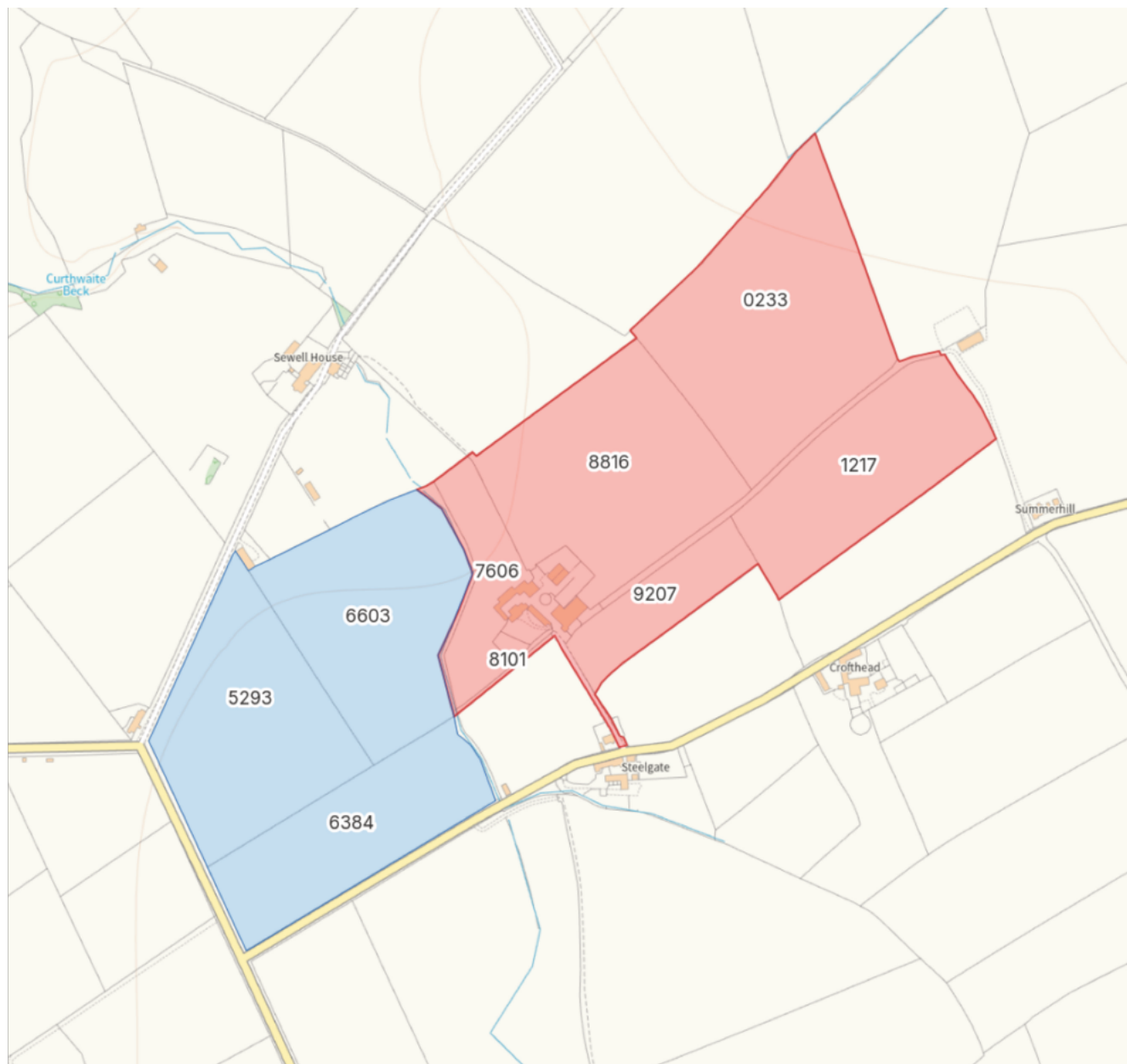
The land extends to approximately 52.34 acres (21.20 Hectares). The land comprises productive mowing and grazing ground situated within a ring-fenced block surrounding the steading.

Lot 1 coloured red on the enclosed plan comprises the steading, and five parcels of agricultural ground extending to approximately 30.64 acres, totalling 33.24 acres. This land is mowing and grazing ground. Access is granted via a driveway leading to the farm steading.

Lot 2 coloured blue on the enclosed plan comprises three fields of mowing and grazing ground extending to 21.70 acres. This land has roadside access to two points.

Schedule of Fields

Lot	Parcel Number	Hectares	Acres
1	NY4142 0233	4.24	10.48
1	NY4042 9207	1.03	2.55
1	NY4042 7606	0.96	2.37
1	NY4142 1217	2.58	6.38
1	NY4042 8101	0.05	0.12
1	NY4042 8816	3.54	8.75
1	Other/tracks etc	0.39	0.96
1	Steading	0.59	1.60
		13.38	33.24
2	NY4041 5293	3.21	7.93
2	NY4041 6384	2.40	5.93
2	NY4042 6603	3.17	7.83
		8.78	21.70
TOTAL		22.16	54.94



Services

The property benefits from mains water and mains single phase electricity supply. Drainage is to a septic tank. The windows are a mixture of single and double glazing, heating is provided by an oil-fired boiler. Please note, 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 and no further allowance is to be made.

Viewing

Viewing of the property is available strictly by prior appointment with Hopes Auction Company. Tel: 016973 44901.

Method of Sale

The property is offered for sale by private treaty as a whole or in two lots. Offers should be submitted to Hopes Auction Company, Syke Road, Wigton, Cumbria, CA7 9NS. The vendors reserve the right to conclude a sale at any time without setting a closing date. Prospective purchasers are therefore advised to register their interest with the selling agents.

Tenure and Vacant Possession

We understand the property is held freehold. Vacant possession of the farmhouse and buildings will be available upon completion. The land is let until 30th September 2026.

Sporting and Mineral Rights

The sporting and mineral rights are included in the sale insofar as they are owned.

Matters of Title

The property is sold subject to and with the benefit of all rights of way, whether public or private, and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the vendor's solicitor on any matters arising. There are third party accesses over the lonning.

Energy Performance Certificate

The Farmhouse has an Energy Performance Rating of an E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Environmental Schemes

The property is currently entered into an SFI scheme. This will be terminated upon sale of the property.

Ingoings

There are to be no ingoings affecting the property

Council Tax

Temsend is Band E with Westmorland and Furness Council.

Money Laundering Regulations

As a requirement of the Money Laundering Regulations (Money Laundering Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017) relating to property transactions, the successful purchaser(s) will have to provide the selling agents with proof of identity prior to an offer being made.



IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information. The Vendor Reserves the right to sell the property without notice.

Particulars Prepared July 2026.

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