



**H&H**  
Land &  
Estates

**Westnewton Hall – Westnewton, Aspatria, Wigton CA7 3NX**

Sales | Lettings | Valuers

[hhlandestates.co.uk](http://hhlandestates.co.uk)

## **WESTNEWTON HALL WESTNEWTON, ASPATRIA WIGTON CA7 3NX**

A superb stock farm extending in total to 314.58 acres (127.31ha).

A Grade II Listed seven bedroom farmhouse benefitting from oil fired central heating. There is a comprehensive and extensive range of modern farm buildings providing stock housing and crop storage together with a traditional range of stone outbuildings.

The land is excellent mowing/grazing and cropping land capable of growing a wide range of arable crops

**Lot 1** consists of two field enclosures extending to 15.20 acres (6.15ha) with roadside access.

**Lot 2** consists of three field enclosures extending to 54.91 acres (22.22ha) with roadside access then field to field access.

**Lot 3** consists of the residential farmhouse, farm steading and excellent agricultural land extending to 241.86 acres (97.88ha) located within a ringfence with roadside access.

For Sale by Public Auction as a Whole or in Three Lots in Ring 1 at Borderway Mart, Rosehill, Carlisle at 1.00pm on Wednesday 15th April 2020.

**Guide Price as a Whole: £2,750,000**

### **Location**

Westnewton Hall is located within the centre of the village of Westnewton, 8.5 miles West of Wigton, 2 miles North of Aspatria and 17 miles South West of Carlisle.

### **Directions**

Take the A595 heading West out of Carlisle, at Thursby roundabout take the A596 and continue for approximately 10 miles then turn right onto Gillmoreend Brow (signposted Langrigg/Westnewton/Allonby). Lot 1 is located on the left hand side prior as shown on the attached plan. Turn left at the T Junction, then continue into Westnewton. Lot 3 stands on your right hand side. Lot 2 is located through Westnewton as shown on the plan.







Dining Kitchen



Sitting Room



Bedroom

**Lot 3 – House, Steading and 246.85 acres**  
**Guide Price: £2,005,000**

**Residential Accommodation**

The Grade II Listed traditional stone built farmhouse which has a slate roof covering. The rear elevation has been pebble dashed. Windows are timber single sash. The house benefits from oil fired central heating.

**Ground Floor**

**Utility Room**

6.75m x 6.00m. Timber door to rear yard, base units, single drainer stainless steel sink unit, plumbing for automatic washing machine, coat hooks, window to rear elevation, fuseboard, boiler for central heating, ceiling light fitting, built in cupboard.

**Office**

3.15m x 2.95m. Window to front elevation, linoleum floor covering, fluorescent strip light fitting.

**Dining Kitchen**

5.25m x 4.55m. Fitted base and wall units, 1½ bowl sink unit, oil fired Aga, built in electric oven and hob, space & plumbing for dishwasher, window to rear elevation, tiled floor, track spotlight fittings, built in cupboard with hot water cylinder, door to rear elevation.

**Hall**

1.45m x 10.30m. Timber door to front elevation with arched glazed fanlight, radiator, coat hooks, stairs to first floor, door to cellar understairs storage room.

**Living Room**

4.65m x 5.05m. Window to front elevation, feature stone fireplace with open fire, television stand and display alcoves, radiator, ceiling light fitting.

**Sitting Room**

4.15m x 4.35m. Windows to front elevation, radiator, ceiling light fitting.

**Dining Room**

3.60m x 5.85m. Windows to front and side elevations, radiator, ceiling light fitting.

**Pantry**

3.95m x 3.35m. Window to rear elevation, base units, ceiling hooks.

**First Floor**

**Half Landing**

Window to rear elevation.

**Landing**

Ceiling light fittings, door giving access to timber stairs leading to loft space.

**Bathroom**

3.00m x 3.95m. Bath, WC, wash hand basin in vanity unit, shower cubicle with Mira shower, window to rear elevation.

**Bedroom 1**

3.60m x 4.20m. Rear double bedroom with windows to rear and side elevations, ceiling light fitting, radiator.

**Bedroom 2**

4.55m x 3.65m. Front double bedroom with windows to front and side elevations, ceiling light fitting, radiator.

**Bedroom 3**

4.35m x 5.75m. Front double bedroom with two windows, ceiling light fitting, radiator.

**Bedroom 4**

4.90m x 4.45m. Front double bedroom, ceiling light fitting, radiator.

**Bedroom 5**

3.25m x 5.15m. Rear double bedroom with radiator and light fitting.

**Internal Passage**



### Bedroom 6

2.95m x 4.65m. Front double bedroom, ceiling light fitting, no central heating to this room.

### Bedroom 7

2.95m x 4.10m. Rear double bedroom with ceiling light fitting, built in cupboards, one housing the cold water header tank, no central heating to this room.

### Outside

#### Store

Located beneath Bedroom 1 with metal access door.

To the front of the house is a walled garden laid to lawn with tarmacadamed central path and to immediate front of house, gravelled area with two pond areas.

To the front of the attached stone range is an orchard with fruit trees, bounded by wall and post and wire fence, redundant petrol pump.

There is a further orchard area to the front of Buildings 12-15 again bounded by wall and post and wire fence.

Extensive concrete yard areas surrounding the outbuildings.

The property will have the benefit of a right of way over the access track immediately to the East as indicated brown on the attached plan.

### Services

Mains three phase electricity, water and drainage. A mains gas supply pipe runs up the access drive for the neighbouring property to the left of the property, but Westnewton Hall is not connected.

### Council Tax

Westnewton Hall is scheduled in Band F payable to Allerdale Borough Council.

### Outbuildings

#### 1. Bull Beef Shed

10.75m x 21.20m. 5 bay steel portal frame with cement fibre roof, perforated profile steel cladding and block infill walls, concrete floor, gates to provide separate loose housing areas with central feed passage.

#### 2. Former Byre

7.10m x 18.25m. Stone built and block built with cement fibre roof, concrete floor, electric fuses etc.

#### 3. Demolished Building

7.51m x 10.42m. Concrete footprint.

#### 4. Loose Housing

3.35m x 6.90m. Timber frame with blockwork infill walls and corrugated iron cladding.

#### 5. Mono Pitch Building

8.52m x 9.27m. Timber sleeper, concrete panel and brick walls with corrugated iron roof.

#### 6. Stone Building Attached to House

5.20m x 9.50m. 3no barley towers with reception pit, auger, timber boarded roof with corrugated iron cladding.

#### 7. Barley Store

3.50m x 5.50m. Mono pitch roof with corrugated iron cladding, concrete floor.

#### 8. General Purpose Shed

11.85m x 18.15m. 4 bay steel portal frame with profile steel roof and cladding above concrete panel walls, concrete floor.

#### 9. General Purpose Shed

11.85m x 18.40m. 4 bay steel portal frame with profile steel roof, concrete floor.

#### 10. Lean-To

7.65m x 18.40m. 4 bay steel portal frame with profile steel roof and cladding above concrete panel walls, concrete floor.

#### 11. Dutch Barn

5.55m x 18.40m. Steel portal frame with block walls, profile steel cladding and corrugated iron roof, concrete floor.





Lot 1



Lot 2

## 12. Loose Housing

18.05m x 9.20m. Block walls, perforated profile steel cladding, insulated profile steel roof, double sliding doors to concrete yard and door leading to orchard to front, mains water.

## 13. General Purpose Lean To

9.15m x 17.95m. Block walls with profile steel cladding and roof, Yorkshire boarding, earth floor.

## 14. Grain Store

8.35m x 20.80m. Block walls, concrete floor, boarded profile steel roof, crusher.

Brick built loading dock with pulley.

## 15. Workshop

14.85m x 6.60m. Blockwork walls, profile steel roof, concrete floor, electric light and power.

## 16. Lean-To Loose Housing

7.70m x 26.8m. 5 bay steel portal frame with profile steel roof, concrete panel walls with profile steel cladding and Yorkshire boarding, concrete floor, mains water trough, feed barriers and concrete area.

## 17. Crop Store

14.00m x 26.8m. 5 bay steel portal frame with profile steel roof, earth floor.

## 18. Lean-To Loose Housing

7.70m x 26.8m. 5 bay steel portal frame with profile steel roof, concrete panel walls with profile steel cladding and Yorkshire boarding, concrete floor, mains water trough, feed barriers and concrete area.

## 19. Uncovered Cattle Handing Yard

Concrete base.

## 20. Lean-To Loose Housing

22.80m x 6.00m. Steel portal frame with concrete panel wall and profile steel cladding, concrete floor.

## 21. Uncovered Silage Pit

Concrete base.

## 22. Covered Silage Pit

12.76m x 30.30m. 7 bay steel portal frame with concrete panel walls, cement fibre roof, slats to underground reception pit.

## 23. Cubicle Shed

13.00m x 29.40m. Timber frame with profile steel roof, corrugated iron cladding, concrete floor, 92 timber cubicles, mains water.

## The Land - Lot 3

The land is shown edged red on the attached plan and extends in total to 241.86 acres (97.88ha) of excellent quality arable and mowing land. The land is well suited to prime grassland production and a range of arable cropping. There is a good quality track running between Field 6 & 7 and Field 8, please note neighbouring land owners have a right of way along this track.

The Buyer will be responsible for erecting a new stockproof Rylock fence on the Eastern boundary of Field No 18 from point A to point B as shown on the sale plan within four weeks of completion.

### Lot 1 - 15.20 acres of grazing/mowing land Guide Price: £140,000

Consists of two field enclosures of mowing/grazing land extending to 15.20 acres (6.15ha) with roadside access. This field is shown edged blue on the attached plan.

### Lot 2 - 54.91 acres of grazing/mowing land Guide Price: £605,000

Three field enclosures extending in total to 54.91 acres (22.22ha) with roadside access then field to field access. This lot is shown edged green on the attached plan. The fields offer excellent accommodation land. There is a hard track running through Fields 3 & 4 to Field 5.

### Entitlements

The land is registered for Basic Payment purposes. 126.41 non SDA entitlements are included in the sale and will be transferred to the successful Buyer(s). The cost of transferring these entitlements will be £250 + VAT, payable by the Buyer(s).

It is a requirement of the sale that the buyer must indemnify the Seller against any loss due to breach of cross compliance during an inspection of the land.

If the property is sold in Lots to entitlements are apportioned as below:

**Lot 1: 6.15**

**Lot 2: 22.16**

**Lot 3: 97.81**

The Seller will retain the 2020 payment in full.

Lot	No	Field Reference	Ha	Acres
1	1	NY1544 1076	1.77	4.37
1	2	NY1544 2164	4.38	10.82
2	3	NY1043 9960	5.34	13.20
2	4	NY1043 8680	4.53	11.19
2	5	NY1043 6699	12.35	30.52
3	6	NY1143 9585	7.57	18.71
3	7	NY1144 8217	7.62	18.83
3	8	NY1244 0910	13.38	33.06
3	9	NY1244 3304	12.56	31.04
3	10	NY1244 5303	7.44	18.38
3	11	NY1244 0149	10.62	26.24
3	12	NY1244 4161	3.98	9.83
3	13	NY1244 4487	6.82	16.85
3	14	NY1245 1817	2.55	6.30
3	15	NY1244 6467	4.26	10.53
3	16	NY1244 7339	3.45	8.52
3	17	NY1244 8047	3.50	8.65
3	18	NY1344 0915	6.04	14.92
3	19	NY1343 1196	0.90	2.22
3	20	NY1244 7113	7.19	17.77
3	Steading	NY1343 2192	1.06	2.62
			<b>129.27</b>	<b>319.43</b>



## Environmental Schemes

The land is subject to a Mid Tier Countryside Stewardship Scheme which ends on 31 December 2021. The Buyer(s) will be required to continue with the requirements of this agreement until it terminates at this time.

Buyers will be required to indemnify the Seller of all losses if the existing agri-environmental agreement is not continued in the correct format.

Potential buyers are advised to discuss any queries with the scheme with Natural England and obtain their own advice.

Full details of the Stewardship Agreement can be obtained from the Selling Agents.

The transfer of the Stewardship Agreement (without any amendments or additional advice) will be made in accordance with the regulations of the Agreement and will be carried out by H&H Land and Estates for which a fee of £250 plus VAT will be payable by the Buyer(s).

## NVZ

The land is not located within a Nitrate Vulnerable Zone.

## Tenure

The property is offered for sale Freehold with Vacant Possession being given on completion.

## Sporting & Mineral Rights

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

## Burdens

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

The Purchasers will be held to have satisfied themselves as to the nature of such burdens and for further details are advised to contact Seller's Solicitor: Mark Jackson, Cartmell Shepherd, Montgomery Way, Carlisle CA1 2RW.  
Tel: 01228 514077

A copy of the Legal Pack is available by contacting the Seller's Solicitor.

## Viewings

All viewings are strictly by appointment through H&H Land and Estates. Tel 01228 406274.

## Method of Sale

The property is offered for sale by Public Auction as a whole on Wednesday 15th April 2020 at 1.00pm in Ring 1, Borderway Mart, Rosehill, Carlisle CA1 2RS. The Sellers reserve the right to exclude any of the property shown, sell the property before hand or to generally amend the particulars.

## Money Laundering Regulations

All Prospective Buyers should be aware in order to be in a position to bid at the auction we must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017). All parties considering bidding must call into our office in the concourse and provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill for copying.

## Exchange of Contracts and Completion

The Buyer will be required to pay a deposit amounting to 10% of the purchase price on the fall of the auctioneer's hammer, at which point exchange of contracts will take place. (The deposit will be non-returnable in the event of the Buyer being unable to complete a sale for any reasons not attributable to the Seller or their Agents). It is anticipated that completion will take place within eight weeks of the date of auction (10th June 2020).

## Important Notice

H&H LAND & ESTATES for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND & ESTATES has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserves.
- (viii) H&H LAND & ESTATES reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

**Particulars prepared: January 2020**

