

**Offer Form – Ellerton Grange, Southwaite
SUBJECT TO CONTRACT**

| | |
|---|--|
| Name: | |
| Address: | <p>.....</p> <p>.....</p> <p>.....</p> |
| Contact Details | Tel: |
| | Email Address: |
| Solicitors Details | <p>.....</p> <p>.....</p> <p>.....</p> |
| <p>I wish to offer for Ellerton Grange</p> <p>Whole: £.....</p> <p>(Please also write the sum in words)</p> | |
| <p>Please confirm how your offer is funded and provide proof of funding</p> | |
| <p>Signed:..... Dated:</p> | |

**Return to: Shirley Dodd, H&H Land & Estates, Borderway, Rosehill, Carlisle
CA1 2RS no later than 12.00 noon, Wednesday 25th March 2020**



H&H
Land &
Estates

Ellerton Grange – Southwaite, Carlisle CA4 0LF

Sales | Lettings | Valuers

hhlandestates.co.uk

ELLERTON GRANGE SOUTHWAITE, CARLISLE CA4 0LF

An excellent ringfenced farm extending in total to 221.85 acres (89.78ha) located within the fertile Eden Valley.

The property comprises of an excellent four bedroom Grade II Listed main farmhouse benefitting from oil fired central heating and a separate detached four bedroom house in a rural setting, benefitting from oil fired central heating, uPVC double glazing throughout.

There is an excellent extensive range of modern farm buildings providing stock housing and crop storage together with traditional stone buildings within the courtyard and Gin Case.

The excellent quality cropping/mowing land extends in total to 209.84 acres (84.92ha). The land, boundaries, gates and access tracks have been maintained in outstanding order and is in excellent heart.

**For Sale as a Whole.
Guide Price: £2,950,000**

Location

Ellerton Grange is situated just off the Southwaite to Wreay road, approximately 8 miles South of Carlisle and 12.5 miles North of Penrith.

Directions

Follow the A6 from either Carlisle or Penrith and take the T junction signposted Southwaite, within the village of Southwaite take the T junction signposted Mellguard/Wreay, the access drive to Ellerton Grange is located on the right hand side after approximately 2 miles.

Alternatively from Junction 42 of the M6 take the road signposted Dalston, then turn left signposted Wreay/Southwaite, within Wreay turn left signposted Southwaite, then at the T junction turn left. The entrance to Ellerton Grange is on your left hand side approximately 1.75 miles from Wreay.



Ellerton Croft



Dining Kitchen



Lounge



Dining Room

Residential Accommodation Ellerton Grange Farmhouse

A traditional farmhouse has rendered front elevation and pebble dashed rear elevation under a stone tiled and slate roof covering. The house benefits from oil fired central heating and solid timber doors throughout. Windows throughout are single glazed timber units. The property affords panoramic views over the surrounding open countryside.

Ground Floor

Dining Kitchen

4.85m x 3.50m. uPVC floor to rear elevation, fitted base and wall units with worktop, 1½ bowl single drainer sink unit with mixer tap, oil fired Esse range with a double oven, this also powers the central heating and hot water, plumbing for dishwasher, integrated fridge, integrated electric oven and hob, tiled splashes, Karndean flooring, window to rear elevation, window to rear elevation, dado rail, exposed beams, double timber glazed doors leading to the Lounge.

Lounge

4.15m x 4.85m. Multi-fuel stove with back boiler on sandstone hearth, timber mantelpiece, ceiling and wall light fitting, radiator, window to front elevation with window seat, door leading to the Hall.

Hall

1.20m x 5.55m. Glazed timber door to front elevation, radiator, ceiling light fitting, telephone point, laminate floor covering, dado rail.

Dining Room

4.05m x 4.15m. Open fire in marble fireplace with timber mantelpiece, window to front elevation with window seat, ceiling light fitting, radiator, dado rail.

Understairs Cupboard

Utility Room

3.15m x 3.45m. Tiled floor, base and wall units, single drainer stainless steel sink unit with mixer tap, exposed beam, spotlight track light fitting, plumbing for automatic washing machine, space for under counter refrigerator, window to rear elevation. This room has been tanked below ground level.

Cold Store

4.10m x 4.25. Stone sconces, window to side elevation.

First Floor

Stairs with window to rear elevation on half landing, timber balustrade.

Landing

4.85m inc half landing x 2.02m. Ceiling light fitting, radiator.

Bedroom 1

3.50m x 4.90m. Double bedroom with window with window seat, ceiling light fitting, radiator, cast iron fireplace.

Bedroom 2

4.15m x 4.40m max. Front double bedroom with built in cupboards, built in airing cupboard with hot water cylinder, built in wardrobe, boarded over fireplace, radiator, ceiling light fitting.

Ensuite WC

WC, wash hand basin with tiled splashback, towel rail, toilet roll holder, ceiling light fitting.

Bathroom

3.10m x 2.70m. Bath with mains shower over, WC, wash hand basin, part tiled walls, Vent Axia extractor.

Bedroom 3

3.50m x 4.15m. Front double bedroom with cast iron fireplace, radiator, ceiling light fitting.

Bedroom 4/Office

3.10m x 3.45. Single bedroom with window to rear elevation, ceiling light fitting, radiator, timber stairs to Loft Room.

Loft Room

3.21m x 9.75m. Exposed beams, built in cupboard with cold water header tank, eaves access, windows to two elevations.



Outside

To the front of the farmhouse is large garden laid to lawn with paved patio, flower beds, timber decked patio area, timber fence and hedge, semi circular stone feature, gate to orchard area with outside WC, external water tap.

To the rear is a walled paved patio area leading to the concrete courtyard.

Council Tax

Ellerton Grange is scheduled in Band E payable to Eden District Council.

Residential Accommodation

Ellerton Croft

A stone built detached farmhouse benefitting from oil fired central heating and double glazing throughout. The property also benefits from ample gravelled parking area, garage and lawned gardens to the front, side and rear.

NB: Ellerton Croft is subject to an Assured Shorthold Tenancy, a copy of which is available by request, vacant possession can be gained by issuing the relevant notice.

Ellerton Croft is subject to an Agricultural Occupancy Clause.

The property offers spacious family accommodation comprising:

Ground Floor

Entrance Hall

Window to front elevation with curtains, stairs to first floor, burglar alarm control box, smoke alarm, ceiling light fitting, radiator.

Lounge

4.41m x 7.72m. Full length spacious reception room with window to the front elevation, glazed door to side elevation, glazed double doors to rear elevation with glazed side panel, open fire in marble effect surround and heath with timber mantel, television aerial point, two radiators, ceiling light fitting, double glazed doors leading to hall.

Dining Room

4.04m x 3.53m. Window to rear elevation, telephone point.

Dining Kitchen

6.68m x 4.08m. Fitted base and wall units with built in dishwasher, fridge, oven and grill, hob with extraction fan above, single drainer stainless steel sink unit with mixer tap, windows to front and rear elevations with blinds, two radiators, ceiling light fitting, telephone point, carpet floor covering.

Utility Room

2.32m x 4.78m. Door to front and rear elevations, windows to front and rear elevations, fitted worktop with single bowl sink unit with mixer tap, fitted base unit and fitted full height unit, boiler for oil fired central heating, radiator, ceiling light fitting.

Shower Room

WC, wash hand basin, shower cubicle with Mira Sport electric shower, extraction fan.

First Floor

Landing

Window to front elevation, built in airing cupboard housing hot water cylinder, built in wardrobe with shelves and hanging rail, smoke alarm, ceiling light fitting.

Bedroom 1

3.93m x 3.55m. Rear double bedroom, radiator, telephone point, ceiling light fitting.

Ensuite Shower Room

WC, wash hand basin, tiled shower cubicle with Mira shower, towel ring, mirror, shelf, toilet roll holder, towel rail, radiator, extractor fan.

Bedroom 2

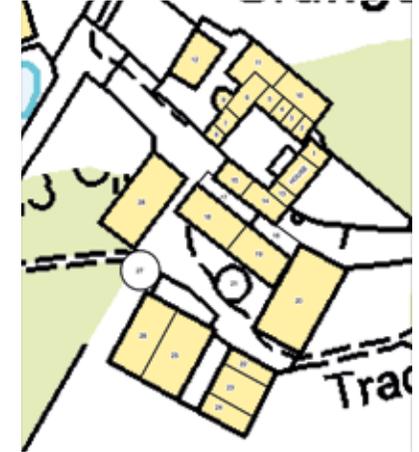
3.44m x 3.86m. Front double bedroom with radiator, ceiling light fitting.

Bedroom 3

2.55m x 2.88m. Front single bedroom with radiator, ceiling light fitting.

Bedroom 4

4.02m x 3.89m. Rear double bedroom with radiator, ceiling light fitting.



Garage

4.1m x 5.4m. Spacious garage housing oil tank for central heating, metal shelving rack, pedestrian door to the rear garden, timber up and over door to the gravelled parking area, electric light and power.

Outside

To the front of a property is a large gravelled parking area which is accessed by a cattle grid and pedestrian gate. A lawned garden lies to the front side and rear. To the rear there is also a paved patio area with flower beds.

Council Tax

Ellerton Croft is scheduled in Band E payable to Eden District Council.

Services

The properties benefit from mains single phase electricity and borehole water supply, foul drainage to both properties are to septic tanks. The septic tank systems were installed prior to the introduction of the General Binding Rules.

Potential buyers are advised to verify compliance with the regulations by inspection.

There is a mains water supply connected which can be switched on if ever required. All outbuildings have electric lights.

The solar panels on the General Purpose Shed were installed in 2013. There is a 20 year contract with EON and have generated an average annual income of £860 since the commencement of the contract.

Farm Outbuildings

1. Coal Stores

2.85m x 4.20m. Stone built with concrete floors.

Traditional stone built Grade II Listed courtyard buildings with stone tile and slate roof coverings, metal swing gates.

2. Former Byre

5.50m x 10.30m. Concrete floor, seven double stalls.

3. Former Byre

5.60m x 5.80m. Concrete floor, four double stalls.

4. Garage

5.60m x 2.10. Concrete floor, lofted above, PTO driven generator and mains electricity supply.

5. Single Arch Stable

5.60m x 3.05. Concrete floor, lofted above.

6. Stone Barn

5.60m x 16.75m. Flagged and concrete floor, doors to two elevations, 4 tonne cake bin.

7. Double Arch Stable

5.60m x 4.80m. Concrete floor, lofted above.

8. Workshop

5.60m x 3.30m. Concrete floor, electric power, borehole system, lofted above.

9. Former Gin Case

7.45m x 7.60m. Grade II Listed.

There is an extensive range of modern steel portal framed stock housing/crop storage buildings.

10. Mono Pitch general Purpose Shed

26.55m x 10.10m. Block infill walls with perforated profile steel cladding, and profile steel roof covering, concrete floor, feed barrier concrete floor.

11. Duo Pitch Add On

9.35m x 15.70m. Two bay steel portal frame with block infill walls with perforated profile steel cladding, and profile steel roof covering, concrete floor, feed barrier concrete floor.

12. Black Shed – Loose Housing

17.30m x 11.85m. Open fronted timber frame with corrugated iron cladding, feed barrier and feed trough, concrete floor, doors to either side elevation.

13. Former Dairy

6.90m x 3.10m. Asbestos cement roof covering, concrete floor, concrete sconce, cast sink, fuseboard.

14. Former Parlour

17.60m x 8.00m. Cement fibre roof concrete floor, includes former office area.

15. Former Collecting Yard

Blockwork walls, cement fibre roof, slatted tank with approximately 3,000 gallon capacity.

16. Covered Yard

5.75m x 19.05m. 4 bay steel portal frame, cement fibre roof, concrete floor.

17. Covered Feed Area

5.20m x 21.85m. Steel portal frame, cement fibre roof, concrete floor.

18. Dutch Barn

6.50m x 21.80m. 6 bay timber frame with blockwork walls and corrugated iron cladding.

19. Cubicle Shed

12.52m x 34.00m. Steel portal frame, corrugated iron cladding, slatted channel, automatic scrapers, water trough, 83 cubicles with rubber mats.

20. Cubicle Shed & Drive Through Feed Passage

18.4m x 33.75m. 7 bay steel portal frame, cement fibre roof, concrete panel walls with perforated profile steel cladding above, automatic scraper, 53 cubicles with rubber mats, water trough.

21. Three Ring Slurry Tower

With reception pit with a 16,000-17,000 gallon capacity. Please note the associated pump is not included.

22. Lean-To Heifer Cubicles

18.15m x 6.25m. 4 bay steel portal frame with blockwork walls and profile steel cladding, water trough, 33 cubicles.

23. Covered Silage Pit 1

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

24. Lean-To Heifer Cubicles

18.15m x 6.25m. 4 bay steel portal frame with blockwork walls and profile steel cladding, water trough, 33 cubicles.

25. Covered Silage Pit 2

11.85m x 27.35m. 6 bay steel portal frame with profile steel cladding and concrete panel walls, overhanging tyre racks.

26. Covered Silage Pit 3

11.85m x 27.35m. 6 bay steel portal frame with profile steel cladding and concrete panel walls, overhanging tyre racks.

There is an effluent tank with a capacity of approximately 6,000 gallons.

Please note that all tyres associated with the silage pits are included within the sale.

27. Four Ring Slurry Tower

Approximately 400,000 gallon capacity. The associated pump is not included within the sale.

28. General Purpose Shed

5 bay steel portal frame with concrete panel walls and profile steel cladding, open fronted to three bays, concrete floor. 4no solar panels have been fitted to the roof of this building, 4KVA system income details are mentioned above in Services section.

The Land

The land extends to 209.84 acres (84.92ha), located in a prime location in the fertile Eden Valley within a ring fence surrounding the centrally located farm steading.

The land has been used for a wide range of crops and has previously been grown bumper crops of maize, wheat, barley and grass.

The land is in excellent heart with well maintained farm tracks, fences, gates and soil health.

Entitlements

The land is registered for Basic Payment purposes. 81.46 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).

The seller will retain the 2020 payment in full if completion takes place after 15th May 2020.

| No | Field Reference | Ha | Acres |
|----|-----------------|--------------|---------------|
| 1 | NY4446 0362 | 9.00 | 22.24 |
| 2 | NY4446 2595 | 7.42 | 18.33 |
| 3 | NY4447 5521 | 7.51 | 18.56 |
| 4 | NY4547 0122 | 0.24 | 0.59 |
| 5 | NY4447 9313 | 2.37 | 5.86 |
| 6 | NY4446 9192 | 2.78 | 6.87 |
| 7 | NY4446 9899 | 5.52 | 13.64 |
| 8 | NY4446 6296 | 2.49 | 6.15 |
| 9 | NY4446 4788 | 4.30 | 10.63 |
| 10 | NY4446 3480 | 0.91 | 2.25 |
| 11 | NY4446 3973 | 0.55 | 1.36 |
| 12 | NY4446 5972 | 5.01 | 12.38 |
| 13 | NY4446 8967 | 14.39 | 35.56 |
| 14 | NY4446 5747 | 7.04 | 17.40 |
| 15 | NY4446 3867 | 0.26 | 0.64 |
| 16 | NY4446 2374 | 0.05 | 0.12 |
| 17 | NY4446 2672 | 0.22 | 0.54 |
| 18 | NY4446 2367 | 0.02 | 0.05 |
| 19 | NY4446 2468 | 0.33 | 0.82 |
| 20 | NY4446 3551 | 5.42 | 13.39 |
| 21 | NY4446 1654 | 1.27 | 3.14 |
| 22 | NY4446 1348 | 0.33 | 0.82 |
| 23 | NY4446 3036 | 1.87 | 4.62 |
| 24 | NY4446 1944 | 0.31 | 0.77 |
| 25 | NY4446 2833 | 0.68 | 1.68 |
| 26 | NY4446 2230 | 2.36 | 5.83 |
| 27 | NY4446 0842 | 2.27 | 5.61 |
| | Steading | 2.70 | 6.67 |
| | Tracks | 2.16 | 5.34 |
| | | 89.78 | 221.85 |

Environmental Schemes

The land is not subject to any environmental schemes.

NVZ

The land is not located within a Nitrate Vulnerable Zone.

Tenure

Ellerton Grange is offered for sale Freehold with Vacant Possession being given on completion.

NB: Ellerton Croft is subject to an Assured Shorthold Tenancy, vacant possession can be gained by issuing the relevant notice.

Farm Sale

The Sellers reserve the right to hold a farm sale upon the property.

Sporting Rights

The sporting rights are not owned by the Seller. Further details are available from the selling agents.

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: Mr M Jackson, Cartmell Shepherd, Montgomery Way, Carlisle CA1 2RW. T: 01228 514077

Viewings

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

Method of Sale

The property is to be offered for sale as a whole by Private Treaty. The Seller reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic id, ie driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: call into our office with, or post to us, the original documents for us to copy; or a certified copy provided via your solicitor.

Important Notice

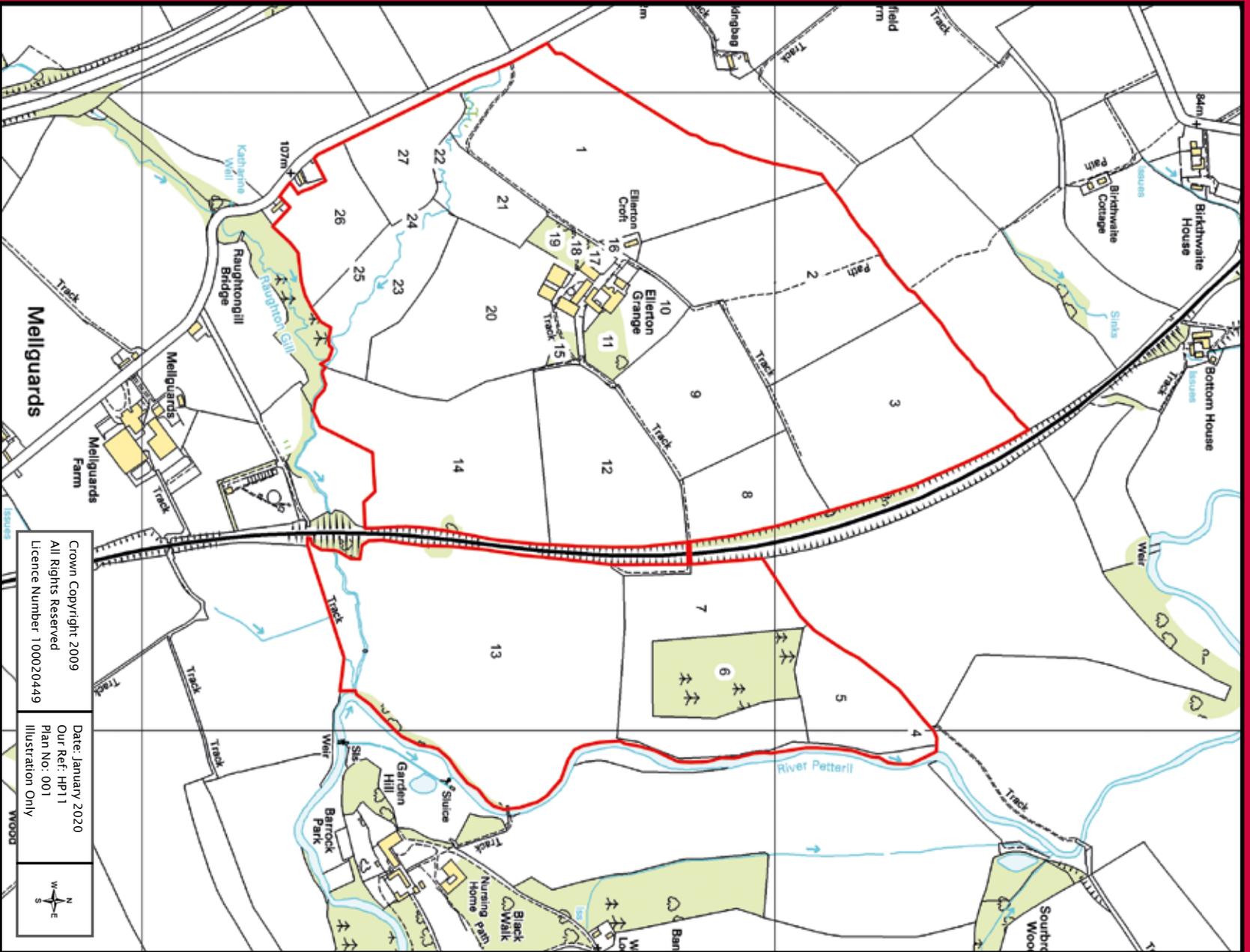
H&H LAND & ESTATES for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (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 reserve(s).
- (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





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Date: January 2020
 Our Ref: HP11
 Plan No: 001
 Illustration Only



AMC AGENTS



As agents to the Agricultural Mortgage Corporation we can assist with loans for any farming purpose including land purchases or buying houses with land, farm buildings and fixed equipment, diversification purposes and working capital.

