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Estates

**Burplethwaite – Caldbeck, Wigton CA7 8HD**

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## **BURBLETHWAITE CALDBECK, WIGTON CA7 8HD**

An excellent stock farm extending in total to 115.96 acres (46.93ha).

A Grade II Listed five bedroom farmhouse benefits 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 in good heart with well maintained boundaries.

**Lot 1** consists the farmhouse, steading and 43.74 acres (17.70ha).

**Lot 2** consists of 39.14 acres (15.84ha).

**Lot 3** consists of 33.09 acres (13.39ha).

**Lot 4** consists of Common Rights on Caldbeck Common for 50 sheep and 13 cattle and 6 ponies (entry 366) and for 2 horses (entry 364).

**Guide Price as a Whole: £1,100,000**

### **Location**

Burblethwaite is located 4 miles South West of Caldbeck, Wigton lies 9 miles to the North and Carlisle is 16 miles to the North East.

### **Directions**

From Junction 42 of the M6 take Newbiggin Road signposted Dalston. At the staggered crossroads at Durdar continue to Dalston/Welton. At the T junction bear left onto the B5299 signposted Welton/Caldbeck / Keswick. Continue on the B5299 through the village of Welton and straight over at the crossroads, continue on this road then at the T junction turn right signposted Aspatria/Keswick, taken the next road on the left signposted Greenhead/Branthwaite/ Fellside. Burblethwaite is the fourth property on the left hand side.



## Lot 1 Farmhouse, Steading and 43.17 acres

**Guide Price: £700,000**

### GROUND FLOOR

#### Vestibule

1.05m x 1.70m. Door to rear elevation, tiled floor, spotlight fittings, coat hooks, built in cupboard.

#### Utility Room

1.80m x 2.65m. Tiled floor, worktop, plumbing for automatic washing, space for drier and upright fridge freezer, spotlight fittings, window to rear elevation, wall unit.

#### Dining Kitchen

2.65m x 5.10m. Fitted base and wall units with 1½ sink unit with mixer tap, integrated hob, tiled splashback, space for dishwasher, oil fired Stanley range which also provides hot water and heating in conjunction with the combi boiler, spotlight fittings, tiled floor, two windows to rear elevation, exposed beams.

#### Sitting Room

4.45m x 3.85m. Timber floor, wood burner in stone fireplace, radiator, window to front elevation, exposed beam, television aerial point, exposed beams, door leading to stairs.

#### Dining Room

5.70m x 4.45m. Exposed beams, open fire in tiled fireplace, radiator, window and doors to front elevation, ceiling light fitting, built in cupboard.

#### Inner Hall

5.10m x 2.05m. Leading to the converted barn section, ceiling light fitting, electric fuseboard etc., door to rear elevation.

#### Office

3.05m x 2.70m. Fitted shelves, door to front elevation, spotlight fittings, telephone point, underfloor heating.

#### Bathroom

2.40m x 2.15m. WC, wash hand basin, bath with Mira shower over, PVC cladding to walls, linoleum floor covering, toilet roll holder, underfloor heating.

#### Play Room

4.60m x 7.75m. Large room with windows to front and rear elevations, ceiling light fitting, built in cupboard housing combi boiler and manifold for underfloor heating system.





### **FIRST FLOOR**

Stairs from Inner Hall within converted barn.

### **Landing**

Exposed beams, window to rear elevation.

### **Lounge**

4.70m x 7.75m. Spacious lounge with multi fuel stove, windows to rear elevation, glazed doors to side elevation, exposed beams, wall light fittings.

### **Bedroom 1**

4.70m x 4.62m. Large double bedroom with window to front elevation, exposed beams, built in cupboard, glazed doors to rear elevation

Stairs from Dining Room and Sitting Room.

### **Landing**

Loft access hatch.

### **Bedroom 2**

4.40m x 3.75m. Large double bedroom with window to front elevation, radiator, ceiling light fitting.

### **Bathroom**

3.00m x 2.5m. Bath, WC, wash hand basin, sloping ceiling with exposed beams, radiator, rooflight, window to side elevation, spotlight fittings.

### **Shower Cubicle & Airing Cupboard Area**

2.25m x 2.25m. Shower cubicle with electric shower and shower curtain, fitted shelves, built in cupboard with hot water cylinder, spotlight fittings.

### **Bedroom 3**

3.40m x 3.10m. Double bedroom with window to front elevation, ceiling light fitting, radiator.

### **Bedroom 4**

4.15m x 2.65m. Single bedroom with sloping ceiling, rooflight and window to side elevation.

### **Bedroom 5**

4.45m x 2.75m. Double bedroom with window to front elevation, radiator, ceiling light fitting.

### **OUTSIDE**

To the front of the house is a walled garden laid to lawn with flower beds with flagged patio area.

To the side of the access track is an orchard and vegetable garden with raised beds.

To the rear and surrounding all outbuildings is a concrete yard providing ample parking.

### **SERVICES**

The property benefits from mains water and electricity. Drainage is to a Klargestep septic tank located within the orchard at the end of the yard area.

### **EPC**

As the property is Grade II Listed it is exempt for the requirement of an Energy Performance Certificate.

### **COUNCIL TAX**

Burblethwaite is scheduled in Band C payable to Allerdale Borough Council.





## OUTBUILDINGS

### Store

1.75m x 4.25m. This forms part of the main house, cobbled floor.

### Former Pig Sty

Now used as a garden shed, stone built with recent reroofed slate roof, electric light.

### Wash House

3.00m x 1.25m/ Concrete floor, electric light.

### Workshop

4.55m x 4.30m. Stone built with slate roof covering, cobbled floor, electric light, fusebox, lofted above.

### Former Byre

4.55m x 8.60m. Stone built with slate roof covering, concrete floor, mains water, electric power and light, lofted above.

### Stone Barn

4.55m x 6.40m. Stone built with slate roof covering a section of which has recently been renewed, access to loft area with 2 ton feed bin, concrete floor, steps to Lean-To,

### Lean-To

5.80m x 19.65m. Steel portal frame with cement fibre roof, Yorkshire Boarding and block walls, door to side elevation, electric light and mains water.

### Pony Stable

4.00m x 2.70m. Stone built with mono pitch slate roof covering.

### Dog Kennels

4.70m x 3.17m. Four metal dog kennels with profile steel roof covering.

### Hardcore Area

For storage of big bales etc.

### Atcost Crop Store

18.50m x 8.75m. 4 bay shed with asbestos cement roof covering, block walls, earth and concrete floor, access to Lean-To

### Lean-To

6.75m x 18.45m. Steel portal frame with asbestos roof covering, earth floor, door to side elevation, block walls, mains water.

### Stable

4.65m x 3.05m. Stone built with slate roof covering, concrete floor, electric light, mains water.

### Stone Barn

4.65m x 9.35. Stone built with slate roof covering, concrete floor, mains water and electric light, housing a further two stables (one currently being used as a feed store).

### Machinery Store

5.15m x 17.35m. 4 bay steel portal frame with block walls and profile steel cladding, earth and concrete floor, electric light and power.

### Lambing Shed

13.00m x 21.90m. 5 bay steel portal frame with concrete walls and profile steel cladding, concrete floor, mains water.

### Cattle Shed

17.50m x 18.30m. Steel portal frame with block walls and perforated steel cladding, cement fibre roof, concrete floor, feed passage with door to side elevation and feed barriers and 6 locking yokes, two scraper passages with doors to side elevations mains water, electric light.

### Sheep Pens

## THE LAND - LOT 1

The land within Lot 1 extends to 43.74 acres (17.70ha) of grazing/mowing land and is shown edged red on the attached plan.

No	Field Reference	Ha	Acres
1	NY2837 6714	0.03	0.07
1	NY2837 6814	0.05	0.12
1	NY2837 6815	0.01	0.02
1	NY2837 7616	0.04	0.10
1	NY2837 7714	0.05	0.12
1	NY2837 7011	0.05	0.12
1	NY2837 7210	0.16	0.40
2	NY2837 6821	0.81	2.00
3	NY2837 8217	2.13	5.26
4	NY2937 8711	0.33	0.82
5	NY2837 9009	0.38	0.94
6	NY2837 0716	1.04	2.57
7	NY2937 0218	0.39	0.96
8	NY2837 9624	1.75	4.32
9	NY2937 0842	0.02	0.05
9	NY2837 9937	1.07	2.64
10	NY2937 1652	3.07	7.59
11	NY2937 2246	0.24	0.59
12	NY2937 2448	0.03	0.07
13	NY2937 2041	0.23	0.57
14	NY2937 0935	1.97	4.87
15	NY2937 1228	0.22	0.54
16	NY2937 1326	0.28	0.69
17	NY2937 2227	2.02	4.99
18	NY2937 3726	1.10	2.72
18	STEADING	0.23	0.57
<b>TOTAL</b>		<b>17.70</b>	<b>43.74</b>

## LOT 2 - 39.14 acres

**Guide Price: £180,000**

The land within Lot 2 extends to 39.14 acres (15.84ha) of good quality grazing/mowing land and is shown edged blue on the attached plan.

No	Field Reference	Ha	Acres
19	NY2836 9095	3.08	7.61
20	NY2936 0499	3.53	8.72
21	NY2936 1896	1.30	3.21
21	NY2936 1395	0.14	0.35
22	NY2836 9477	1.81	4.47
23	NY2936 0979	2.91	7.19
24	NY2936 1857	0.08	0.20
24	NY2936 2266	0.14	0.35
24	NY2936 1564	2.85	7.04
<b>TOTAL</b>		<b>15.84</b>	<b>39.14</b>

## LOT 3 – 33.09 acres

**Guide Price: £195,000**

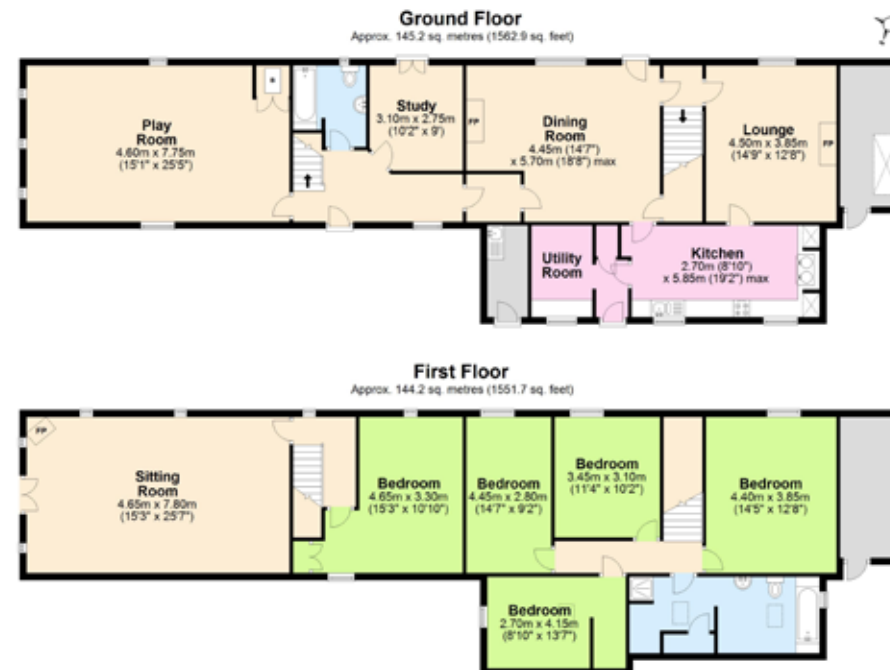
The land within Lot 3 extends to 33.09 acres (13.39ha) of good quality grazing/mowing land and is shown edged green on the attached plan.

No	Field Reference	Ha	Acres
25	NY2837 9850	3.28	8.10
26	NY2837 9167	1.69	4.18
27	NY2837 9567	0.19	0.47
28	NY2937 0273	3.39	8.38
29	NY2937 1286	0.58	1.43
30	NY2937 1980	2.49	6.15
3	NY2937 1969	0.02	0.05
31	NY2937 1164	1.75	4.32
<b>TOTAL</b>		<b>13.39</b>	<b>33.09</b>

## LOT 4 – Common Rights held in Gross

**Guide Price: £20,000**

Unattached rights for 50 sheep and 13 cattle and 6 ponies (entry 366) and for 2 horses (entry 364). Please read further notes in the Common Rights section below.



## ENTITLEMENTS

The land is registered for Basic Payment purposes. 44.35 SDA and 73.00 Moorland 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 the entitlements are apportioned as below:

**Lot 1: 16.67 SDA and 23.61 Moorland**

**Lot 2: 14.48 SDA and 17.68 Moorland**

**Lot 3: 13.20 SDA and 13.12 Moorland**

**Lot 4: 18.59 Moorland**

The Seller will retain the 2021 payment in full.

## Common Rights

The land in all three lots have attached common rights for a total of 300 sheep and 15 cattle (or sheep equates to 60 sheep) on Caldbeck Common (entry 438, CL20). Under the Commons Act 2006 a strict area apportionment of the rights is required if the land is sold in lots. A provisional and draft apportionment for lots is below. This is subject to variation by the Commons Registration Office when application is made for registration of the rights following completion.

**Lot 1 – 130.17 sheep and 6.51 cattle**

**Lot 2 – 97.48 sheep and 4.87 cattle**

**Lot 3 – 72.35 sheep and 3.62 cattle**

There are additional unattached rights for 50 sheep and 13 cattle and 6 ponies (entry 366) and for 2 horses (entry 364). These form Lot 4 of the sale.

Caldbeck Common is in an HLS agreement and the seller has obligations and benefits as a grazier under the present Caldbeck Commoners Association 10 year (to 1st May 2023) Agreement which will be passed to and taken on by the Buyer(s) on terms to be agreed, subject to the approval of the Commoners Association. For the avoidance of doubt, the seller will keep the next association payment attributable to these rights which is due between January and March 2022. Thereafter, subsequent payments will be to the Buyer(s) taking over the obligations and benefits or part of them as may be agreed.

The Buyer(s) should take their own professional advice.

## Hefted Flock

There is a hefted flock of fell going pedigree Swaledale sheep, in regular ages, which will be taken over by separate negotiation by the Buyer(s). Further information is available from H&H Land & Estates.

## 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.

## Viewings

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

## Method of Sale

The property is to be offered for sale as a whole or in Three Lots 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

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.

## Important Notice

H&H LAND & ESTATES Ltd 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 Ltd 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 Ltd. 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 Ltd 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 Ltd 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.



# Burplethwaite Farm, Caldbeck

