



Land & Estates
Sales, Lettings & Valuers

Our ref: TA/SD/HT210

Dear Sirs

Thorny Knowe, Penton, Longtown CA6 5RY

We have pleasure in enclosing the particulars in regard to the sale of the above property.

The guide price for the property is £1,950,000 (one million nine hundred and fifty thousand pounds).

If you have any queries or wish to make arrangements to view please do not hesitate to contact us on 01228 406260.

Yours sincerely

Shirley Dodd

Senior Sales Advisor

dd: 01228 406274

shirley.dodd@hhlandestates.co.uk

H&H Land & Estates Limited

Borderway, Rosehill, Carlisle, Cumbria CA1 2RS
t: 01228 406260 | e: carlisle@hhlandestates.co.uk

hhlandestates.co.uk

Regulated by RICS. Registered in England No: 3780434. Registered Office: Borderway Mart, Rosehill, Carlisle, Cumbria CA1 2RS



An H&H Company

Thorny Knowe – Penton, Longtown CA6 5RY



THORNY KNOWE PENTON, LONGTOWN CA6 5RY

A compact stock farm extending in total to 276.83 acres (112.03ha).

A three bedroom farmhouse benefitting from oil fired central heating and uPVC double glazing throughout. Planning consent has been granted for an extension of the house to the side and rear

There is a comprehensive range of modern farm buildings providing stock housing and crop storage.

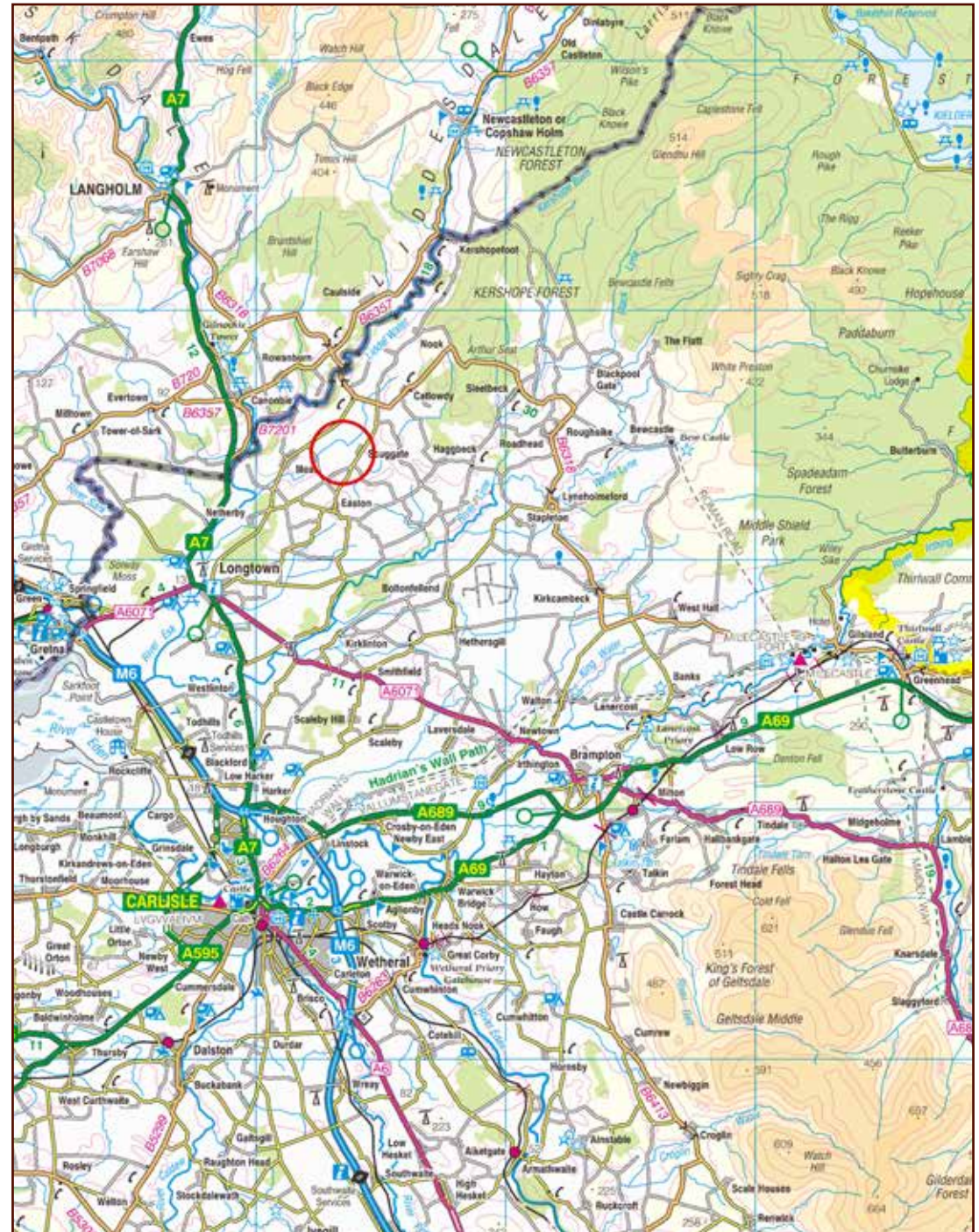
The land is good quality mowing and grazing land, the majority of the field parcels have been refenced with new gates and ditches cleaned out in recent years. The nature of the land with the wooded areas, becks and streams would readily lend itself to a small shooting operation.

Location

Thorny Knowe is located just 5 miles North East of Longtown which provides a wide range of amenities including livestock auction, veterinary practices and foodstuffs. Carlisle lies approximately 11 miles to the South.

Directions

From Junction 44 of the M6, take the A7 heading North towards Longtown. Take the 3rd road on the right, Netherby Street and continue on the road through Kirkandrews Moat. At the T junction at The Pentonbridge Inn turn right, then at the crossroads turn right and Thorny Knowe is the first farm on the right hand side.





Residential Accommodation

A traditional farmhouse with pebble dashed elevations under a slate roof covering with flat roof extension to the rear. The house benefits from oil fired central heating and uPVC double glazing throughout.

Ground Floor

Hall

uPVC glazed door to rear yard, linoleum floor covering.

Utility Room

2.35m x 2.05m. Window to rear yard, wall units, plumbing for automatic washing machine, linoleum floor covering, ceiling light fitting coat hooks.

Dining Kitchen

3.65m x 3.95m. Double bowl stainless steel sink unit with mixer tap, fitted base and wall units, window to rear elevation, space for electric cooker, fridge and freezer, boiler for central heating, linoleum floor covering, radiator, ceiling light fitting.

Lounge

4.30m x 9.90m. Large reception room with two windows to front elevation and one to the side elevation, two radiators, slate fireplace, ceiling light fitting, timber stairs to first floor.

Office

3.10m x 2.80m. Door to side elevation, windows to rear and side elevations, ceiling light fitting, loft access hatch.

WC

WC, wash hand basin, toilet roll holder, towel rail, extraction fan, ceiling light fitting.

First Floor

Bedroom 1

5.75m x 3.60m. Front double bedroom, airing cupboard with hot water cylinder, radiator, loft access hatch, ceiling light fitting.

Bedroom 2

4.80m x 4.00m. Front double bedroom windows to front and side elevation, radiator, ceiling light fitting.

Landing

Window to side elevation.

Bathroom

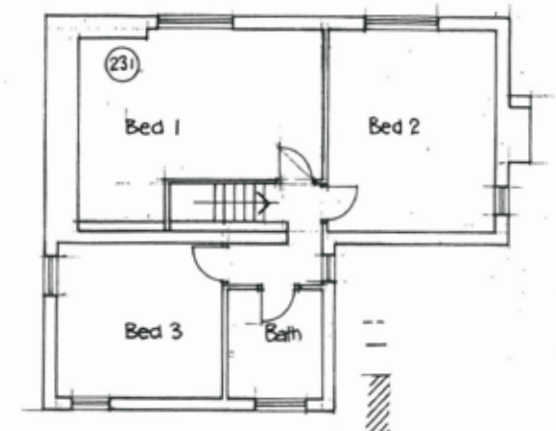
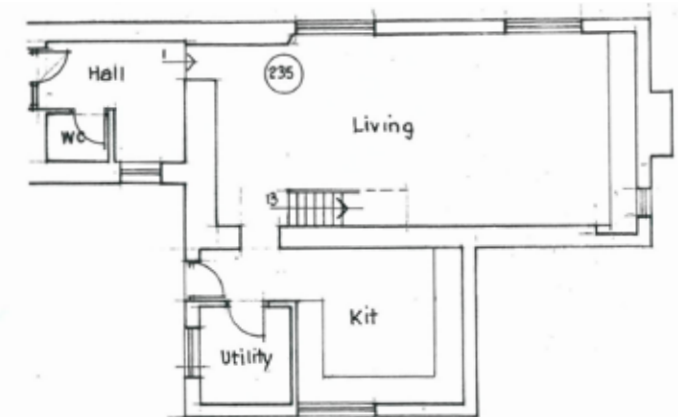
2.60m x 2.20m. Wash hand basin, WC, bath, shower cubicle with electric shower, window to rear elevation, vinyl floor covering, ceiling light fitting, heated towel rail, electric shaver point.

Bedroom 3

3.65m x 3.75m. Rear double bedroom with windows to rear and side elevations, radiator, ceiling light fitting.

EPC

The property is scheduled in Band E.



Orchard

To the front and side is a garden laid to lawn with mature plum, damson and apple fruit trees..

To the side and rear is a large gravelled yard.

Services

Mains electricity and water, drainage is to septic tank located in the side garden.

Council Tax

Thorny Knowe is scheduled in Band C payable to Carlisle City Council.

Planning

Planning permission was granted on 13 September 2018 for the erection of first floor side extension to provide study on the ground floor with bedroom above, the erection of a two storey extension to the rear to provide Dining Kitchen on the ground floor and bedroom above and the erection of a single storey rear extension to provide a conservatory.

Further details can be found on the Planning Portal of Carlisle City Council, reference 18/0767.

Outbuildings

1. Stone Barn

7.65m x 4.80m. Asbestos cement roof covering, concrete floor. Electric light and power.

2. Sheep Shed

15m x 22.5m. Five bay steel portal frame with block walls and timber cladding, internal gates, electric light, mains water, three metal gates to the front and five metal gates to the side.

3. Silage Pit

14.75m x 31.50m. Seven bay steel portal frame with cement fibre roof, concrete panel walls, concrete floor, profile steel cladding, electric light, four metal swing gates, slatted channel to the front and reception pit in field to the side.

4. Lean-To

10.40m x 31.50m. Seven bay steel portal frame, cement fibre roof, profile steel cladding, concrete panel walls, concrete floor, electric light, two metal gates to the front and two metal gates to the rear, mains water.

5. Livestock Holding (left hand side)

6.40m x 31.50m. A mixture of concrete frame and portal steel frame with profile steel cladding, cement fibre roof and concrete floor, mains water. Metal gates to front side and rear.

6. Silage Pit

8.60m x 31.50m. A mixture of concrete frame and portal steel frame with profile steel cladding, cement fibre roof and concrete floor, concrete panel internal walls and tanilised sleeper rear wall, electric light. Metal gates to front.

7. Livestock Holding (right hand side)

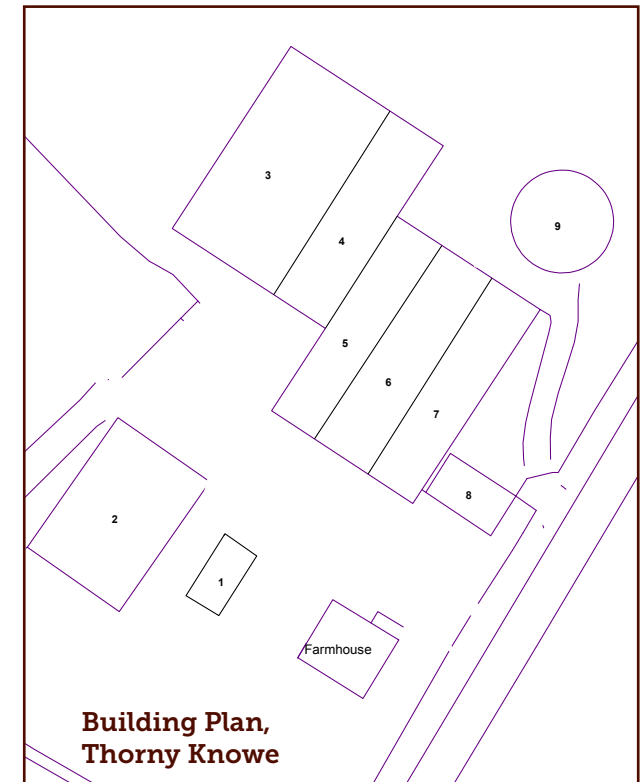
6.25m x 31.50m. A mixture of concrete frame and portal steel frame with profile steel cladding, cement fibre roof and concrete floor, concrete panel internal wall and blockwork external walls, electric light, mains water. Metal gates to front and rear.

8. Stables

Traditional stone barn with tile roof covering providing stables and store, loft above.

9. Slurry Tower

Four ring Permastore tower with capacity of approximately 800,000 litres and localised reception pit.





The Land

The land is shown edged red on the attached plan and extends in total to 276.83 acres (112.03ha). Over recent years a programme of fence renewal has taken place. A significant amount of the land is now bounded by new stockproof fences and gates. The land is in good heart and is well suited to productive grassland.

Approximately 186.04 acres (75.29ha) is good quality mowing land.

54.83 acres (22.19ha) is good quality mowing/grazing land.

7.22 acres (2.92ha) is permanent pasture grazing land.

22.73 acres (9.2ha) is currently managed for the benefit of wildlife and environmental purposes but is not in any Environmental Stewardship Scheme and 5.19 acres (2.1ha) being grazed woodland.

Field	Reference	Ha	Acres	Description
1	NY4474 2213	10.13	25.03	Mowing
2	NY4374 0142	3.42	8.45	Mowing/Grazing
3	NY4474 9336	3.14	7.76	Mowing/Grazing
4	NY4374 8027	4.38	10.82	Mowing
5	NY4374 6539	1.79	4.42	Environmental
6	NY4374 4057	11.79	29.13	Mowing
6		0.93	2.30	Grazing
6		12.3	30.39	Mowing/Grazing
6		7.41	18.31	Environmental
7	NY4373 4583	2.10	5.19	Grazing Woodland
7		1.99	4.92	Grazing
7		11.81	29.18	Mowing
8	NY4374 4228	12.97	32.05	Mowing
9	NY4374 0528	15.93	39.36	Mowing
10	NY4274 9495	4.28	10.58	Mowing
11	NY4275 8509	4.27	10.55	Mowing
12	NY4724 7098	3.06	7.56	Mowing
	Track	0.33	0.81	
		112.03	276.83	

Entitlements

The land is registered for Basic Payment purposes. 108.96 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).

If a sale of the property concludes prior to 31st December, it will be 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.

The Seller will retain the 2019 payment in full.

Environmental Schemes

The land is not subject to any environmental schemes.

The property benefits from woodland areas, rivers, sykes and burns which would lend itself to potential Countryside Stewardship Schemes and additional income sources. Prospective Buyers are advised to take their own advise in this regard.

NVZ

The land is not located within a Nitrate Vulnerable Zone.

Ingoings

All silage bales, straw, diesel and timber will be included in the sale. Likewise the large quantity of dressed stone is also included in the sale.

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: Mr P Bramall, Franklin & Co., Town Hall Chambers, Anchor Square, Brakewell DE45 1DR. Tel: 01629 814461.

Rights of Way

The property benefits from a right of way through the woodland track into Field 7 pm the South West corner as shown brown on the sale plan.

The property benefits from a right of way over the track adjacent to Fields 10 and 12, providing access to Field 6.

A public footpath exists through Field 1, across the public highway, through the farm steading and down the farm track, then cross Field 6 and meets the right of way down the aforementioned track adjacent to Fields 10 and 12.

Viewings

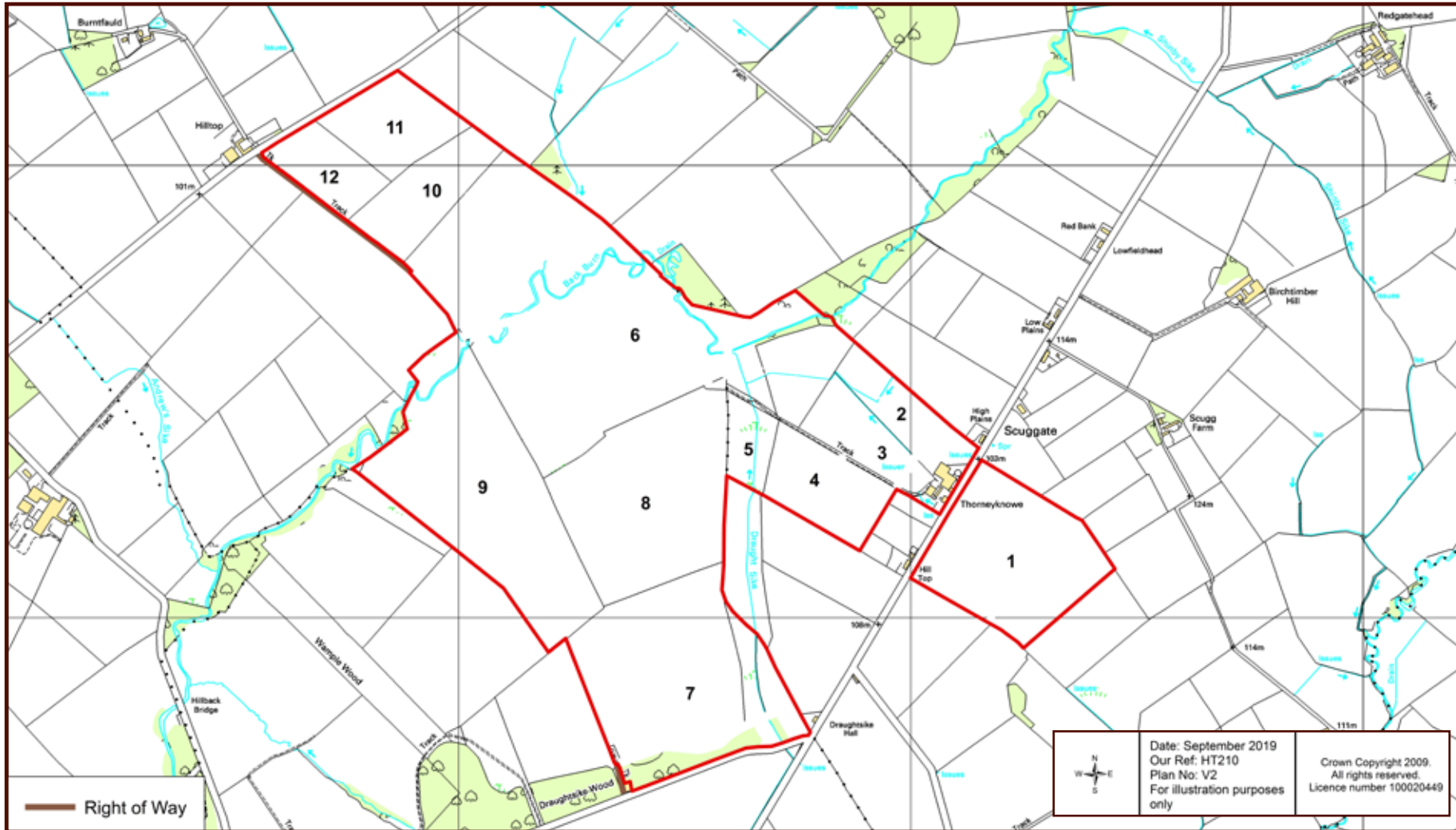
All viewings are strictly by appointment through H&H Land & Estates. Tel 01228 406274.

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 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.

Particulars prepared: September 2019



H&H Land & Estates | Borderway, Rosehill, Carlisle, Cumbria CA1 2RS | t. 01228 406260 | e. info@hhlandestates.co.uk | hhlandestates.co.uk

