



ROWAN HILL

Low Gelt Bridge, Brampton, Carlisle



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LOW GELT BRIDGE, BRAMPTON, CARLISLE, CA8 1SY

Brampton 2 miles, Carlisle 8 miles, Penrith 23 miles
(all distances are approximate)

A WELL-LOCATED SMALLHOLDING PROPERTY WITH A PRINCIPAL
HOUSE AND 54 ACRES, ALL IN A RING FENCE

A substantial farmhouse offering over 2,100 sqft accommodation,
subject to an agricultural occupancy restriction.

Two reception rooms, kitchen, four bedrooms, three
bathrooms, utility and boot room, internal garage.

Tremendous views and a mature garden

Productive Grade 3 arable land, permeant grazing and deciduous woodland.

Significant scope to establish a unique smallholding property.

About 54.09 acres (21.89 ha)

FOR SALE FREEHOLD WITH VACANT POSSESSION

AVAILABLE AS A WHOLE OR IN 5 LOTS



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Situation

Rowan Hill is well located in a particularly attractive part of Cumbria, approximately half a mile from the A69 at Brampton and 8 miles Northeast of the M6 at Carlisle.

The market town of Brampton is easily accessible and provides a full range of shops, services, supermarkets, and leisure facilities. Both Brampton Primary School and William Howard School are situated in the town centre. Lime House School offers independent education and boarding locally.

Road access is excellent and Carlisle Train Station on the West Coast Main Line provides regular services to Edinburgh, Glasgow, and London Euston. The closest airport is Newcastle International Airport with regular domestic and international flights.

The general area is renowned for its stunning scenery; situated between the Northumberland National Park and North Pennines AONB.

Description

Rowan Hill is an attractive and unique small grassland farm, extending in total to approximately 54.09 acres (21.89 ha) with a substantial 4-bedroom brick-built farmhouse (subject to an agricultural occupancy restriction) which would benefit from a program of updating works to realise its full potential.

Rowan Hill would appeal to a number of purchasers and offers significant scope for buyers to acquire a small holding, or neighbouring farmers looking to expand their existing agricultural operations. Equally, the farm also presents exciting environmental and investment opportunities.

Rowan Hill Farm is offered for sale as a whole or in 5 lots:

Lots	Description	Area (ac)	Area (ha)	Guide Price
1	Rowan Hill House, garden and adjoining grass paddock	0.42	0.17	£325,000
2	Adjoining block of arable land and deciduous woodland (Northwest)	13.80	5.59	£90,000
3	Block of arable and unimproved pasture (Northwest)	16.20	6.56	£80,000
4	Arable Field & livestock handling system (South)	15.99	6.47	£110,000
5	Arable Field (South)	7.69	3.11	£50,000
TOTAL		54.10	21.89	£655,000



Rowan Hill House

Rowan Hill House is a large dormer bungalow, built of brick under a pitched slate roof with a flat roofed rear extension providing utility and garaging. The house was built in the early 1970s and provides well-proportioned spacious accommodation briefly comprising:

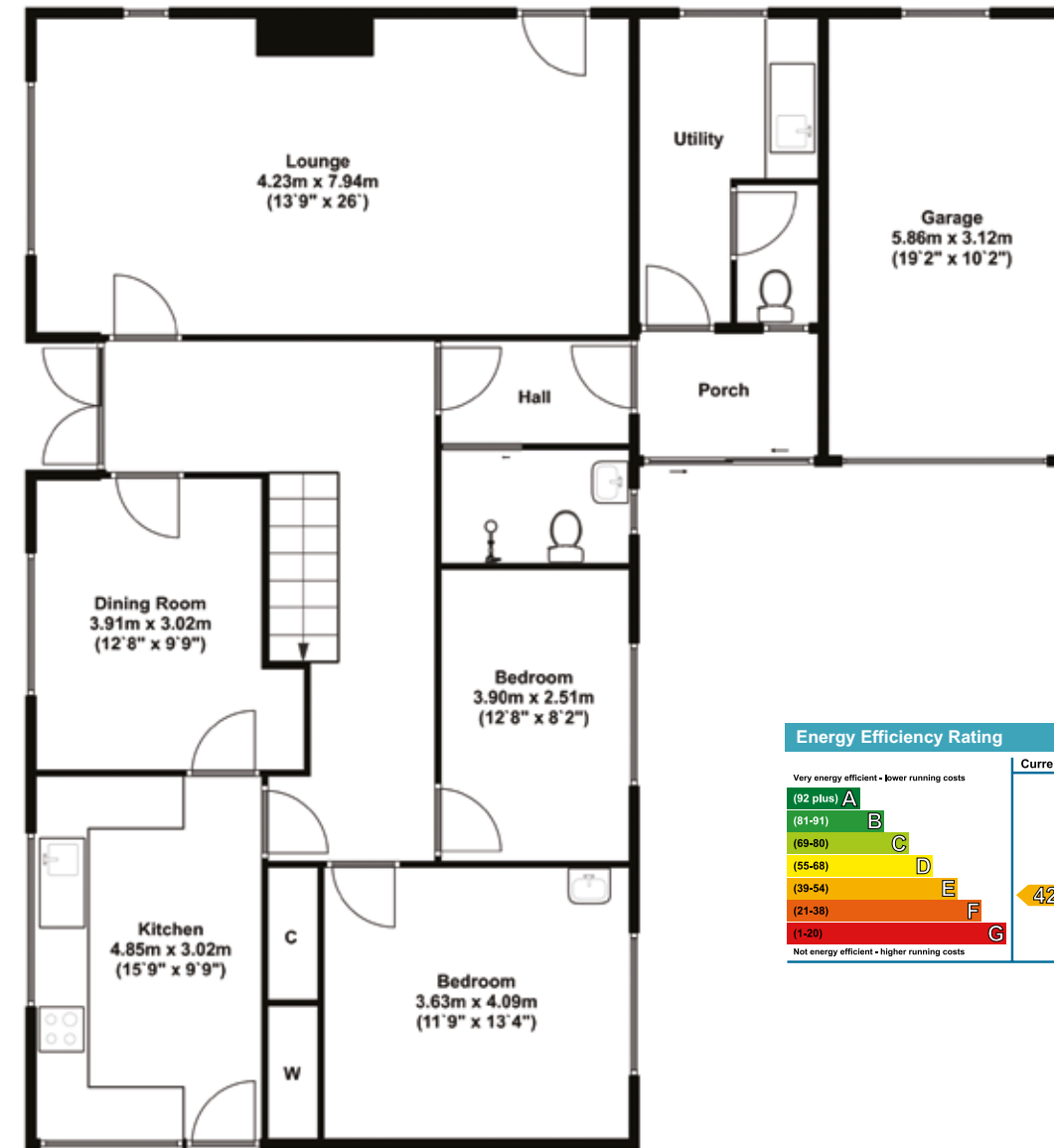
Ground Floor: Hall, sitting room, dining room, kitchen, shower room/wc, two bedrooms, rear vestibule and utility room. Adjoining garage.

First Floor: Landing area with two further bedrooms, linen cupboard and bathroom.

Rowan Hill House has fantastic views over open countryside, situated within well-kept grounds and a small paddock located to the North. The property is in reasonable order throughout and would benefit from some redecoration and updating works.

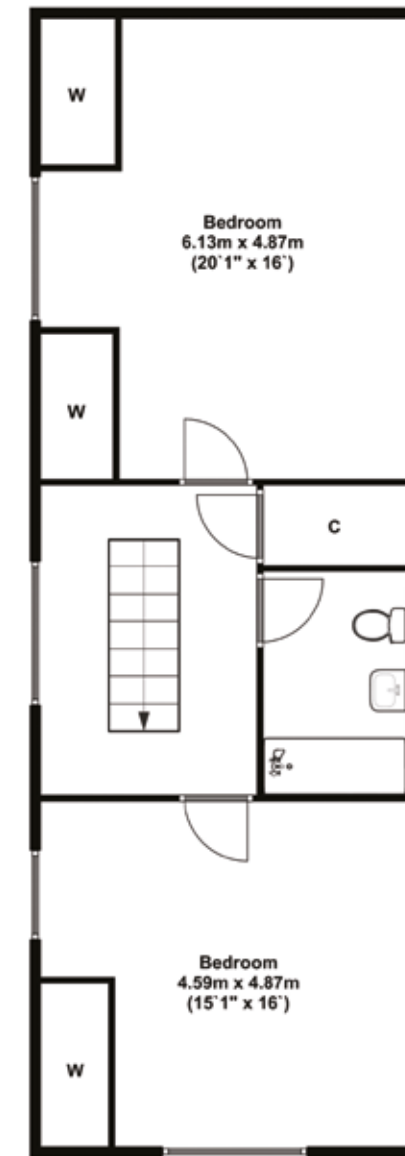
The property is sold subject to an agricultural occupancy restriction whereby the house can only be occupied by persons employed or previously employed locally in agriculture or forestry or related industry and their dependents.

There are currently no farm buildings included within the sale of the farm. However, it is envisaged that the purchaser may wish to erect a farmyard and buildings, subject to necessary consent.

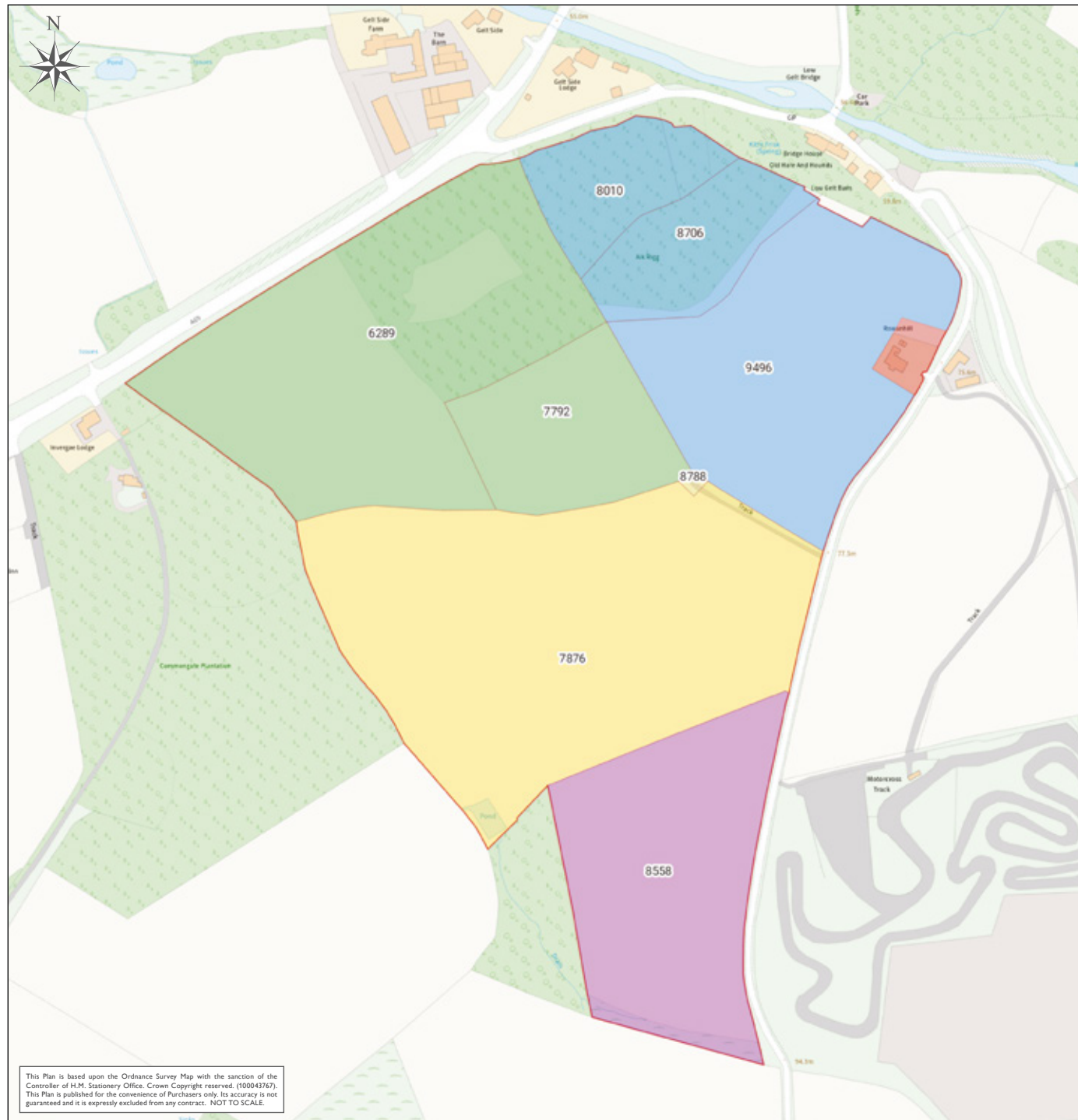


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	42
(55-68) D	
(39-54) E	42
(21-38) F	
(1-20) G	Not energy efficient - higher running costs

Ground Floor
 Approx 128.00 Sq meters (1378.00 Sq feet).



First Floor
 Approx 74.00 Sq meters (797.00 Sq feet).



Farmland

The land extends in total to around 54.09 acres (21.89 ha) within a ring fence and is predominantly assessed as Grade 3 by DEFRA; comprising approximately 36.15 acres of arable land, 12.30 acres of unimproved pasture and 5.19 acres of deciduous woodland. The arable land is currently sown to long-term grass leys, however, has historically been utilised for cereal cropping.

The land is generally North facing, gently undulating and lying between 66m and 90m above sea level. The land has good road frontage and is accessible from both the A69 and Gelt Bridge Lane.

The soils are described on Land IS maps as Freely draining slightly acid sandy soils. Field enclosure are of a good size, are well fenced and all have access to water troughs fed from a metered mains supply.

There are no Environmental/Countryside Stewardship Schemes in operation on the farm at present. It is anticipated that a new owner might wish to explore these options further in the light of changes to Government farming support and the introduction of Environmental Land Management schemes (ELMS) and the growing interest in biodiversity. The land does not fall within a Nitrate Vulnerable Zone.

The land is currently let on an annual grazing licence to a neighbouring farmer. It is understood that vacant possession will be available on completion of sale.

Planning approvals

We are not aware of any recent planning consents.



Lot	OS Sheet Number	National Grid Number	Arable (Ha)	PP (Ha)	Woodland (Ha)	Other (Ha)	Total (Ha)	Total (Ac)
1	-	-				0.17	0.17	0.42
2	NY5158	9496	3.48				3.48	8.61
2	NY5159	8010			0.98		0.98	2.42
2	NY5159	8706			1.11		1.11	2.75
3	NY5158	6289		4.97			4.97	12.29
3	NY5158	7792	1.57				1.57	3.90
4	NY5158	7876	6.44				6.44	15.93
4	NY5158	8788				0.02	0.02	0.05
5	NY5158	8558	3.11				3.11	7.68
TOTAL			14.62	4.97	2.09	0.19	21.89	54.09

GENERAL INFORMATION

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

The farm is supplied with mains electricity (single-phase), mains water (metered) and domestic drainage is to a septic tank. The farmhouse has oil fired central heating.

Local Authorities

Cumberland Council

111 Botchergate, Carlisle, CA1 1RZ

Tel: 0300 373 3730

Council Tax

Band D

EPC

Band E

Designations

We are not aware of any environmental or historic designations.

Basic Payment Scheme Entitlements

The land has been registered under Rural Land Registry. The SDA Basic Payment Scheme (BPS) payments for 2023 will be retained by the Seller.

Method of Sale

Rowan Hill is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the sale plan.

Sporting Rights

Sporting rights are included in the sale in so far as they are owned.

Mineral Rights

Sporting rights are included in the sale in so far as they are owned.

Timber

All standing and fallen timer will be included in the sale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No election to tax has been made in respect of the property.

Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at market value the following:

1. Silage, hay and straw.
2. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel oil etc.
3. Any growing crops plus enhancement value, post-harvest cultivations, sprays, etc. in accordance with CAAV costings and contractor rates and invoiced costs.

Farm Dispersal Sale

The Seller reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.

Solicitors

Cartmell Shepherd Solicitors

Gill Place, Brampton, CA8 1SQ

Tel: 01228 516 666

Employees

There are no employees to be retained at Rowan Hill.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 897 627. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

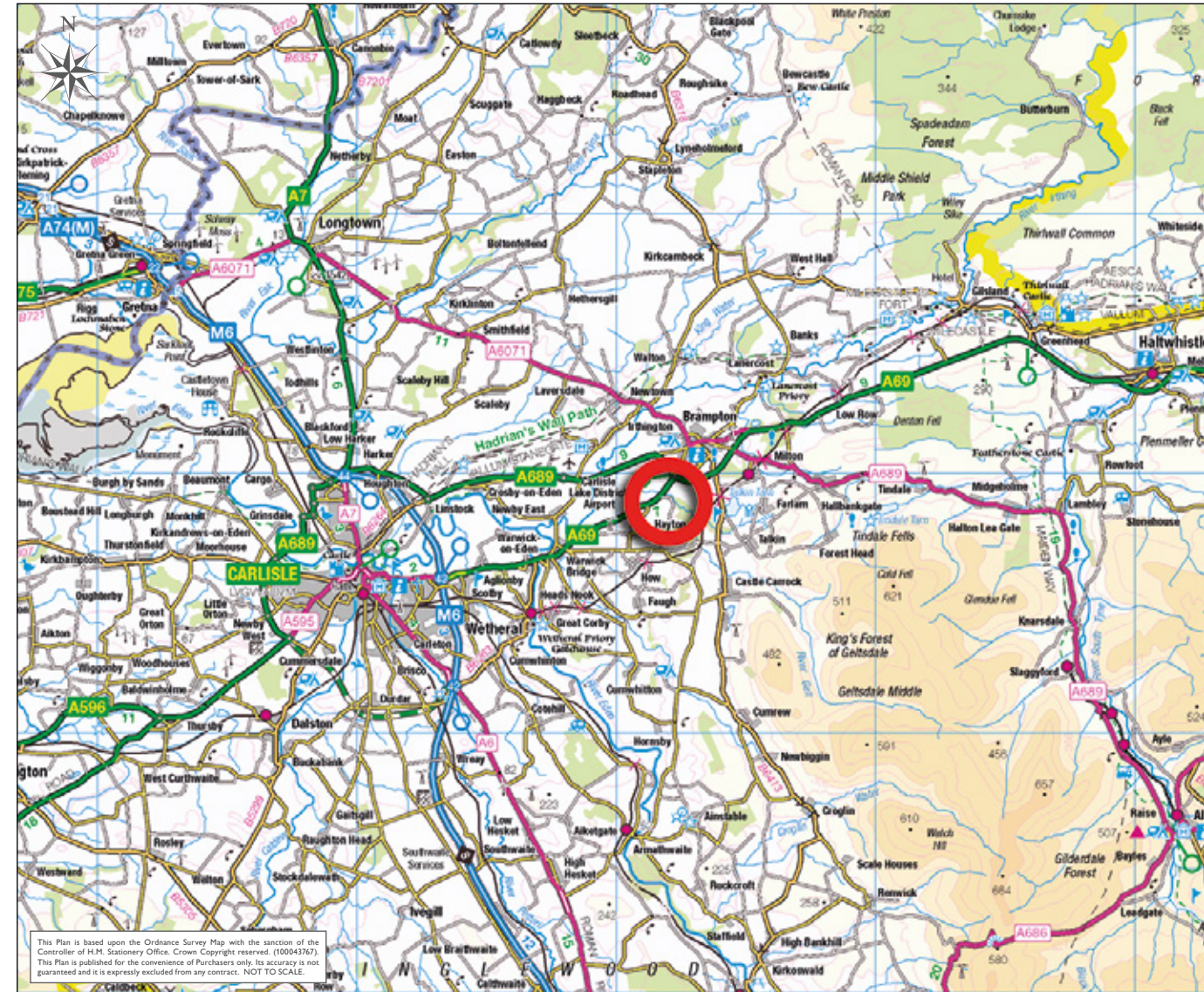
Directions

From Carlisle, proceed East on the A69 towards Hayton for approximately 6 miles. Following the sign for 'Hayton Town Head', turn right onto Cycle Rte 72 and continue for approximately 0.5 miles. The farm is located on the righthand side.

what3words: ///upward.caged.readily

Conditions of Sale Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2023

Photographs taken: July 2023

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.

