



GSC GRAYS

# MELLGATES FARM

Winskill, Penrith



# MELLGATES FARM

Winskill, Penrith, CA10 1PD

*Langwathby 2 miles | Melmerby 3 miles | Penrith 7 miles | Carlisle 23 miles  
(Distances Approximate)*

A RARE OPPORTUNITY TO ACQUIRE A VERSATILE LIVESTOCK FARM COMPRISING A CHARACTERFUL NEW-BUILD FARMHOUSE AND ADJOINING ORCHARD, ALONG WITH A RANGE OF MODERN AGRICULTURAL BUILDINGS TOGETHER WITH 22.07 ACRES (8.93 HA) OF ARABLE AND PERMANENT PASTURELAND

- Newly built 4-bedroom Farmhouse
- Approximately 22.07 acres of productive Meadow and Pastureland
- Range of steel portal frame Agricultural Buildings
- Farmhouse subject to Agricultural Occupancy Condition (AOC)

For sale freehold as a whole



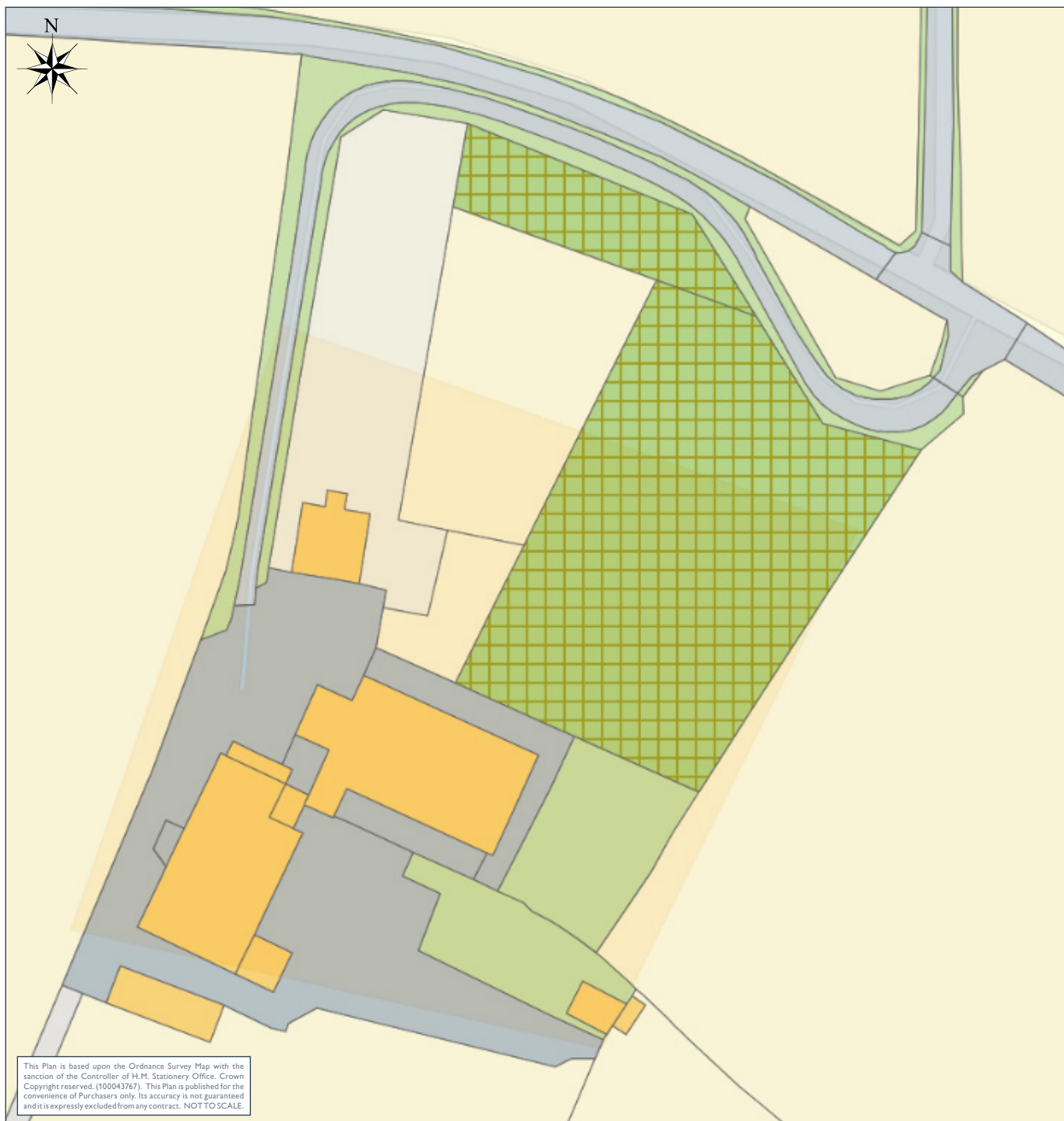
## GSC GRAYS

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## SITUATION

Mellgates Farm is situated in an attractive rural setting within easy reach of local amenities, approximately 7 miles from the market town of Penrith, and 23 miles from Carlisle.

Langwathby, approximately 2 miles away, is a renowned Eden Valley village, benefiting from a primary school, church, post office, pub and railway station on the Settle-Carlisle line. It also has two garages, one of which sells fuel, an independent nursery and a hairdressers.

Penrith is a historic market town in Cumbria, situated in the Eden Valley between the Lake District National Park and the North Pennines. The town offers a good range of local amenities, including independent shops, supermarkets, cafes, restaurants, schools and healthcare facilities. Penrith benefits from excellent transport links with direct access to the M6 Motorway (J40) and West Coast Mainline railway station providing regular services between London and Glasgow, including additional connections further afield.

## DESCRIPTION

Mellgates Farm comprises a characterful, four-bedroom new-build farmhouse providing accommodation over three floors. There are several substantial agricultural buildings, including a former poultry shed offering considerable scope for modernisation, suitable for an evolving rural business, subject to the necessary consents. The property also includes approximately 22.07 acres (8.93 hectares) of surrounding meadow and pastureland.







## FARMHOUSE

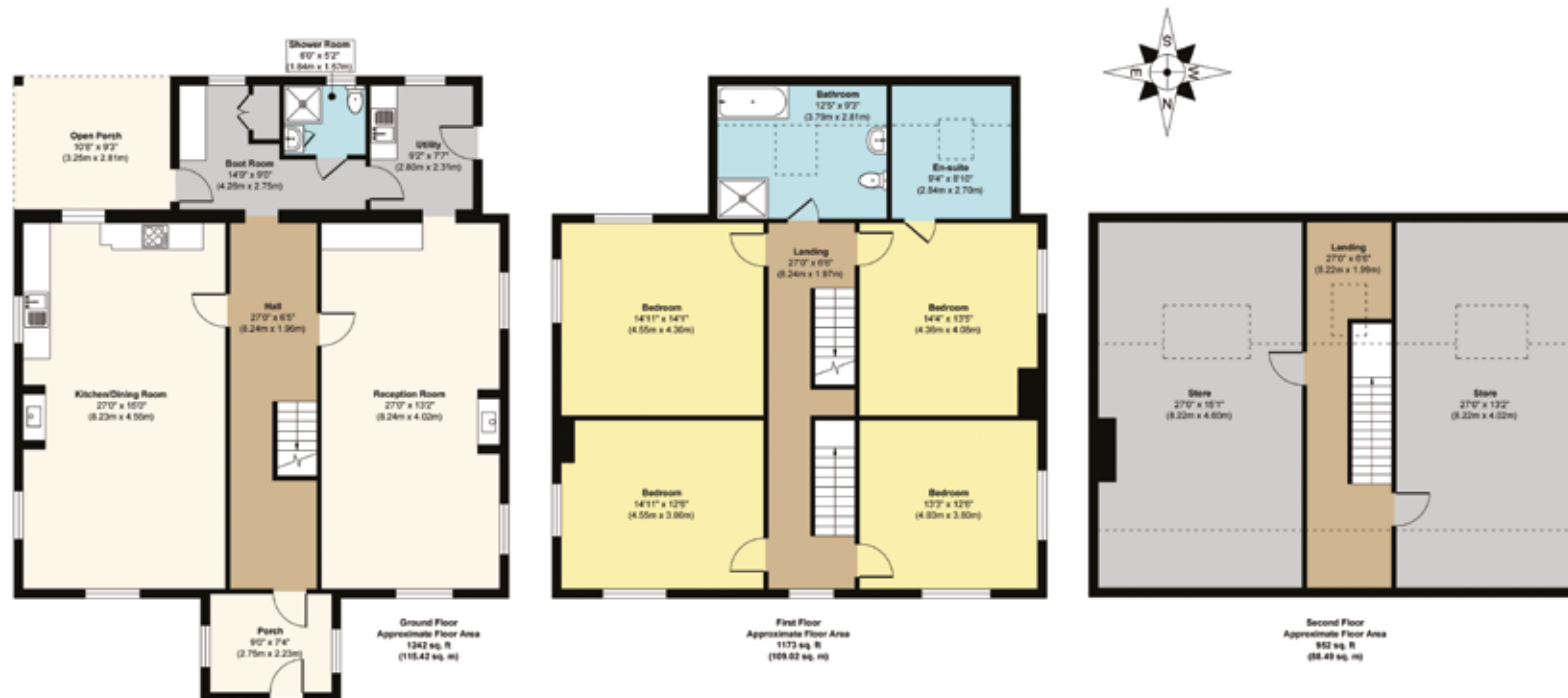
A recently constructed farmhouse offering spacious and versatile accommodation throughout. The ground floor comprises a well-proportioned kitchen/dining room, reception room, utility room and a boot room with WC. On the first floor are four generous double bedrooms, including a principal bedroom with en-suite facilities, and a modern family bathroom. The second floor provides two substantial storage rooms, which may offer potential for conversion into additional bedrooms or living accommodation, subject to the necessary consents.

The farmhouse provides bright, spacious and well-balanced accommodation throughout, offering a blank canvas for purchasers to put their own stamp on the property and create a family home.

Externally, to the front of the property is an enclosed garden/ orchard. There is ample parking to the rear of the property for multiple cars.

Planning Consent was granted on the 15/03/07 on the condition that the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture.





## Mellgates Farm, Winskill, Penrith, Cumbria, CA10 1PD

Approx. Gross Internal Floor Area 3367 sq. ft / 312.93 sq. m

1. This plan is a general guide only and does not form any part of any offer or contract.

2. 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.





## FARM BUILDINGS

The agricultural buildings comprise a versatile range of modern steel portal frame and concrete block buildings principally used for livestock housing and storage, together with a former poultry unit and adjoining workshop. The buildings offer a good level of functionality and are suitable for continued agricultural use, machinery storage and for other general-purpose use. The buildings are generally in good order for basic agricultural purposes with service connections.

The buildings offer considerable scope for diversification subject to obtaining the necessary planning permission and consents.

## LAND

The farmland extends in total to about 22.07 acres (8.93 ha) comprising 3.16 acres of arable land and 18.91 acres of permanent pasture, most of which is mowable.

The land is classified as Grade 3 under the Agricultural Land Classification (ALC) system, comprising agricultural land of good to moderate quality. It is suitable for a range of farming enterprises, including livestock, grassland and arable production.

The land is bound by stone walls, mature hedgerows and stock fencing, with mains water sources for livestock.

The land is currently farmed in-hand with vacant possession available on completion of the sale.

## GENERAL INFORMATION

### Services

The farm is served by a mains electricity and a mains water supply with drainage to a private drainage system.

The farmhouse is heated via an oil-fired central heating system, supplemented by two multi-fuel stoves.

The property benefits from full-fibre broadband.

### Rights of Way & 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.



### Local Authorities

Westmorland and Furness Council Town Hall, Duke Street,  
Barrow in Furness, Cumbria, LA14 2LD Tel: 01229 876543

### Council Tax

Farmhouse – Band D

### Energy Performance Certificate (EPC)

Farmhouse – Rating TBC

### Method of sale

Mellgates Farm is offered for sale by private treaty as a whole.  
The Seller reserves the right to agree a sale at any point without  
further reference to interested parties.

The Vendors reserve the right to sell the property at any time and  
without prior notice.

### Planning

Planning permission (Ref: 06/0366) was granted for the  
construction of an agricultural dwelling in association with a free-  
range poultry enterprise. The dwelling has since been constructed  
in accordance with the consent. Further details are available from  
the Selling Agents.

### Agricultural Occupancy Condition

The house is subject to an Agricultural Occupancy Condition.  
Further details are available upon request.

### Environmental Stewardship Schemes

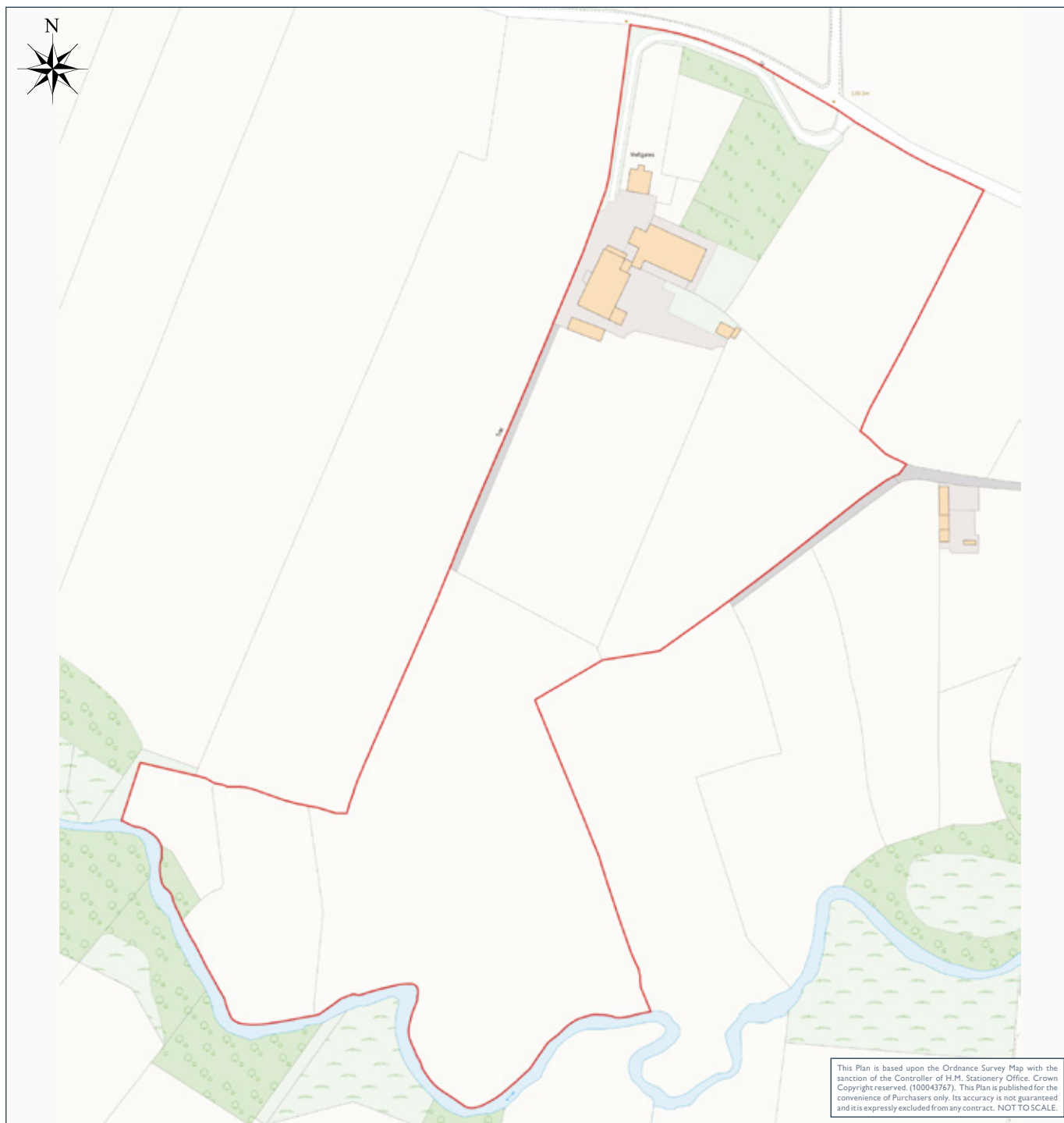
The land is currently entered into a Sustainable Farming Incentive  
(SFI) agreement due to expire in 2027. The agreement will  
not transfer to a Purchaser on completion. Further details are  
available from the Selling Agent.

### Fixtures, Fittings & Equipment

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

### Boundaries

Neither the Seller nor the Seller'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 the T marks on the transfer plan.





### Sporting Rights & Mineral Rights

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

### Timber

All standing and fallen timber 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 to the property.

### Viewing

Appointments will be by appointment only arranged through the Selling Agent by calling 01524 880320. Given the potential hazards around the farm, we ask all parties wishing to view to be as vigilant as possible particularly around the buildings, machinery and livestock.

Postcode: CA10 1PD

what3words: ///faced.magazines.corn

## CONDITIONS OF SALE

### Purchase Price & Deposit

Upon exchange of contracts, a non-refundable 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 5% above the bank of England base rate.

### Anti-Money Laundering & Proof of Funds

All offers to purchase the property from the UK or overseas based purchases (regardless of whether the offer is on a cash basis or subject to funding) must be accompanied by evidence of source of funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank or funding source, or confirmation from a solicitor that the Purchaser has sufficient funds to complete the purchase. Anti-Money Laundering Regulations require us to undertake ID verification checks on all Purchasers. A charge of £37.50 plus VAT per Purchaser will apply for these checks.

### 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 Agency whose decision acting experts will be final.

### 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 responsible for the Sellers.

### Plans, Areas & 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 misstatement shall not annul the sale and does not entitle either party to compensation in respect of thereof.

### 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 will be apportioned between the Seller and the Purchaser(s) as at the date of completion.

**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 correctness 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: September 2026. Photographs taken: September 2026.

