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- An opportunity to purchase a four bedroom house with a range of farm buildings and 3 acres of good quality land
 - Mains gas and water supply

AGRICULTURAL HALL
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For more click on
www.pfandk.co.uk

For Sale By Private Treaty

Introduction

The sale of North View provides buyers with the opportunity to purchase a very interesting and unique small holding in the hamlet of Burrells. The property is offered as a whole and extends to approximately 3 acres of good quality land and a wide selection of useful agricultural buildings. The farm has traditionally been a poultry rearing unit and two of the more modern sheds could easily be brought back in to some poultry rearing use. The property is likely to be of interest to small holders, anyone with an equine interest and the property would also lend itself well to many other uses.

North View is located within the small hamlet of Burrells which lies on the B6260 between Appleby-in-Westmorland and Orton (approximately 1½ miles south of Appleby). The steading is set just off the B6260. The land is classified by DEFRA as Grade 3 under the former MAFF Land Classification System and is in good heart, well fenced and set at approximately 150 metres (490 ft.) above sea level.

All the agricultural land has been registered for Single Payment Scheme (SPS) purposes and the respective Single Payment Entitlements will be included within the sale price.

The nearest local town of Appleby provides a variety of shops, hotels, churches, public houses, a swimming pool and primary and secondary schools - indeed all services expected of a former County town. The main Trans-Pennine A66 is also within easy reach of the town and it has a station on the famous Settle-Carlisle railway.

The nearest livestock markets are at Penrith and Kirkby Stephen. The M6, Junction 40 is approximately 16 miles to the north-west at Penrith. The M6, Junction 38 is approximately 11 miles to the south-west at Tebay. These close transport links make it very easy for any commuter looking to travel along the M6 corridor.



View of two main poultry sheds and feed bins

Directions

From the A66, follow signs to Appleby. When in the town, take the B6260 sign posted Orton and Tebay and pass across the River Eden. Bear left in the town centre and climb the hill, bearing right at the ancient column. Leave the town and follow the road for approximately 1½ miles into the hamlet of Burrells. As you go down the hill into Burrells, North View is on the left marked by a PFK Sale Board.

Please also refer to the sale and location plans which form part of these particulars.

North View Farmhouse, Buildings & Land

Comprising 4 bedroom farmhouse with central heating and double glazing, farm buildings, land and a small orchard in all extending to approximately 3.82 acres (1.55 hectares). The accommodation is briefly as follows:

Farmhouse

Ground Floor:

Rear door to **utility room** - 1.78m x 2.62m with single drainer stainless steel sink and unit, washing machine point, built in cupboard containing expansion unit from oil fired rayburn, electric meter and fuse box, external generator connection point and understairs cupboard.

Hallway / vestibule to front door containing radiator, understairs cupboard with electric plug.

Kitchen - 4.52m (max) x 4.61m with fitted floor units, double drainer stainless steel sink, cooker point, oil fired rayburn Heat Ranger 480 (providing central heating and cooker), dishwasher point, three double sockets, two single stocks and walk-in larder/store.

Fridge Room - 1.97m (max) x 2.53m (max) with one double socket. Please note this room has no window.

Pantry - 1.58m x 4.09m with cooker point, two single sockets, one double socket and back door to garden.

Store - 4.71m (max) x 3.16m (max) with one single socket, one double socket and access door to the front of the property.

Living Room - 4.60m x 3.58m with stone fireplace and fossil limestone hearth, traditional wooden beams, TV point, radiator, one wooden panelled door and four double sockets.

First Floor:

Landing with two radiators, one double socket, one single socket and loft access to:

Bathroom – 3.01m x 1.39m with Twyford's white three piece suite comprising bath with Triton Plus SI shower, pedestal wash hand basin and WC, electric wall mounted heater, shaver socket, radiator and airing cupboard containing hot water tank.

Bedroom 1 – 3.61m (max) x 3.13m (double) north-west facing with three single sockets, radiator and fitted wardrobes.

Bedroom 2 – 3.69m (max) x 1.80m (max) (single) south-east facing with two double sockets, one single socket, electric wall heater, radiator and fitted wardrobes.

Bedroom 3 – 3.71m x 3.69m (double) south-east facing with two double sockets, radiator and loft access.

Bedroom 4 – 4.20m (max) x 4.75m (double) south-east facing with two double sockets, radiator and fitted wardrobes.

Outside

Garden to the south-east with lawn bounded by post and rail fencing.

Wash house – 6.65m x 3.15m of stone construction with a tin roof containing storage shed and outside WC.

Farmyard to the south-east providing adequate parking.



North View garden

Farm Buildings

Set to the east of the farmhouse is a series of buildings comprising:

1.) **Garage** – 3.90m x 3.10m with tin roof and side cladding with breeze block walls.

2.) **Open front barn** – 14.20m x 4.40m (max) being a 4 bay steel construction, box profile roof sheeting, Yorkshire boarding side cladding above breeze block walls. Please note 1 bay of this shed has a concrete floor and the rest has a hardcore floor base.

3.) **Lean-to** – 8.90m x 4.00m being of wooden pole construction with box profile cladding, open ends and a floor.



Building No.12

4.) **Ex. Broiler Unit** – 26.20m x 5.50m all of wood construction with 6' raised wooden floor with natural gas supply, drinker lines, lighting, fan ventilation system and 6 tonne feed bin.

5.) **Loose housing** – 33.50m x 5.60m of wooden frame construction, box profile cladding, hardcore floor with water and electric supplies connected.

6.) **Ex. poultry unit** – 38.10m x 5.50m all of wood construction with concrete floor with natural gas supply, drinker lines, lighting, fan ventilation system and 8 tonne feed bin.

7.) **Ex. poultry barn** – 17.10m x 5.50m of wooden design with window ventilation, earth floor, water, gas and electric supplies connected.

8.) **Ex poultry barn** - 12.20m x 5.50m of wooden design with window ventilation, earth floor, water, gas and electric supplies connected.

9.) **Horse stable** – 2.10m x 2.80m of wooden construction with electric supply.

10.) **Horse stable** – 2.80m x 9.10m comprising three wooden horse stables with electric supply.

11.) **Feed bin cover** – 4.00m x 4.30m of wood construction with fibre cement cladding and tin roof. This shed contains two wooden feed bins that hold approximately 2 tons each.

12.) **Portal framed shed** – 9.20m x 12.80m, three bay steel portal framed with box profile sheeting, breeze block walls, Yorkshire board cladding, sliding doors and electric and water supply.

13.) **Covered muck midden** – 15.20m x 8.00m , steel portal framed building with box profile sheeting and open ends and sides.

Please note the building numbers above refer to the steading plan included within these particulars.

The Land

North View is surrounded with three good quality useful enclosures of land totalling 2.99 acres (1.21ha).

The land can be accessed via the public highway and also at the rear of the buildings. The land is well fenced and has the benefit of natural and mains water supplies.

Schedule of Acreages

RLR Field No.	Hectares	Acres
NY 6718 9820	0.32	0.79
NY 6818 0114	0.89	2.20
TOTAL	1.21	2.99

The land lies outside the Severely Disadvantaged Area for the purposes of Single Farm Payment (SPS). The Single Farm Payment Entitlements are included in the sale and more information can be found in the relevant section of these particulars.

General Remarks, Reservations & Stipulations

Method of Sale

North View is to be offered for sale by Private Treaty.

The Sellers and sole selling Agents reserve the right to alter or divide the property or to withdraw or exclude any of the property at any time.

Tenure

The land is offered for sale freehold with vacant possession on the date of completion.

Water

The land enjoys the benefit of a mains water supply.

Wayleaves, Easements, Covenants & Rights of Way

The property is sold subject to all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and 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 referred to in these particulars.

A right of access on foot to the water treatment plant to the rear of North View exists in the benefit of a Utilities Company.



Looking across field No.0114

Any Buyers will be deemed to have satisfied themselves as to the nature of such restrictions and are advised to contact the Seller's Solicitors for details:

Gaynham King & Mellor Solicitors, 29 Boroughgate, Appleby in Westmorland, Cumbria, CA16 6XG.

Tel: 017683 51422 Fax: 017683 52722

Email: info@gkmsolicitors.co.uk

Mr Kevin Lowther acting.

Sporting & Mineral Rights

Sporting rights only are included with field No. 0114 insofar as they are owned by the sellers.

On field No. 9820 sporting and mineral rights insofar as they are owned by the Sellers, will be included within the sale.

Postcode

The postcode for the dwelling is CA16 6EG

Services

Electricity, Water, Gas and Drainage

The dwelling is connected to the mains systems for electricity and water. The property also has a mains gas supply to the site. The drainage of the property is to a private septic tank.

Telephone

A BT line is connected to the house subject to the company's usual regulations.

Single Payment Scheme

The land at North View lies outside the Severely Disadvantaged Area for the purposes of the SPS and is included on the Rural Land Register.

An application was successfully made in 2005 to establish and activate the Single payment entitlements (SPE's) under the SPS. Applications have also been made in the subsequent years. The Seller has claimed the 2013 Single Farm Payment and reserves the right to receive the entire 2013 payment.

The Seller undertakes to transfer the respective Entitlements to the Buyer(s) as and when DEFRA/RPA Rules allow, in accordance with the regulations of the Scheme. No charge will be made for the Entitlements in addition to the purchase price of the property.

1.21 units of non-SDA Single Payment Entitlement are included in the sale.

The Buyer(s) will be required to comply with the terms of the Seller(s) SPS application in 2013 and will indemnify the Seller in respect of any breaches of the conditions of the application particularly in respect of the Cross Compliance Conditions.

All transfers will be made in accordance with the regulations of the Scheme and will be carried out by PFK Land Agency for which a fee of £125 plus VAT will be payable by each transferee.

Copies of the latest application and most recent RLR maps are available for inspection at the offices of the Sole Selling Agents by prior appointment.

Quotas

For the avoidance of doubt there are no livestock quotas or milk quotas included in this sale.

Land Status

The land is classified as Grade 3 under the former MAFF Land Classification System.

Outgoings

North View Farmhouse – Council Tax Band F. This is currently £2,344.95 for the 2013/14 financial year.

Please note all Council Tax Banding and the costs have been a verbal enquiry only.

Fixtures & Fittings

All fixtures and fittings referred to in these particulars will be included in the sale unless stated otherwise.

The mention of any appliances within these particulars does not imply that they are in full and efficient working order.

Plans and Schedules of Area

The plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. The areas stated in the schedules use data taken from Rural Land Registry plans. The Buyer(s) will be deemed to have satisfied themselves of the land and schedules.

Measurements

Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are given to the nearest 0.05m. Outbuildings and other farm buildings if given are measured externally (unless otherwise stated) to the nearest 0.10m.

Boundaries

As far as the Sellers are aware the responsibility of the boundaries are shown on the sale plans by inward facing 'T' marks. When no boundary is shown no further information is available.

Control of Asbestos at Work Regulations

These regulations came into force on 21st November 2002. Purchasers should satisfy themselves as to the nature of any asbestos materials on the property.

Viewing & Further Information

For those seeking to inspect North View, please contact PFK Land Agency as viewings are strictly by appointment.

The office telephone number is 01768 866611

If you require any further information please contact Bruce Murray for further information by telephone on (01768) 866611 or by email: brucemurray@penrithfarmers.co.uk

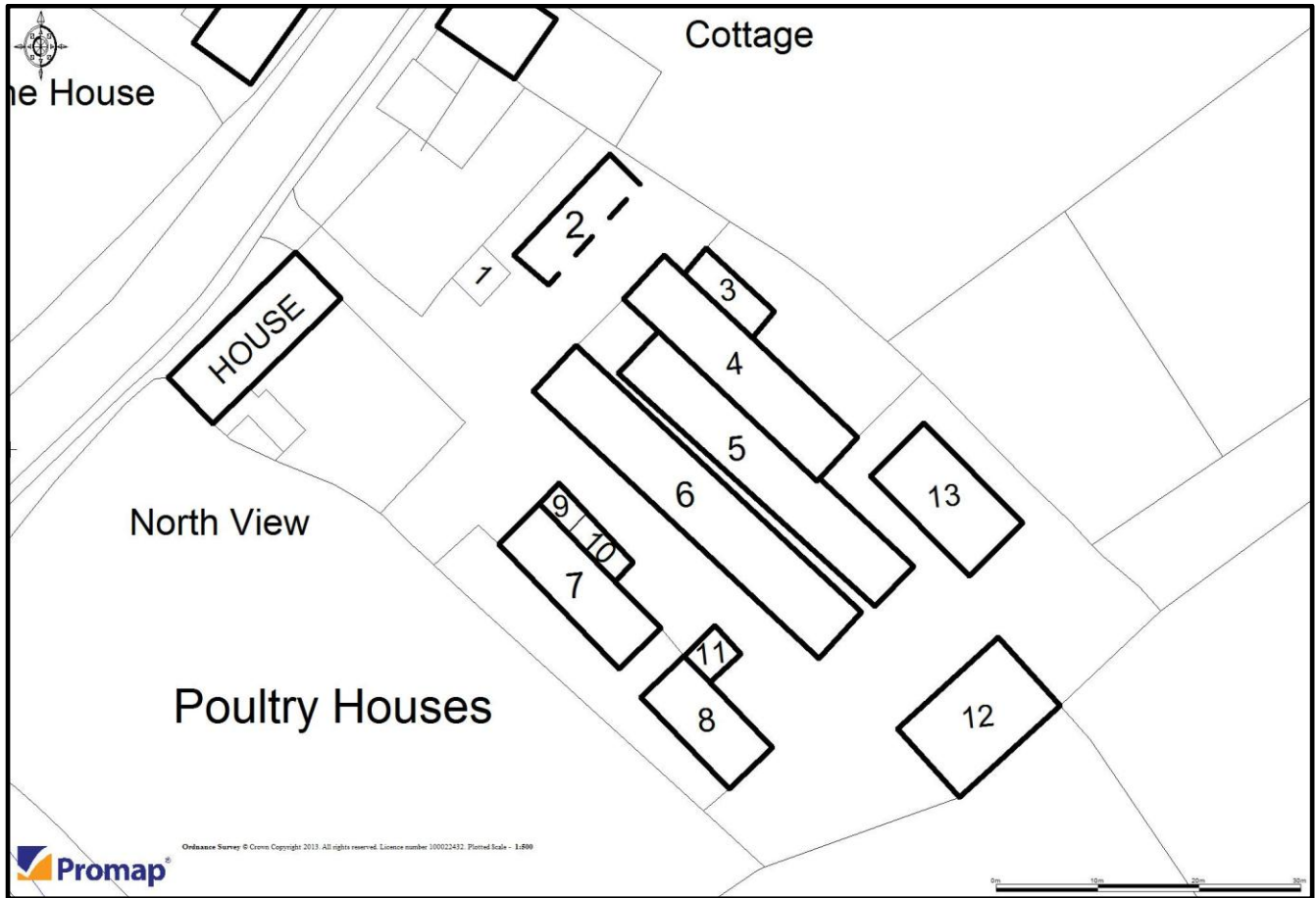
Authorities

Eden District Council
Mansion House, Penrith, Cumbria
CA11 7YG
Tel: 01768 864671
Fax: 01768 890470
Email: th.reccentre@eden.gov.uk
www.eden.gov.uk

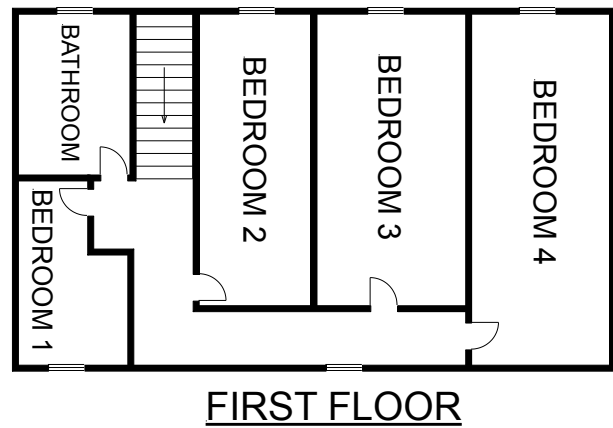
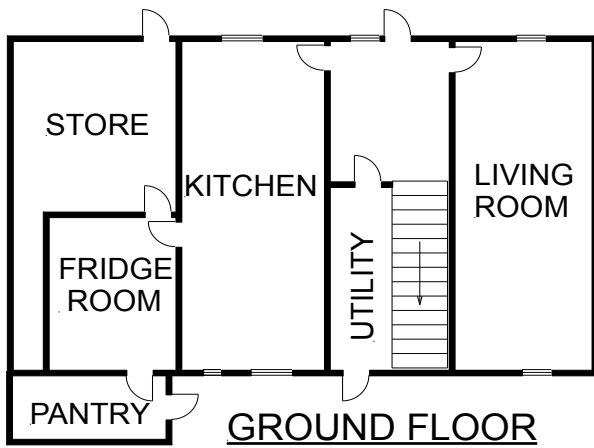
United Utilities
Dawson House, Great Sankey, Warrington,
WA5 3LW
Tel: 01925 237000 Fax: 01925 237073
Email: info@uuplc.gov.uk
Web: www.unitedutilities.com

Rural Payments Agency
PO Box 300, Sheffield, S95 1AA
Tel: 0845 6037777 Fax: 01228 640265
Email: csc@rpa.gsi.gov.uk
Web: www.rpa.gov.uk

Buildings Plan

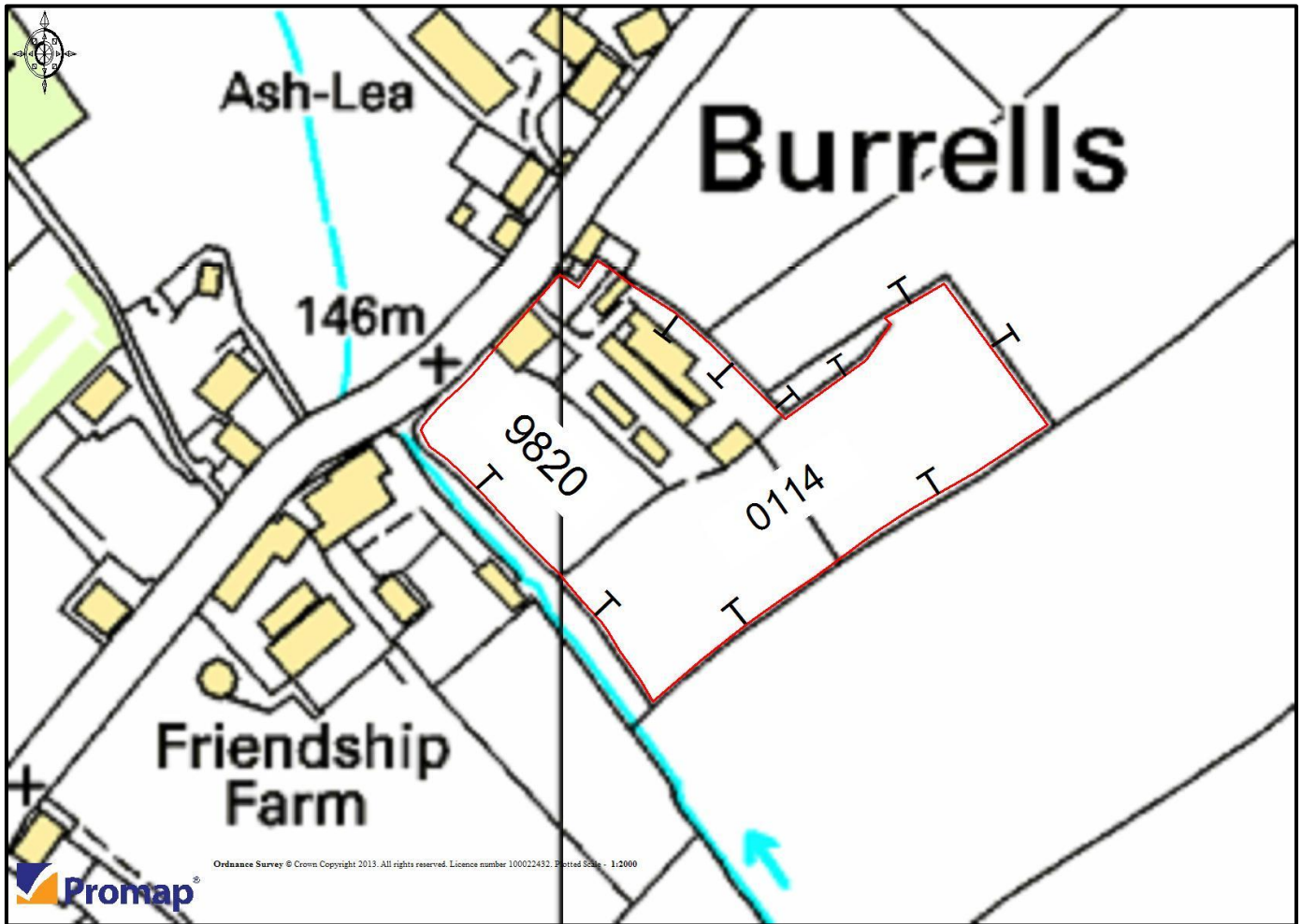


Floor Plans



NOT TO SCALE

Sale plan



Sale & Location Plans

For Guidance Only – Not to Scale. Reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Licence No. ES100004583
Photos taken May 2013. Particulars first draft June 2013

Important Notice

Penrith Farmers' & Kidd's Plc for themselves and for the Vendor(s) or Lessor(s) of the property described in these particulars, whose agents they are, give notice that:

- (i) these particulars are produced in good faith as a general outline only and do not constitute all or any part of a contract;
- (ii) no person in the employment of Penrith Farmers' & Kidd's Plc has any authority to make or give any representation or warranty whatever in relation to this property;
- (iii) it is the responsibility of any prospective purchaser or lessee to satisfy himself as to the accuracy of any information upon which he relies in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries;
- (iv) all descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of them.

All plans, areas and schedules have been produced for reference only and are based on Ordnance Survey plans.

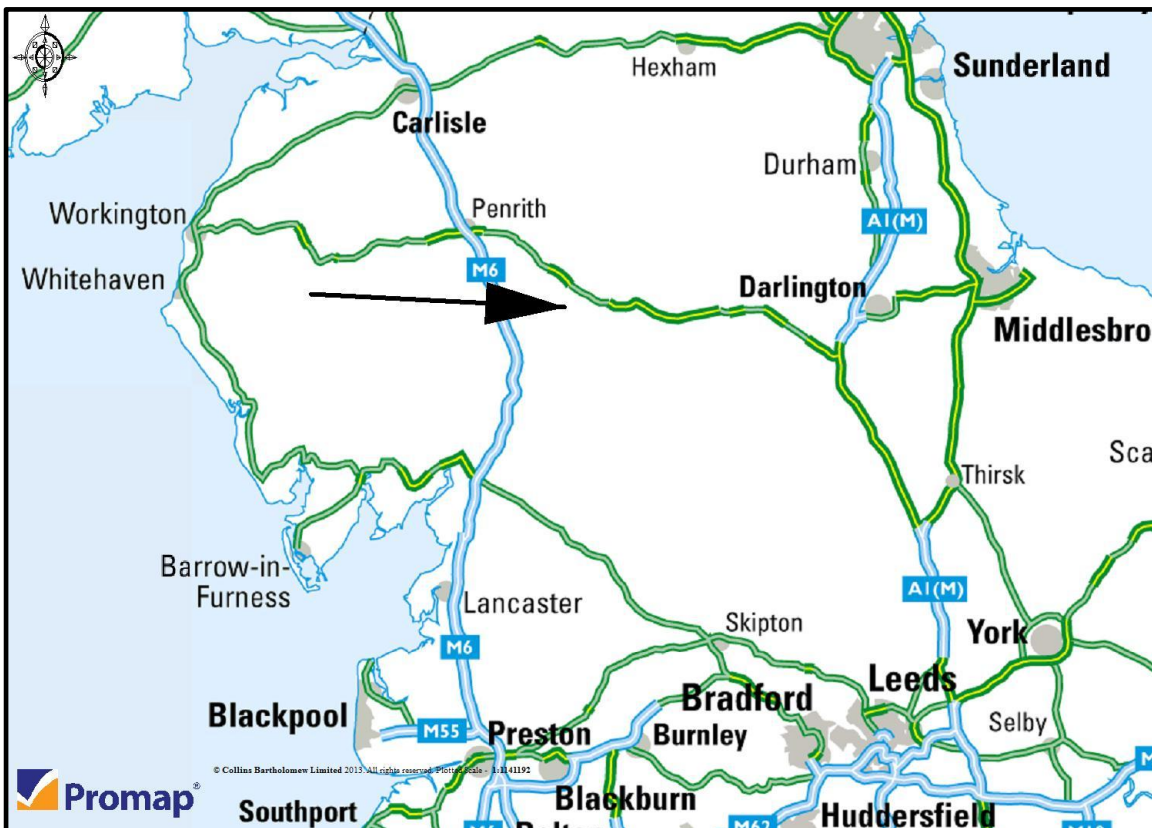
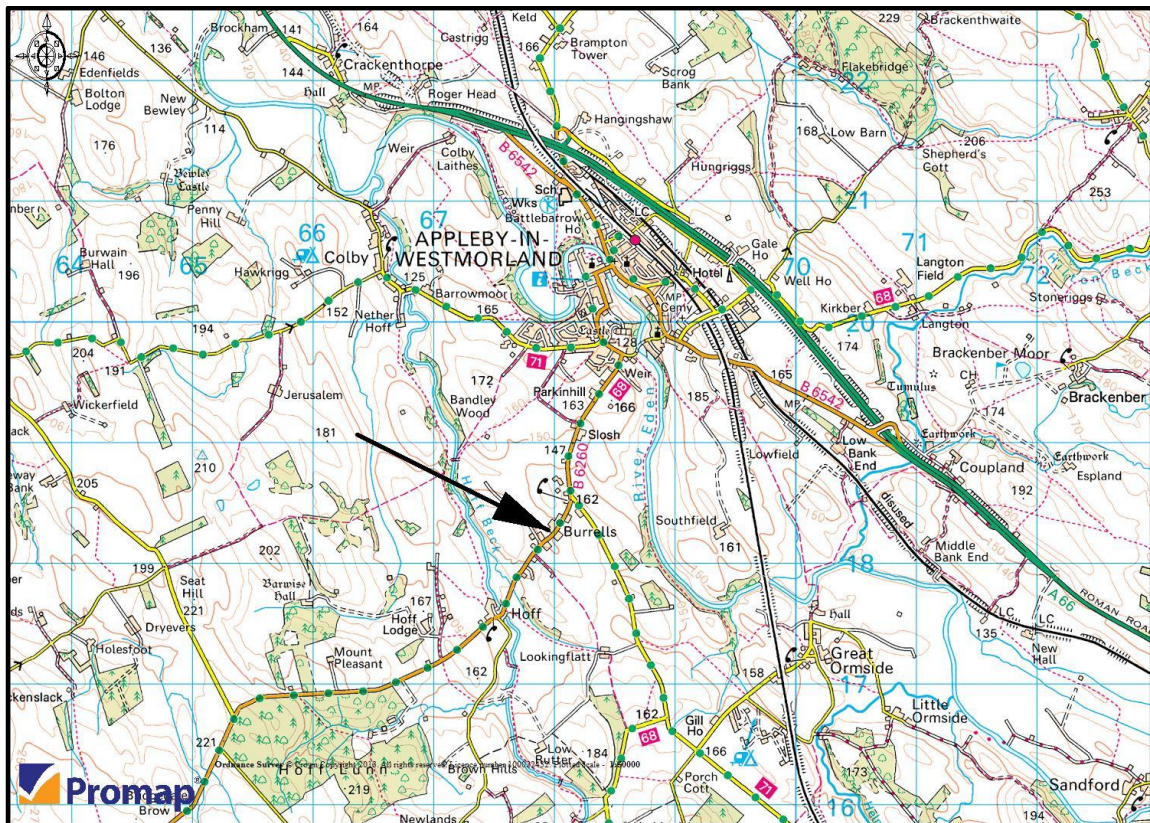
The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair and reliable view of the property. If you have any particular points of interest in the property or if there are points on which you require any further information or verification, Penrith Farmers' & Kidd's Plc will endeavour to provide such information although you should note that descriptions are subjective and are given as an opinion and not as a statement of fact.

Registered Number: 10553 in England

Registered Office: Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN Telephone (01768) 866611

Location Plans



Energy Performance Certificate



North View, Burrells, APPLEBY-IN-WESTMORLAND, CA16 6EG

Dwelling type: Detached house
 Date of assessment: 24 May 2013
 Date of certificate: 24 May 2013

Reference number: 8127-7925-0680-7834-5922
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 150 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

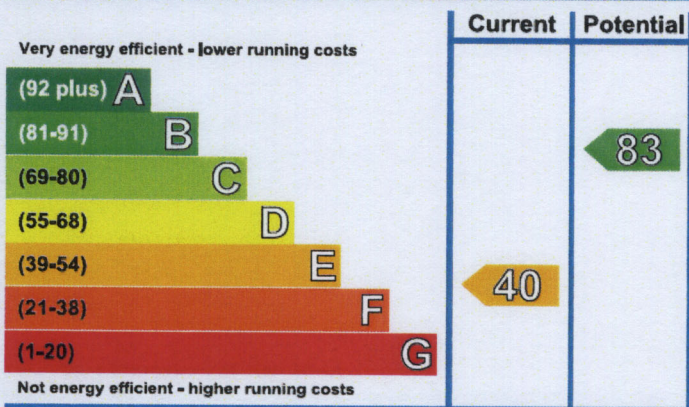
Estimated energy costs of dwelling for 3 years:	£ 7,326
Over 3 years you could save	£ 4,137

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 6,432 over 3 years	£ 2,646 over 3 years	
Hot Water	£ 687 over 3 years	£ 336 over 3 years	
Totals	£ 7,326	£ 3,189	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,703	✓
2 Floor insulation	£800 - £1,200	£ 414	✓
3 Condensing boiler (separate from the range cooker)	£2,200 - £3,000	£ 846	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

BWM/JFW/LS436

July 2013

Dear Sir/Madam

Sale of North View, Burrells, Appleby, Cumbria

Please find enclosed with this letter a copy of the sales particulars for the above property. The property is being offered for sale by Private Treaty and the guide price for North View, Burrells is £350,000 (Three Hundred and Fifty Thousand Pounds).

All viewings of the house and buildings are strictly by appointment only. Please ring the office on (01768) 866611 to arrange your viewing appointment.

Once you have had a chance to look through the particulars, if you have any queries or questions please do not hesitate to get in contact with me as I will be only too happy to assist.

Yours sincerely



Bruce W Murray MRICS
Enc Particulars