

**FOR SALE**

**Row Farm**

Cleator, Cumbria, CA23 3EX



**DAVIDSON  
& ROBERTSON**  
RURAL SURVEYORS & CONSULTANTS



Offices across Scotland and Northern England

# Row Farm

Cleator, Cumbria, CA23 3EX

Row Farm is an ideal mixed livestock unit extending to approximately 127.46 acres (51.58 ha). Set in an attractive rural location, Row Farm benefits from close links to Cockermouth, Workington and Whitehaven set just outside the Lake District National Park.

- Traditional Farmhouse
- Useful stading
- In all 127.46 acres (51.58 ha) to include:
  - 14.46 acres (5.85 ha) ploughable land
  - 101.41 acres (41.04 ha) pasture/mowable land
  - 10.25 acres (4.15 ha) rough grazing
  - 1.35 acres (0.454 ha) ponds, woodland & RYB

## For Sale by Private Treaty as a whole

Cleator Moor - 2 Miles  
 Whitehaven - 7 miles  
 Cockermouth - 15 miles

### Selling Agents

**Davidson & Robertson**  
 7M Lakeland Business Park  
 Cockermouth  
 Cumbria  
 CA13 0QT  
 Tel: 01900 268633  
 Email: sales@drrural.co.uk  
 Web: www.drrural.co.uk

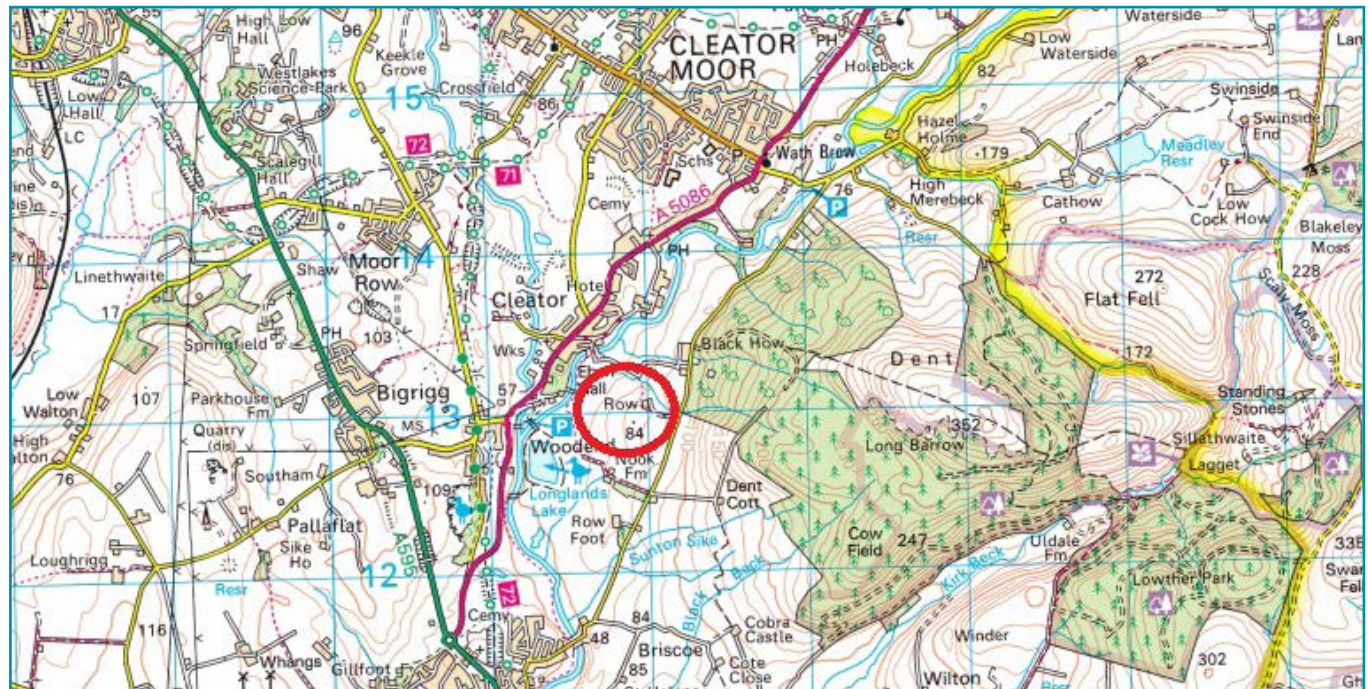
**Whittaker & Biggs**  
 34 High Street  
 Biddulph  
 Stoke on Trent  
 Staffordshire  
 ST8 6AP  
 Tel: 01782 522117  
 Email: John.Wilson@whittakerandbiggs.co.uk  
 Web: www.whittakerandbiggs.co.uk

### Situation

Row Farm is situated just to the south of Cleator in West Cumbria, 7 miles from Workington, 13 miles from Whitehaven and 15 miles from Cockermouth, on the edge of the Lake District National Park.

The property is situated in an easily accessible location being just under ½ mile from the A595 and just off the A5086 leading to Cockermouth, with links to the M6 to the north and south.

Local amenities are provided predominantly in Cleator Moor and Egremont where primary and secondary schools can be found. More diverse shopping is available in the nearby towns of Whitehaven and Workington. The property lies just outside the Lake District National Park, which is a UNESCO World Heritage Site.





#### Access

The main access is down a private hardcore lanning leading from the public highway. There is also an access to the agricultural land through the property known as Nook Farm which is shown in yellow on the plan. It is understood that the access is not restricted to agricultural purposes.

#### Directions

From Cockermouth, take the A5086 from the Lamplugh Road roundabout. Follow this for approximately 13 miles west

towards Whitehaven. Once in Cleator, turn Left at Wath Brow Rugby club, go over the bridge and turn sharp right. After just over a mile the entrance to Row Farm is on the right hand side.

From the A595, exit the South roundabout on the Egremont Bypass heading to East Road. Follow this for approximately 200 yards and take a right onto Brisco Road. Carry on for just over 1 mile and Row Farm is on the left.

Satnav users should use the postcode CA23 3EX

#### Description

Row Farm is a productive mixed livestock holding that extends to approximately 127.46 acres (51.58 ha). The holding comprises a traditional farmhouse, range of modern buildings, traditional sandstone buildings and agricultural land. The land consists of mainly mowable pasture, with areas of ploughable land, permanent pasture and rough grazing along with ponds and amenity woodland.

### Row Farm Farmhouse

The farmhouse is located to the south of the steading. It comprises a stone built detached property with a rendered finish under a slate roof, with adjoining outhouses for storage. The property, whilst generally is in a good state of repair, is in need of some modernisation and offers a purchaser the opportunity to put their mark on the house.

#### ACCOMMODATION

Ground Floor accommodation comprises:-

##### **Kitchen (4.49m x 4.62m)**

With fitted units, exposed beams and Esse range cooker.

##### **Living Room (3.59m x 4.62m)**

With open fire and exposed wooden beams

##### **Hallway with main staircase (2.00m x 8.65m)**

##### **Bedroom 1 with Ensuite (4.62m x 4.20m)**

Double Bedroom with electric shower, WC and pedestal sink

##### **Bedroom 2/sitting room with Ensuite (3.64m x 4.00m)**

Double Bedroom with electric Shower, WC and pedestal sink

##### **Under stairs boiler room (0.7m x 2.68m)**

##### **Rear Hallway with Spiral Staircase to 1st floor (3.00 x 2.88m)**

##### **Utility Room leading to WC (1.84m x 2.68m)**

Belfast sink and fitted cupboard

##### **WC**

Toilet with sink

First Floor accommodation comprises:-

##### **Landing (approx. 2.20m x 4.40m)**

##### **Bedroom 6 (3.34m x 4.49m)**

Double Bedroom with fire place with views to rear.

##### **Bedroom 5/sitting room (5.53m x 4.60m)**

Double Bedroom with fire place and living area with an outlook towards the Lakeland fells.



##### **Bedroom 4 (3.40m x 4.69m)**

Double Bedroom with access to Bedroom 5 and an outlook towards the Lakeland fells.

##### **Bedroom 3 (4.67m x 4.30m)**

Double Bedroom with outlook towards the Lakeland fells.

##### **Loft Room (3.07m x 2.68m)**

With restricted head space.

##### **Main Landing (2.50m x 2.68m)**

##### **Bathroom (2.00m x 2.68m)**

With bath, WC and pedestal sink

##### **Services**

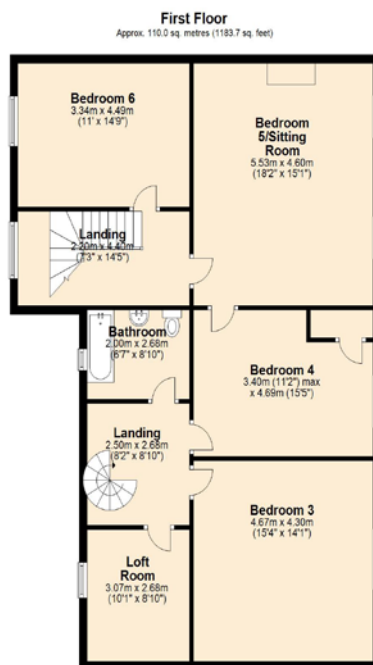
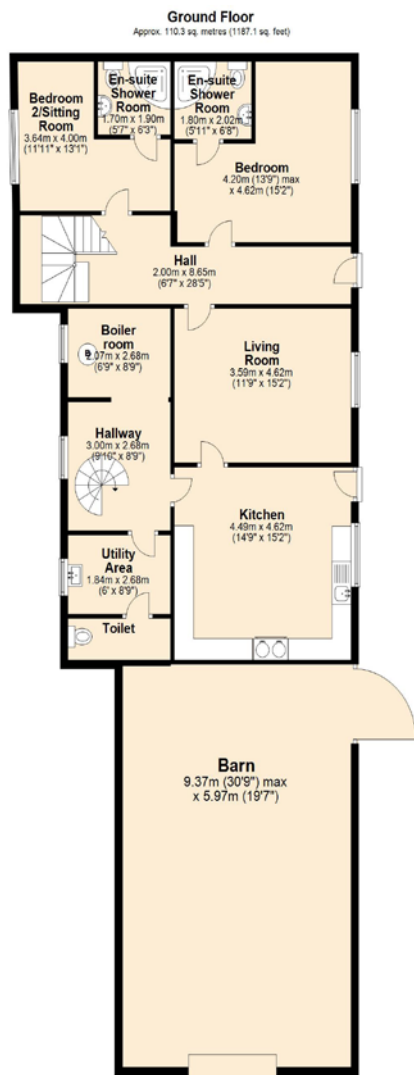
The property benefits from mains water, mains electricity, oil fired central heating, septic tank drainage and double glazing.

##### **EPC**

The EPC rating for the property has been assessed as Band E (46)

##### **Council Tax**

Row Farm Farmhouse is Council Tax Band C.



Total area: approx. 220.3 sq. metres (2370.8 sq. feet)



### The Steading

Row Farm Steading comprises a mixture of modern and traditional buildings predominantly used for housing livestock, machinery, produce and general storage. In addition, there are some useful buildings recently utilised as a workshop and further storage areas. There are also hardcore and concrete yard areas for external storage.

#### Building 1 - Barn adjacent to Farmhouse (approx. 10.98m x 7.3m)

Detached single storey stone built out-house comprising of a store room and a garage/loose house. This has potential to be developed, subject to obtaining the appropriate consents.

#### Building 2 - Farmhouse

As detailed opposite

#### Building 3 - Traditional Stone built building (approx. 10.97m x 6.00m).

Traditional stone building under a slate roof comprising a workshop split into 2 bays along with 3 dog hulls with open runs to the farmyard.

#### Building 4 - Traditional stone built loose box (approx. 9.14m x 6.10m).

Traditional sandstone building under a wooden truss and slate roof with part concrete floor, part earth floor. This is served by mains water and electric lighting and has recently been used for livestock housing.

**Building 5 - Modern Storage/  
Livestock building  
(approx. 13.72m x 9.14m).**

Steel portal framed building with concrete floor, concrete panel walls, sheeted roof with sky light, electric lighting, mains water and sliding door.

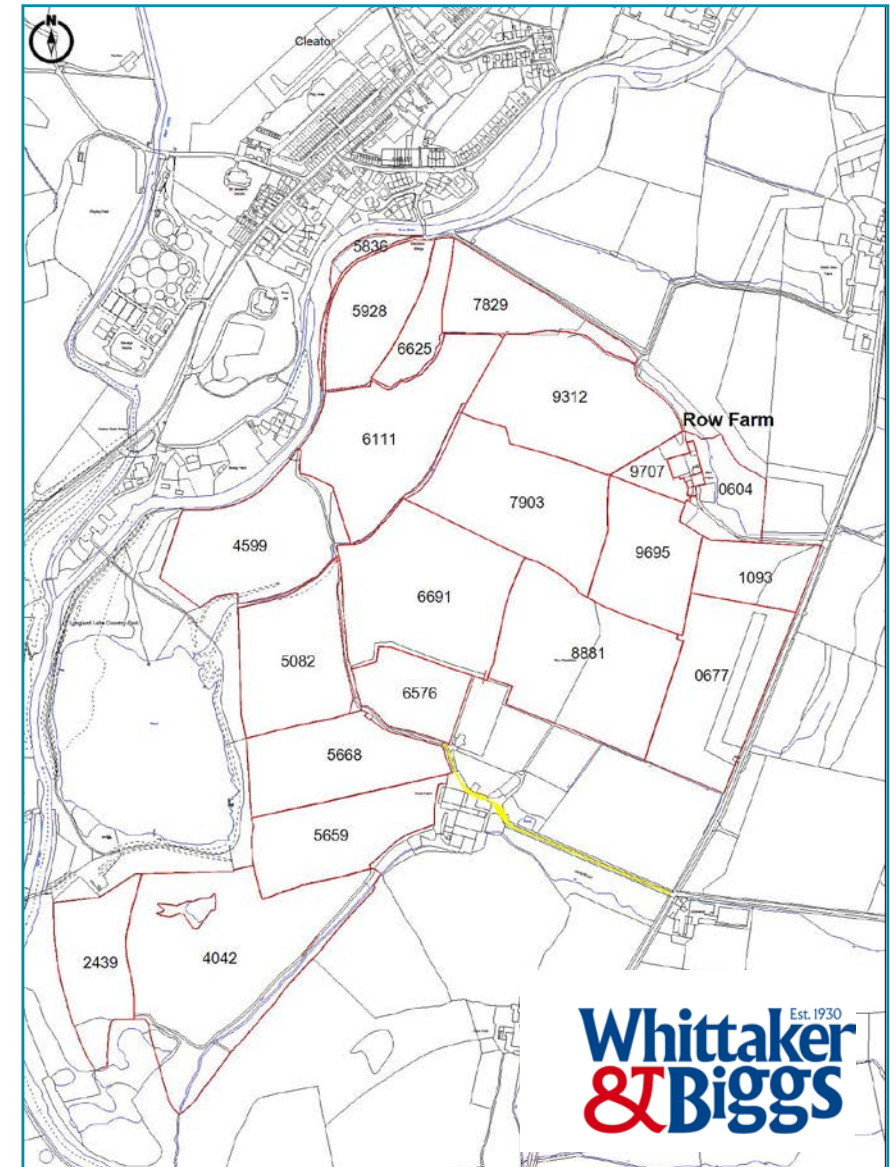
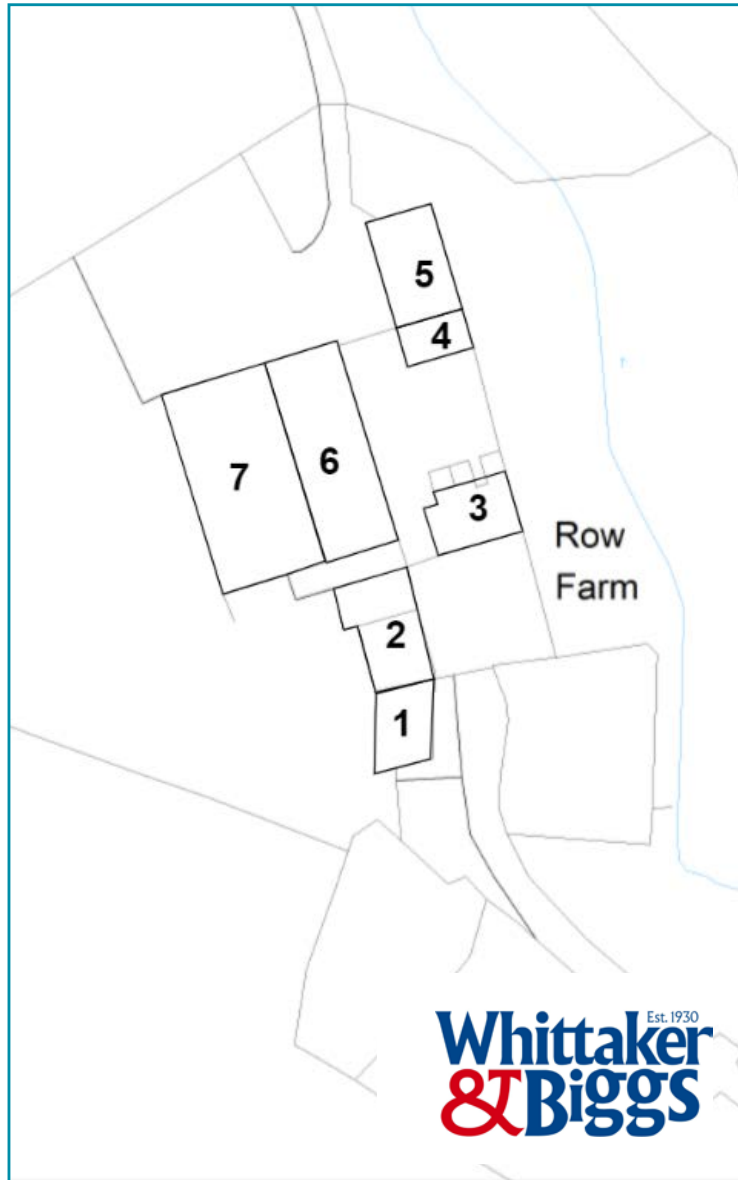
**Building 6/7 - A range of modern  
Livestock buildings  
(approx. 27.43m x 21.34m)**

Double span 6 bay steel portal framed building with lean to. Consisting of concrete floor, concrete panel and wooden Yorkshire boarded walls with sheeted roof, electric lighting, mains water and light panels. Currently utilised for livestock housing and machinery storage.

**The Land**

The land extends to 127.46 acres (51.58 ha) including 14.46 acres (5.85 ha) of ploughable land, 101.41 acres (41.04 ha) of pasture/mowable land, 10.25 acres (4.15 ha) of rough grazing, 0.99 acres (0.40 ha) of ponds & woodland along with 0.35 acres (0.14 ha) of roads, yards and buildings.

The land is predominantly Grade 3 according to the Agricultural Land Classification of England and Wales. It is within a ring fence and generally found to be in good heart. The better quality pasture and arable land lies close to the River Ehen which forms part of the boundary.



## Schedule of Areas

Parcel ID	Description	Total Area (acres)	Total Area (hectares)
4599	Ploughable Land	7.81	3.16
5082	Ploughable Land	6.65	2.69
2439	Permanent Grassland	4.65	1.88
3548	Permanent Grassland	0.20	0.08
4042	Permanent Grassland	14.06	6.69
5659	Permanent Grassland	5.78	2.34
5668	Permanent Grassland	6.03	2.44
5876	Permanent Grassland	0.05	0.02
6051	Permanent Grassland	0.10	0.04
6576	Permanent Grassland	3.24	1.31
6691	Permanent Grassland	10.01	4.05
8881	Permanent Grassland	10.25	4.15
9695	Permanent Grassland	5.31	2.15
5928	Permanent Grassland	4.69	1.90
6111	Permanent Grassland	8.85	3.58
6625	Permanent Grassland	2.13	0.86
7829	Permanent Grassland	3.98	1.61
7903	Permanent Grassland	8.67	3.59
9312	Permanent Grassland	8.87	3.59
9707	Permanent Grassland	1.11	0.45
0677	Permanent Grassland	7.68	3.11
1093	Permanent Grassland	3.11	1.26
0604	Permanent Grassland	2.89	1.17
3228	Pond	0.07	0.03
3848	Pond	0.22	0.09
5836	Woodland	0.69	0.28
Farm steading		0.36	0.14
<b>Total</b>		<b>127.46</b>	<b>51.58</b>

### Basic Payment Scheme (BPS) & IACS

There are 50.49 BPS Entitlements included in the sale of the property. An administration fee of £200 plus VAT will be charged by Whittaker & Biggs for the transfer of the entitlements.

### Environmental Schemes

The property is not within any environmental scheme however there may be scope for a scheme in due course.

### Ingoing Valuations

The Purchaser, in addition to the purchase price will be obliged to take on any silage.

### Sporting Rights

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

### Mineral Rights

Any Mineral Rights are included in the sale in so far as they are owned and within the vendor's title.

### Planning

There may be scope for development of some buildings subject to obtaining the necessary consents. Prospective Purchasers should make their own enquiries.

### Sellers Solicitors

Bleasdales  
14 Scotch Street  
Whitehaven  
Cumbria  
CA28 7NG  
01946 692165

### Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

### Local Authority

Copeland Borough Council  
The Copeland Centre  
Catherine Street  
Whitehaven  
Cumbria  
CA28 7SJ

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed 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 mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Viewing

Viewing is strictly by prior appointment with the Joint Selling Agents; Davidson & Robertson, Cockermouth, telephone 01900 268633 or Whittaker & Biggs, Biddulph telephone 01782 522117

### Date of Entry

By mutual agreement.

### Important Notes

#### Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

#### Offers

All offers should be submitted to the selling agent, along with the relevant Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, to the Selling Agent.

### Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

There is a public right of way through the property that skirts the steading. There is also a footpath on the edge of the northern boundary against the River Ehen. There are electricity pole lines which cross the property to the south of the steading. There are two United Utilities water pipes that cross the property.



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[www.drrural.co.uk](http://www.drrural.co.uk)  
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**PARTICULARS AND MISREPRESENTATION** - These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.