

FOR SALE

Overgates

Mealsgate, Wigton, Cumbria, CA7 1LE

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



Overgates

Overgates, Mealsgate, Cumbria, CA7 1LE

Overgates is a productive farm extending to approximately 51.82 acres (20.97 Ha). Set in an attractive rural location, the farm has close links to Cockermouth and Wigton and is set just outside the Lake District National Park. The property would be an ideal starter farm, bolt on unit or lifestyle property.

- Traditional Farmhouse
- Steading
- In all the land totals 50.53 acres (20.45 Ha) to include:-
 - 48.90 acres (19.79 Ha) mowable/ploughable land
 - 1.63 acres (0.66 Ha) grazing land

For sale as a whole or in 3 lots

Lot 1 – Traditional Farmhouse, Steading and 12.90 acres (5.22 Ha) of land consisting of 11.27 acres (4.56 Ha) or mowable/ploughable land and 1.63 acres (0.66 Ha) grazing land.

Lot 2 – 33.21 acres (13.44 Ha) of excellent quality mowing/ploughable land.

Lot 3 – 4.42 acres (1.79 Ha) paddock of excellent quality mowable/ploughable land.

For Sale by Private Treaty

Wigton – 7 miles
 Cockermouth - 10 miles
 Carlisle – 18 miles

Selling Agents

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

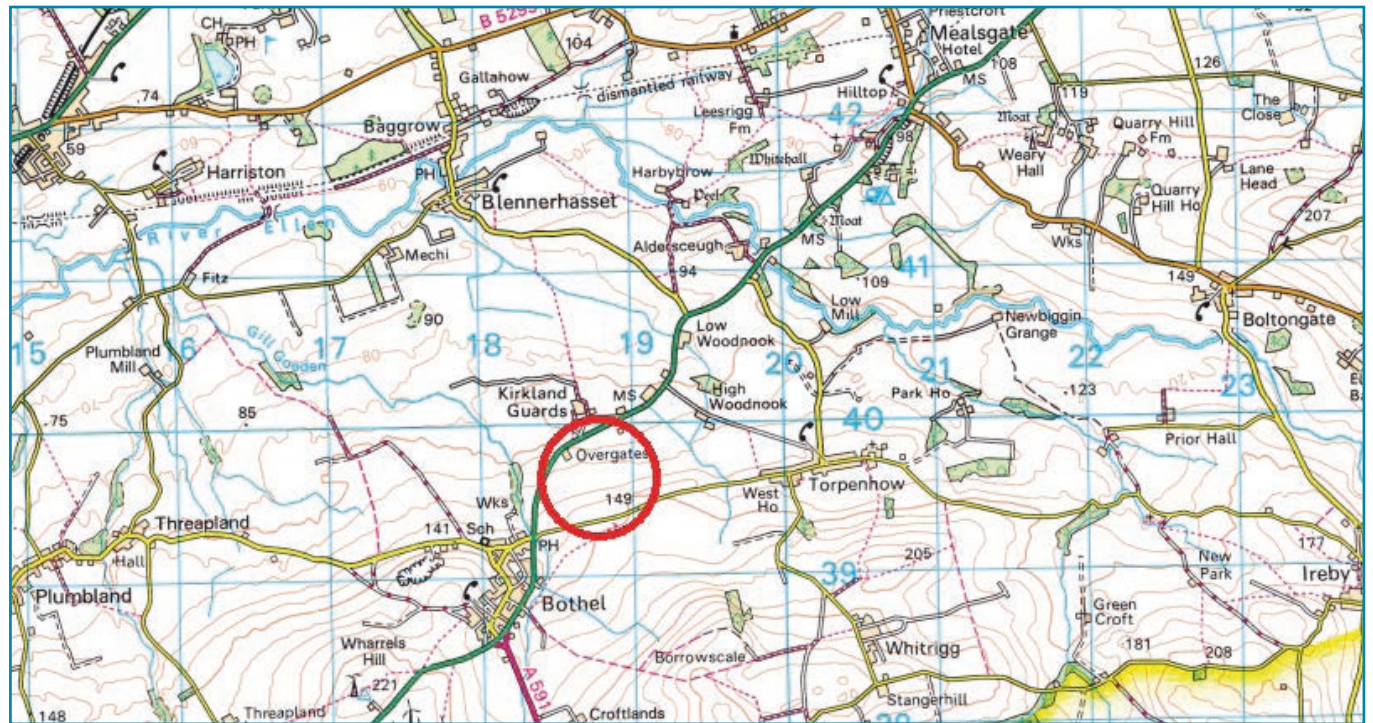
Situation

Overgates is situated between Bothel and Mealsgate adjacent to the A595 and located near to the Lake District National Park. The property lies approximately ½ mile to the North East of Bothel in West Cumbria with Wigton, Cockermouth and Carlisle nearby. The property is easily accessible having direct access to the A595 with good routes to West Cumbria, M6 and A66.

Local amenities are served predominantly via Cockermouth and Wigton with primary and secondary schools. More diverse shopping is provided by near by towns such as Whitehaven, Workington or Carlisle. The property lies just outside the Lake District National, which is a UNESCO World Heritage Site.

Access

Access is off the A595.





Directions

From Carlisle, take the A595 towards Cockermouth. After Mealsgate, the property is located on the left after approximately 2 miles, just before you enter Bothel.

From Cockermouth, follow the A595 towards Carlisle. After the village of Bothel, the property is on the right hand side after the turning to Torpenhow.

Satnav users should use the postcode CA7 1LE

Description

Overgates is a productive farm that extends to approximately 51.82 Ac (20.97 Ha) or thereby. The holding comprises traditional Farmhouse, a range of modern buildings, traditional sandstone buildings and land. The land consists of excellent quality land, with the majority suitable for either grazing and mowing or arable crop production.

Lot 1: Overgates Farmhouse, Steading and 12.90 acres (5.22 Ha)

The farmhouse is located to the north west of the steading and overlooks the Solway Firth with views over to Criffell and Southwest Scotland. It is a Grade 2 listed detached building of stone construction with a render finish and slate roof. The current house is understood to date back to the late 18th Century, with records of a settlement at the site since the 1600's. It is believed that the site had historically been a look out for Border Reivers crossing the Solway Firth.



The farmhouse is in need of full modernisation and refurbishment including new heating system and rewiring. This offers the opportunity to place a new purchaser's style on the property. There is also potential to alter the layout, subject to the relevant permissions.

Accommodation

Kitchen (approx. 2.37m x 4.96m)

With fitted unit with sink with access to stairwell leading to Bedroom 5

Living Room (approx. 4.58m x 6.88m)

Open fire and exposed beams with views towards the Solway.

Living Room 2 (approx. 4.85m x 4.24m)

Open Fireplace with views over towards the Solway.

Hallway

Leading to main stair case.

Sitting Room (approx. 4.48m x 4.60m)

Open fire with views towards the Solway.

Pantry (approx. 2.87m x 3.25m)

Traditional cold room with stone slab shelving.

Outhouse (approx. 2.81m x 4.25m)

Storage with access from the rear of property.

First Floor

Landing

Bedroom 1 (approx. 4.60m x 4.90m)

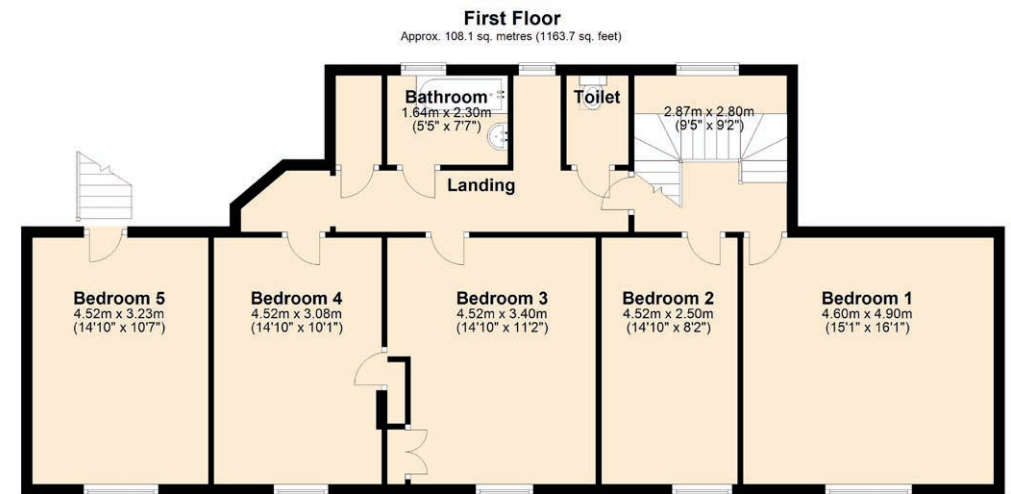
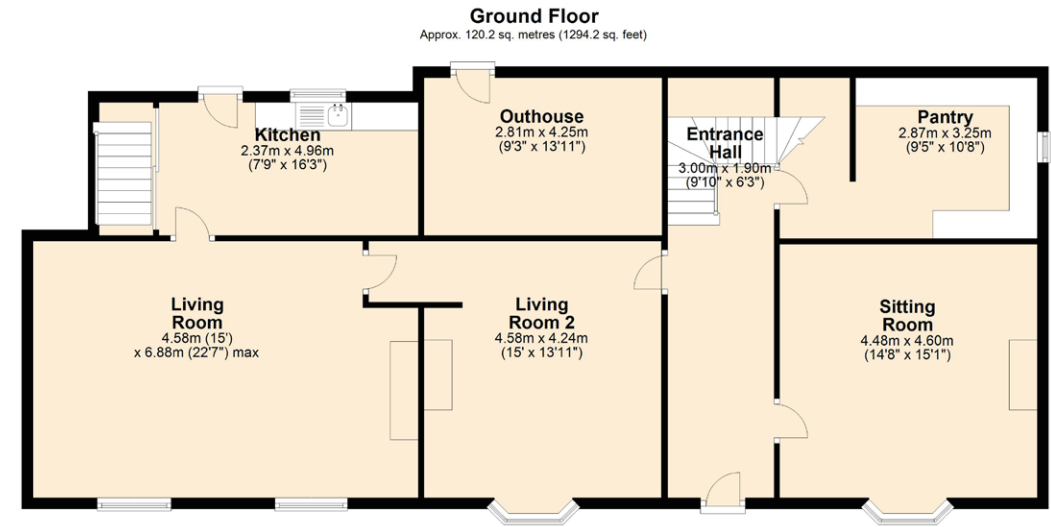
Double Bedroom with fire place and views over the Solway.

Bedroom 2 (approx. 4.52m x 2.50m)

Single bedroom with views over the Solway

Bedroom 3 (approx. 4.52m x 2.50m)

Double Bedroom with fire place and views over the Solway.





Bedroom 4 (approx.4.52m x 3.08m)

Double Bedroom with views over the Solway.

Bedroom 5/Office (approx.4.52m x 3.23m)

Single Bedroom with views over the Solway. This is accessed via private stairwell from Kitchen.

Bathroom (approx.1.64m x 2.30m)

Bath with pedestal sink.

WC

High level WC

Airing Cupboard

Externally, there is a garden to north-west and rear with mature trees.

Services

The property benefits from mains water, mains electricity, oil fired central heating and single glazing.

Council Tax

Overgates Farmhouse is classed as band F.

EPC

Overgates is Grade II Listed and it is understood that an EPC is therefore not required.

Lot 1:The Steading

The steading includes a mixture of traditional sandstone buildings, some of which are in a poor state of repair. There may be potential

for these to be converted to other uses, subject to the necessary permissions.

The modern buildings are currently utilised for farm machinery storage, livestock housing and general storage. There are hardcore standings for external storage and conc

1. Farm House

As detailed opposite.

2. Detached Garage 6.60m x 4.60m

Part stone, part brick building with sheeted roof with concrete floor.

3. Traditional Sandstone Barn 14.40m x 6.50m

Traditional sandstone barn in a dilapidated state with slate roof.

4. Single Storey Shed/Outhouse 14.50m x 5.00m

Traditional sandstone shed with slate roof with concrete floor

5. Grain Store Shed 9.40m x 27.25m (max)

Traditional sandstone multi-level barn with part slate part sheeted roof with concrete floor.

6. A Range of Livestock Buildings 30.80m x 25.70m (max)

A range of steel portal framed livestock buildings under sheeted roofing with a concrete floor, including some slats, part concrete floor with part concrete block, part sheeted walls.

7. Storage/Livestock Shed 18.20m x 10.40m

Steel portal framed building under a sheeted roof with concrete flooring and feed passage with electric and water.

8. Former Silage Pit 31.50m x 12.30m

Former silage pit with concrete floor.

The Land

The land is ring fenced and predominantly Grade 3 according to the Agricultural Land Classification of England and Wales. The land consists of good quality pasture and ploughable land which totals 50.53 Ac (20.45 Ha) and is currently in use as:

Movable/Ploughable land totals 48.90 acres (19.79 Ha)

Grazing totals 1.63 acres (0.66 Ha).

Lot 1

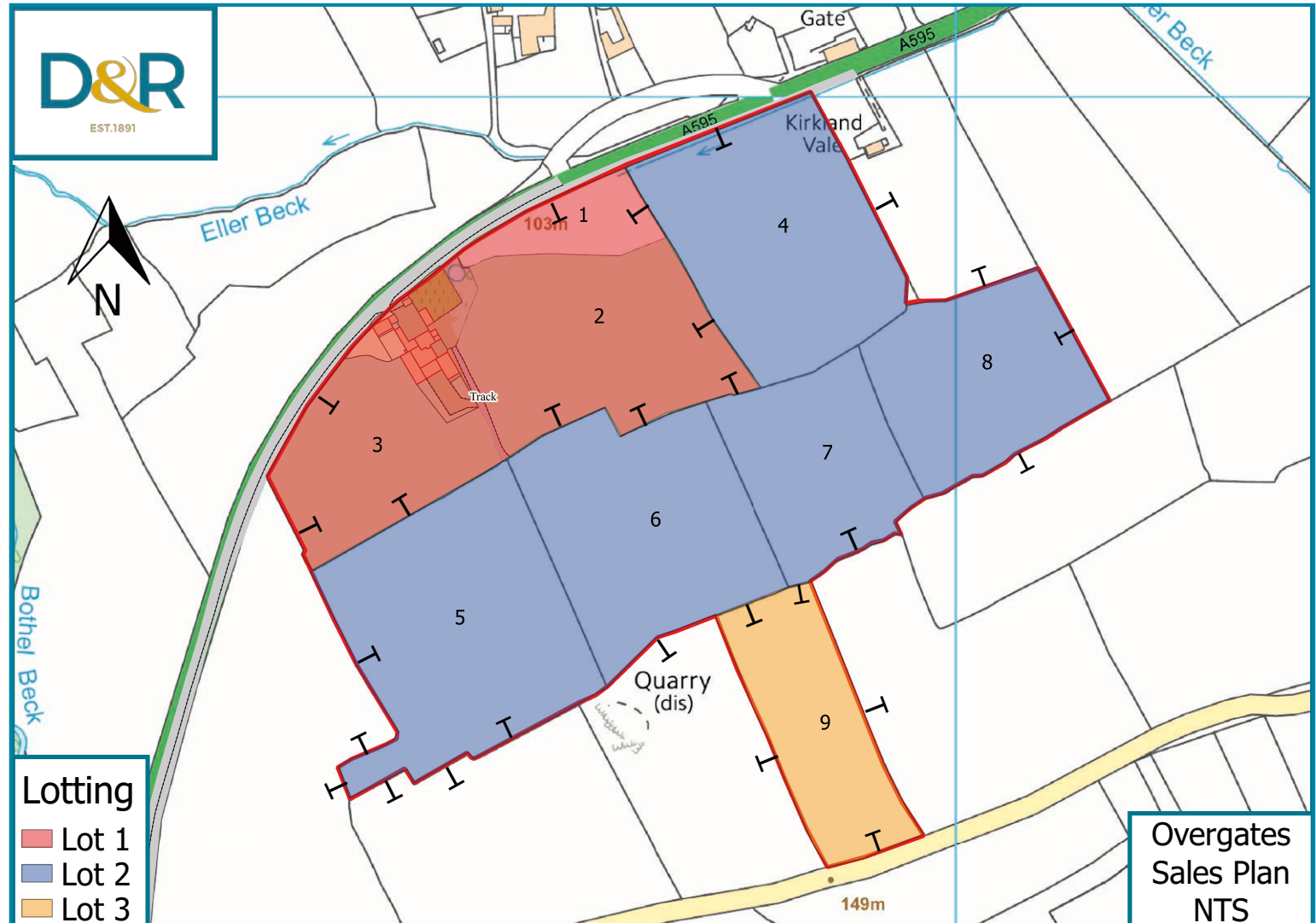
The land within Lot 1 totals 12.90 acres (5.22 Ha). This is made up of movable/ploughable land totalling 6.65 acres (2.69 Ha), grazing land totalling 1.63 ac (0.66 Ha) with Winter Barley totalling 4.62 acres (1.87 Ha). The winter barley is not to be included in the sale. This surrounds the steading and lies between 100m-120m above sea level.

Lot 2

This lot comprises an excellent block of movable/ploughable land extending to approximately 33.21 acres (13.44 Ha). The 5 fields can be accessed from the A595. The land lies between approximately 100m-130m above sea level.

Lot 3

The field consists of movable/ploughable land totalling 4.42 acres (1.79 Ha). This lies between approximately 130m-150m above sea level on a north facing slope and is to the southwest of the steading. This lot has good roadside access via the Bothel to Tropsnow road.



Schedule of Areas

Parcel ID		Current Use	Total Area (hectares)	Total Area (acres)
Lot 1				
1	NY1839 6889	Grazing/Mowable	0.66	1.63
2	NY1839 7181	Grazing/Mowable	2.69	6.65
3	NY1839 5472	Winter Barley	1.87	4.62
Farm Steading			0.52	1.28
Total			5.74	14.18
Lot 2				
4	NY1839 8692	Grazing/Mowable	2.92	7.22
5	NY1839 6157	Grazing/Mowable	3.53	8.72
6	NY1839 7565	Grazing/Mowable	2.91	7.19
7	NY1839 9072	Grazing/Mowable	1.88	4.65
8	NY1839 0277	Grazing/Mowable	2.20	5.44
Total			13.44	33.21
Lot 3				
9	NY1839 8950	Grazing/Mowable	1.79	4.42
Total			1.79	4.42
			20.97	51.82



Basic Payment Scheme (BPS)

The BPS Entitlements are included in the sale and will be transferred to the Purchaser(s) for a fee of £250 plus VAT by Davidson and Robertson.

Lot 1: 5.22 Non SDA entitlements
 Lot 2: 13.44 Non SDA entitlements
 Lot 3: 1.79 Non SDA entitlements

Environmental Schemes

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

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

Initial inquiries have been made with Cumbria County Council Highways with regards to creating a new entrance to the farmhouse and steading. Further information can be obtained from the Selling Agents.

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

Sellers Solicitors

Ms Maria Wright
 Beaty & Co Solicitors
 Victoria Place
 Wigton
 Cumbria
 CA7 9PJ
 016973 42121

Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the farmhouse are included within the sale at no extra charge. Any appliances and/or services mentioned within these details does not imply that they are in full and efficient working order.

Tenure

The property is offered for sale as freehold with vacant possession upon the date of completion.

Method of Sale

The property is offered for sale by Private Treaty. It is intended to offer the property for sale as a whole or in up to 3 lots, but the Seller reserves the right to divide the property into further lots, or to withdraw the property, exclude any property shown in these particulars or to generally amend the particulars.

Deposit

A deposit of 10% of the purchase price will be payable on exchange of contracts. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Local Authority

Allerdale Borough Council
 Allerdale House
 Workington
 Cumbria
 CA14 3YG

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 Selling Agents; Davidson & Robertson, Cockermouth. Telephone 01900 268633.

For Health and safety purposes, all viewers should be mindful of restricted areas when inspecting the property and bare in mind any hazards.

Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest 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, easements, 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 United Utilities water pipeline, a gas pipeline and electricity lines that cross the property. Please contact the Selling Agents for further information.

Regarding the recently laid water pipe, the vendor will retain the easement compensation and losses up to 31st December 2019.



Offices across Scotland and Northern England

www.drrural.co.uk



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.