

FOR SALE

Overgate

Mealsgate, Wigton, Cumbria, CA7 1LE

DAVIDSON
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS



Offices across Scotland and Northern England

www.drrural.co.uk

Overgate

Mealsgate, Cumbria,
CA7 1LE

Overgate is a versatile small holding that lends itself to a wide range of uses including equestrian and lifestyle buyers with exceptional views over to Criffel and the Solway Firth. Extending to approximately 12.90 acres (5.22 Ha) and set in an attractive rural location, the property has close links to Cockermouth and Wigton and is set just outside the Lake District National Park.

- Traditional Farmhouse
- Steading with range of traditional buildings.
- In all the land extends to 12.90 acres (5.22 Ha), consisting of 11.27 acres (4.56 Ha) mowable/ploughable land and 1.63 acres (0.66 Ha) grazing land.

For Sale by Private Treaty

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

Selling Agents

Davidson & Robertson
7M Lakeland Business Park
Cockermouth
Cumbria
CA13 0Q

Tel: 01900 268633

Email: sales@drrural.co.uk
Web: www.drrural.co.uk

Situation

Overgate is situated between Bothel and Mealsgate adjacent to the A595 and located near to the Lake District National Park. The property lies approximately 0.5 miles 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 available in nearby 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





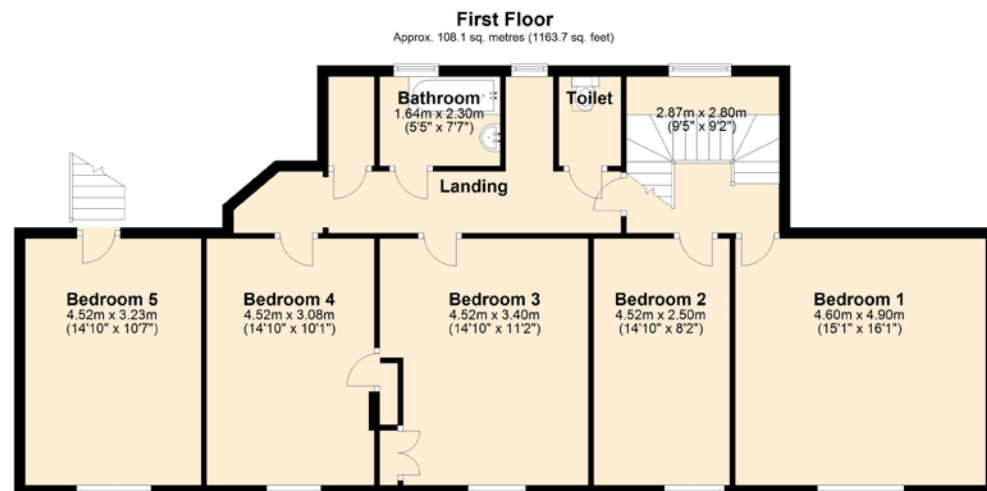
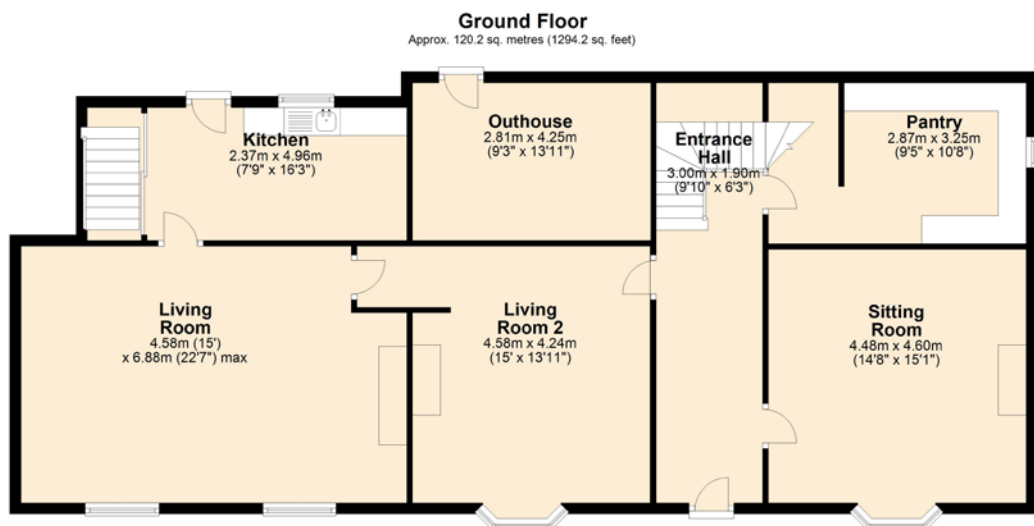
Description

Overgate is a smallholding that extends to approximately 12.90 acres (5.22 Ha) or thereby. The holding comprises traditional farmhouse, steading with range of sandstone and modern buildings and land. The excellent quality land agricultural land would be suitable for either grazing, mowing or arable crop production.

Overgate

The farmhouse is located to the north west of the steading and overlooks the Solway Firth with views over to Criffel and Southwest Scotland. The property 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 holding 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 a new purchaser to place their own style on the property. There is also potential to alter the layout, subject to the relevant permissions.



Accommodation

Ground Floor

Kitchen (approx. 2.37m x 4.96m)

Fitted kitchen 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.

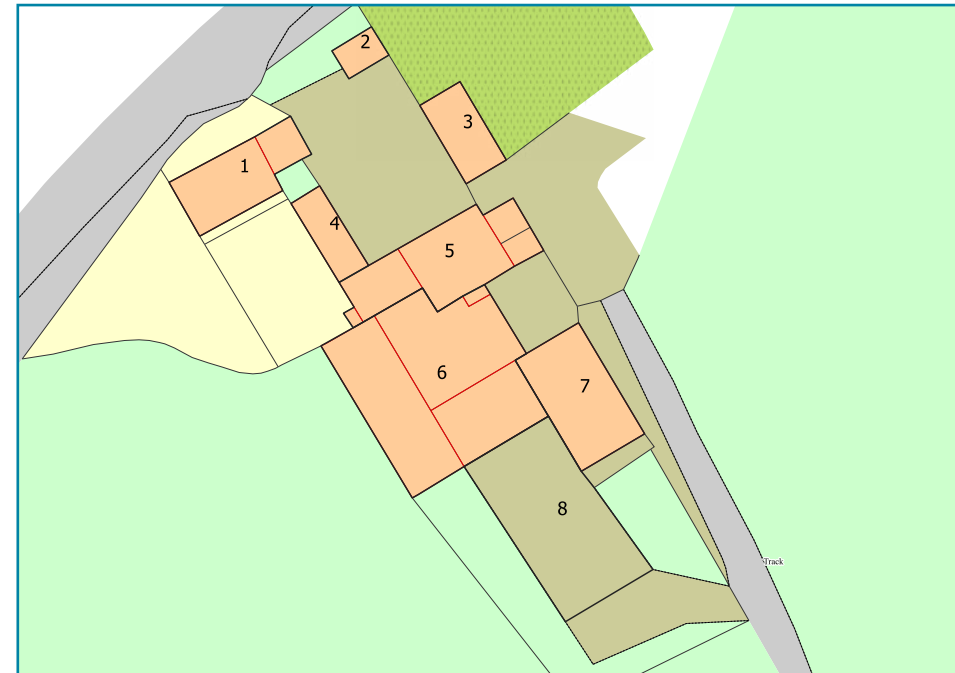
Bathroom (approx. 1.64m x 2.30m)

Bath with pedestal sink.

WC

High level WC

Airing Cupboard



Externally

There is a garden to north-west and rear which is currently laid to lawn with mature trees.

Services

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

Council Tax

Overgate is classed as band F.

Energy Performance Certificate (EPC) Rating

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

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 such as commercial, residential or stabling subject to the necessary permissions.

The modern buildings are currently utilised for farm machinery, livestock housing and general storage. There are hardcore and concrete yard areas suitable for external storage with an adjacent wooded area.

1. Farm House

2. Detached Garage (Approx. 6.60m x 4.60m)

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

3. Site of Former traditional barn

Former traditional barn, now a building footprint.

4. Single Storey Shed/Outhouse (Approx. 14.50m x 5.00m)

Traditional sandstone shed with slate roof and concrete floor

5. Traditional Sandstone Barn including former Byre (Approx. 9.40m x 27.25m (max))

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

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

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

7. Storage/Livestock Shed (Approx. 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 (Approx. 31.50m x 12.30m)

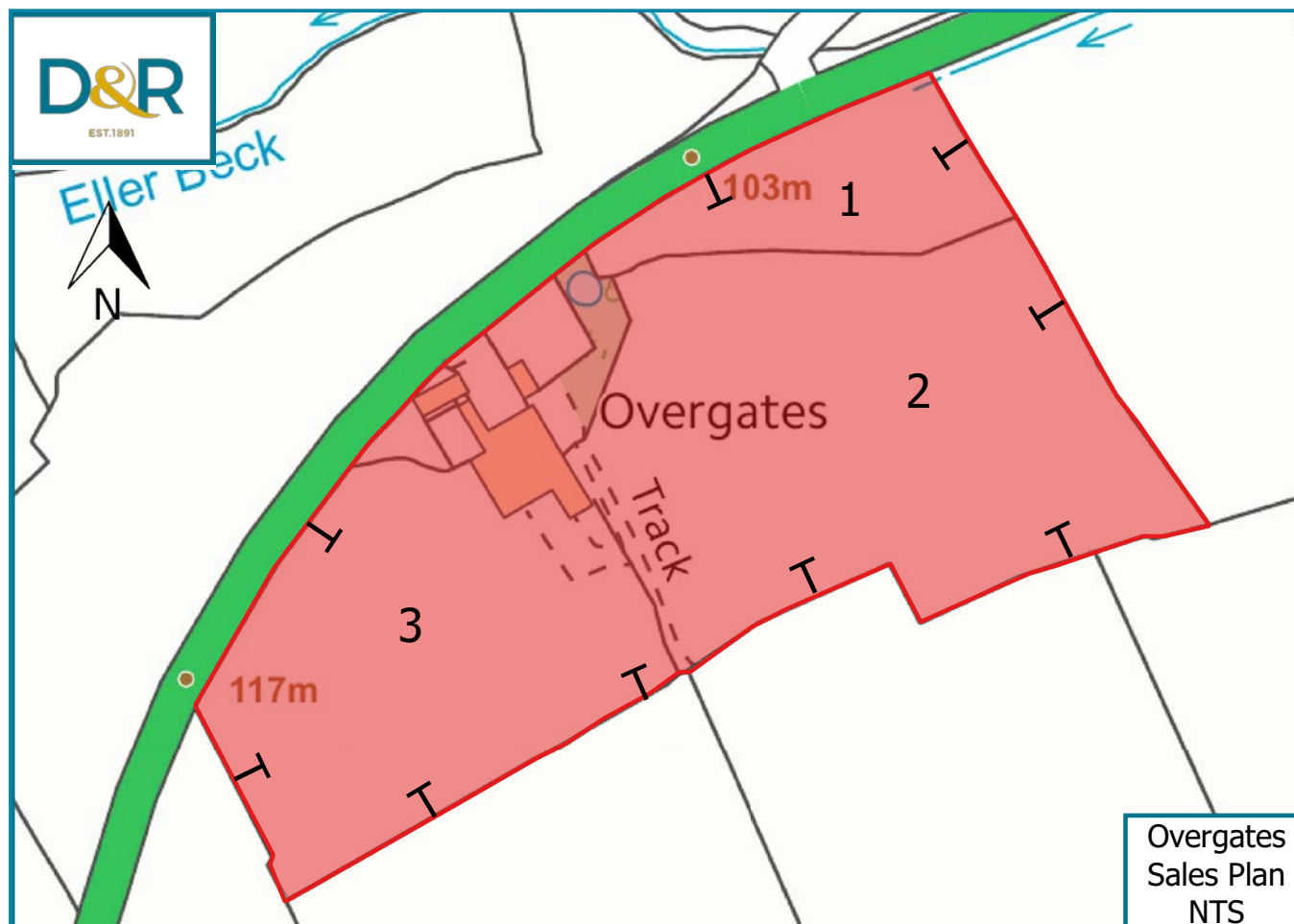
Former silage pit with concrete floor.

The Land

The land lies within a ring fence and is predominantly Grade 3 according to the Agricultural Land Classification of England and Wales. The land consists of good quality pasture and ploughable land which extends to 12.90 acres (5.22 Ha). This is made up of 6.65 acres (2.69 Ha) mowable/ploughable land, 1.63 ac (0.66 Ha) grazing land totalling 1.63 ac (0.66 Ha) and 4.62 acres (1.87 Ha) of Stubble. This surrounds the steading and lies between 100m-120m above sea level.

Schedule of Areas

Parcel ID	Current Use	Total Area (hectares)	Total Area (acres)
NY1839 6889	Grazing/Mowable	0.66	1.63
NY1839 7181	Grazing/Mowable	2.69	6.65
NY1839 5472	Stubble	1.87	4.62
Farm Steading		0.52	1.28
Total		5.74	14.18



Basic Payment Scheme (BPS)

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

Environmental Schemes

The property is not within any environmental scheme however it is noted 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 and pay for an independent valuation of all growing crops if the date of entry is prior to harvest. The purchaser is also 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

A planning application has been submitted to Allerdale Borough Council for the creation of a new replacement access and track and closing the existing access, please see the Allerdale Borough Council website ref FUL/2020/0122 for further information.

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

Sellers Solicitors

Beaty & Co Solicitors
Victoria Place,
Wigton,
Cumbria,
CA7 9PJ

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

By strict appointment with the Selling Agents, Davidson & Robertson. Telephone 01900 268633 or via email sales@drurual.co.uk . All viewing to be organised with the Selling Agent. Please note that compliance with all current COVID 19 regulations and guidance must be adhered to.

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 United Utilities water pipeline, a gas pipeline and electricity lines that cross the property. Please contact the Selling Agents for further information.

Particulars prepared July 2020

Photographs taken April 2019



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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.