

**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 excellent smallholding extending to approximately 14.77 acres (5.97 ha) and would lend itself to an equine or lifestyle buyer. Set in an attractive rural location, Row Farm benefits from close links to Cockermouth, Workington and Whitehaven located just outside the Lake District National Park.

- Traditional Farmhouse
- Useful steading with range of modern and traditional buildings
- In all 14.77 acres (5.97 ha) to include:
  - 11.51 acres (4.66 ha) pasture/mowable land
  - 2.89 acres (1.17 ha) rough grazing
  - 0.36 acres (0.14 ha) RYBB

## For Sale by Private Treaty as a whole

Egremont - 1 mile  
 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](mailto:sales@drrural.co.uk)  
 Web: [www.drrural.co.uk](http://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](mailto:John.Wilson@whittakerandbiggs.co.uk)  
 Web: [www.whittakerandbiggs.co.uk](http://www.whittakerandbiggs.co.uk)

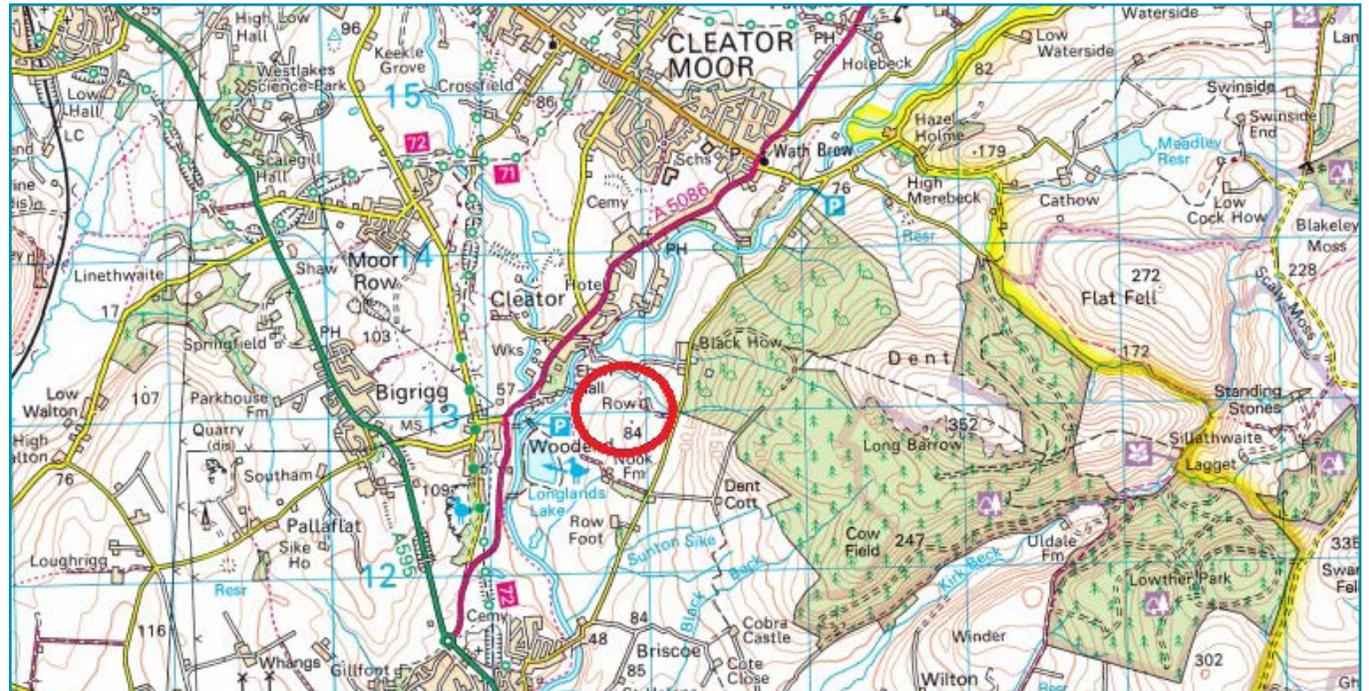
### Situation

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, under 0.5 miles 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 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.

**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 small holding that extends to approximately 14.77 acres (5.97 ha). The holding comprises of a traditional farmhouse, range of modern buildings, traditional sandstone buildings and agricultural land. The land is predominately permanent pasture suitable for mowing and grazing purposes with a small area of rough grazing.

## 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. There is an attached stone outhouse which offers considerable extension potential and it is currently utilised for storage purposes. The property is generally in a good state of repair, offering the character of a traditional farmhouse with the potential for modernisation and personalisation.

## 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 and views to the rear.

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

Double Bedroom with fire place and views towards the Lakeland fells. Currently used as a livingroom.

### 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.

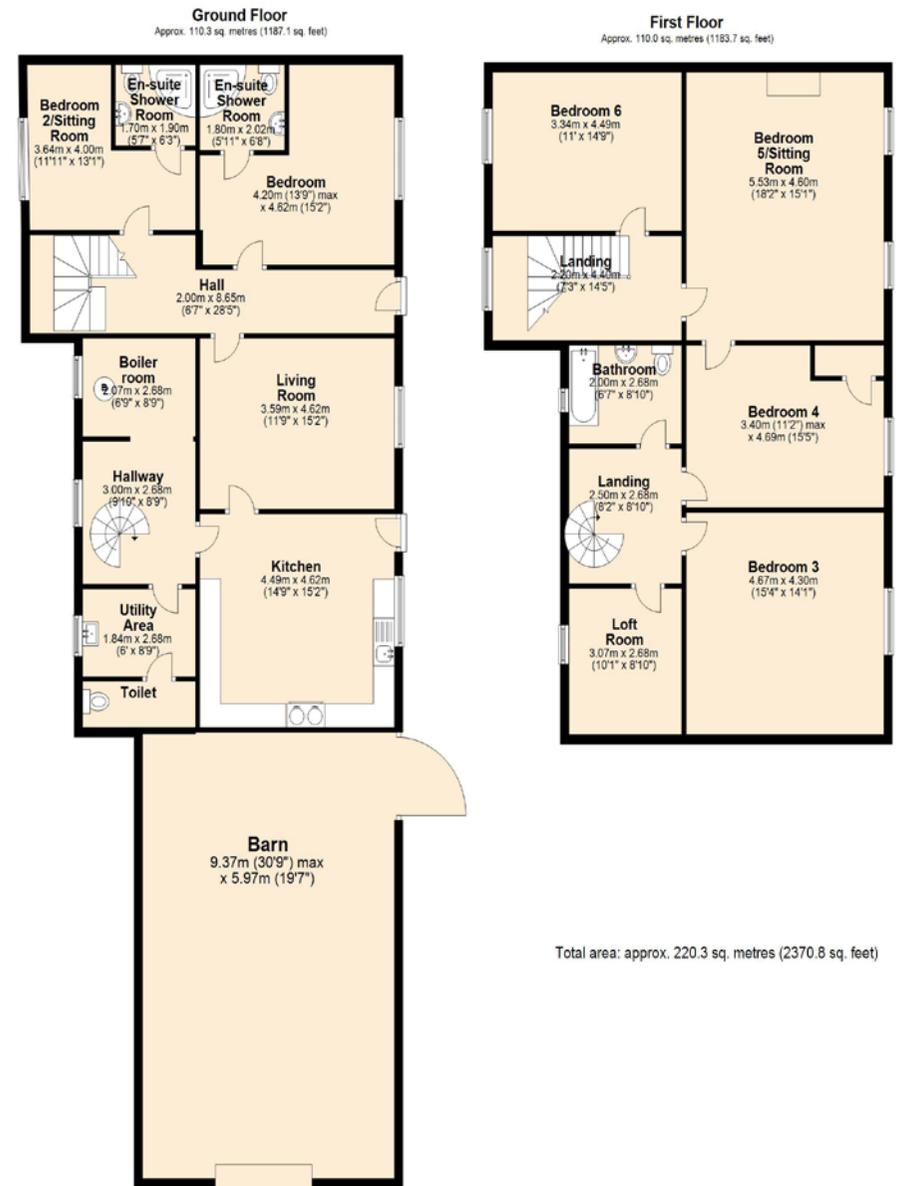
### Main Landing (2.50m x 2.68m)

### Bathroom (2.00m x 2.68m)

With bath, WC and pedestal sink

## Services

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





### Energy Performance Certificate (EPC) Rating

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

### Council Tax

Row Farm Farmhouse is Council Tax Band C.

### The Steading

Row Farm steading comprises a mixture of modern and traditional agricultural buildings which are predominantly used for housing livestock, and for the storage of machinery, produce and general equipment. A number of the agricultural buildings would be suitable for conversion into either residential or equestrian uses subject to obtaining planning permission. There are 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 for conversion into residential accommodation, subject to obtaining the appropriate consents.

### Building 2 - Farmhouse

As detailed opposite

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

Traditional stone building under a slate roof comprising workshop split into 2 bays along with 3 dog and 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 and part earth floor. This is served by mains water and electric lighting and has recently been used for livestock housing. It offers potential for residential conversion subject to planning consent.

### 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.

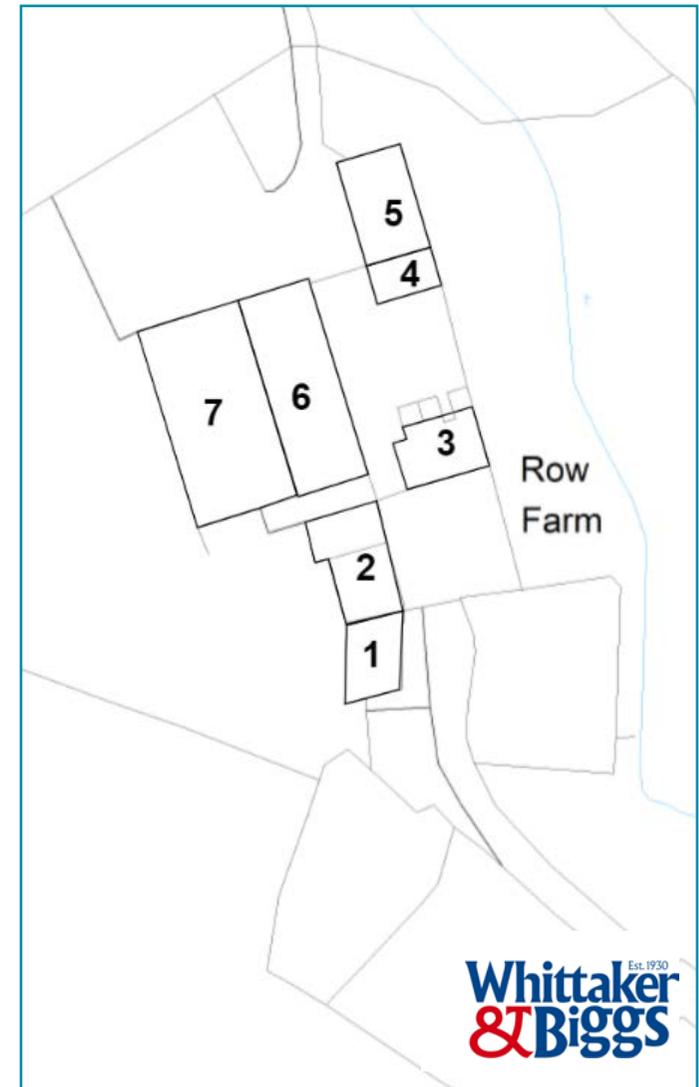
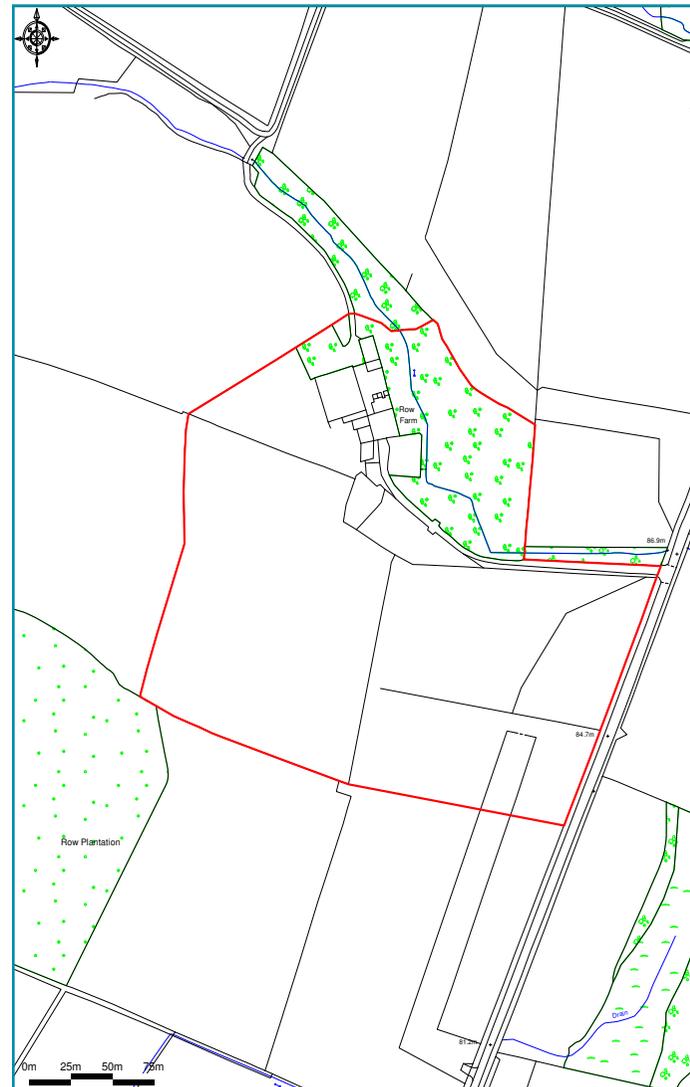
**The Land**

The agricultural land extends to 14.41 acres (5.83 ha) consisting of 11.51 acres (4.66 ha) of pasture/mowable land, 2.89 acres (1.17 ha) of rough grazing and 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 land is currently divided into four parcels and there is potential for division into smaller paddocks for equestrian purposes.

**Land Schedule**

Parcel ID	Description	Total Area (acres)	Total Area (hectares)
9695	Permanent Grassland	5.31	2.15
9707	Rough Grazing	1.11	0.45
1093	Permanent Grassland	5.14	2.08
0604	Permanent Grassland	2.89	1.17
Farm Steading		0.36	0.14
<b>Total:</b>		<b>14.81</b>	<b>5.99</b>



Plans not to scale - for reference purposes only.

### Basic Payment Scheme (BPS) & IACS

There are 5.76 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.

Please note that the Field Plan is for indicative purposes only and is not to scale, measurements provided by Whittaker & Biggs.

### 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 a United Utilities water pipes that crosses the property to the south of the steading.





Offices across Scotland and Northern England

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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.