

**For Sale by Informal Tender
By Kind Direction of the Executors
of The Late Dorothy Elliott**

Whittaker Est. 1930
& Biggs



**A four bedroom traditional Farmhouse and Farm
Buildings, three bedroom Cottage and Land forming
Ehenside Farm, Braystones, Beckermeth, Cumbria
CA21 2YL**

The farm extends to 90.75 acres (36.73 hectares) or thereabouts and is available to purchase in up to five lots or as a whole.

TO BE SOLD BY INFORMAL TENDER

CLOSING DATE FOR OFFERS TO BE RECEIVED BY THURSDAY 28 APRIL 2022 AT 4 P.M

01782 522117

www.whittakerandbiggs.co.uk



EHENSIDE FARM, BRAYSTONES, BECKERMET, CUMBRIA CA21 2YL

An exciting opportunity to acquire a well located farm along with three very accessible blocks of productive arable land to the south side of Egremont near the village of Beckermest.

Ehenside Farm is an agricultural holding comprising of a traditional farmhouse, ranges of traditional and modern farm buildings, a farm cottage and land extending to approximately 36.27 hectares (90.75) acres. Split up into five lots, all of which have road access with the arable land having road frontage to each lot. A Four bedroom traditional Farmhouse and Three bedroom Cottage, the land is a mixture of good quality arable land suitable for growing cereals and potatoes and productive pasture land suitable for mowing and grazing.

It is anticipated that all of the lots will appeal to a wide variety of purchasers including local farmers, equestrian users, investors and lifestyle and amenity purchasers.

For sale in up to five individual lots, a whole or any combination of lots as follows:

Lot One – Ehenside Farmhouse and buildings along with 34.24 acres

Lot Two – Ehenside Cottage with 2.29 acres

Lot Three - 13.53 acres

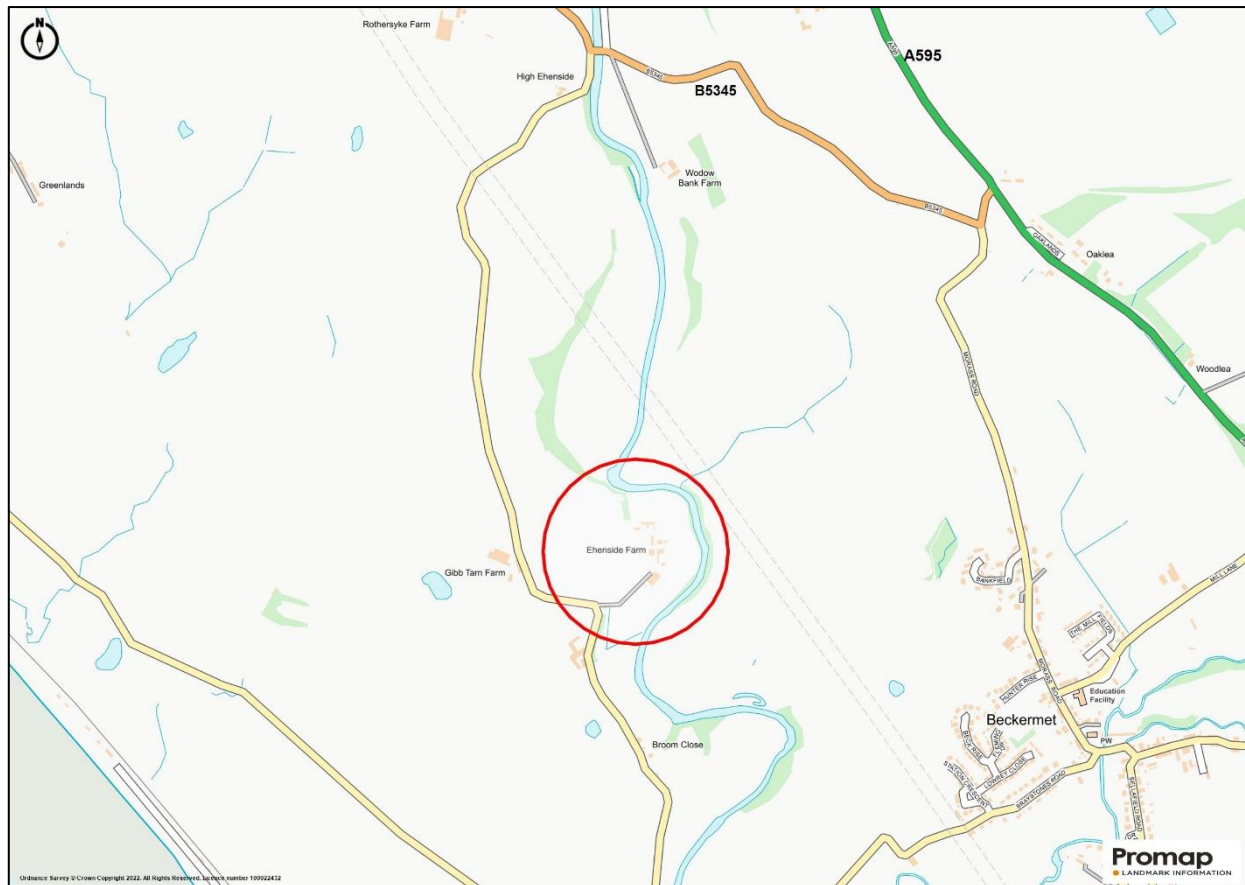
Lot Four – 20.47 acres

Lot Five – 20.22 acres

To be sold by Informal Tender

Closing date for offers Thursday 28 April 2022 at 4 p.m.





LOCATION

Ehenside Farm is situated off the C classified road heading from Low Mill to Braystones. Heading south from Low Mill, the entrance to the farm is approximately 1.1 miles from where the B5345 crosses the river Ehen over Low Mill Bridge. The town centre of Egremont is approximately 4.5 miles to the north by road.

DIRECTIONS

Heading south out of Egremont along the A595 continue towards Sellafield for 1.4 miles. Turn right onto the B5345 signposted to St Bees and continue for 0.7 miles over Low Mill Bridge, then turn immediately left onto the C classified road towards Braystones. Continue towards Braystones for 1.1 miles, **Lot 3, 4 and 5** are on the left hand side. For **Lot 2** take the first left onto a private single-track drive towards Ehenside Farm the cottage is located just off the main road. For **Lot 1** continue along the farm drive until the buildings and farmhouse are approached. Each Lot is identified by a Whittaker & Biggs 'For Sale' signs. The Ordnance Survey reference number is NY007071.

VIEWINGS

The viewing of the House, Cottage and Buildings are strictly by prior appointment with the agents Whittaker and Biggs. The land may be viewed during daylight hours whilst in possession of a copy of these particulars and which will constitute authority to view. Please ensure that all gates are left as found and latched or tied correctly.

Anyone inspecting the land does so entirely at their own risk and neither the selling agents nor the vendors accept any responsibility or liability for any injuries or consequential loss howsoever caused.

**Lot 1 – Farmhouse, Buildings and 34.24 acres
(Hatched Blue on the attached plan)**

Guide Price - £650,000

The farmhouse is located to the east side of the middle yard. The house comprises a traditional sandstone built detached property with a rendered finish under a Lakeland slate roof. The property is in need of full modernisation and offers the purchasers the opportunity to create a delightful family home

Accommodation

The Ground Floor accommodation comprises: -

Entrance Hall (4.51m x 1.01m)

Front staircase leading up to first floor.

Front Sitting Room (4.91m x 3.86m)

With a tiled fireplace and hearth with mantelpiece

Front Dining Room (4.82m x 4.58m)

With tiled fireplace, hearth and mantelpiece.

Top Kitchen (4.70m x 4.36m)

With a Yorkshire range and a built in drawer unit.

Main Kitchen (5.45m x 4.02m)

With fitted units, double stainless-steel sink unit, and electric cooker.

Rear Passage (6.91m x 1.00m)

With a W.C. located at one end.

Pantry (4.03m x 1.91m)

Passage to Back Staircase (4.00m x 2.14m)

First Floor accommodation comprises: -

Landing (4.99m x 1.00m)

Bedroom One (5.00m x 4.25m)

Double bedroom with a tiled fireplace.

Bedroom Two (4.95m x 3.68m)

Double bedroom with a tiled fireplace and mantelpiece.

Bedroom Three (4.85m x 4.63m)

Double bedroom with tiled fireplace and hearth.

Second Landing (5.93m x 1.00m)

With a W.C. at one end.

Bathroom (4.38m x 3.81m)

With a panel bath, pedestal sink and airing cupboard.

Bedroom Four (4.41m x 3.44m)

Single bedroom with a tiled fireplace.

Second Floor accommodation comprises: -

Room One (8.16m x 3.67m)

Room Two (5.92m x 3.57m)



Services

The property benefits from mains water, drainage and electricity. The heating is from wall mounted electric storage heaters and fireplaces and double glazing to the front elevation.

EPC

The EPC rating for the property has been assessed as Energy Rating G.

Council Tax

Ehenside Farmhouse is Council Tax Band D.



The Farmyard

Ehenside Farmyard comprises of a mixture of traditional sandstone and pitched slate roofed and modern farm buildings predominantly used for housing livestock and general storage. The yards are chiefly hardcored and several areas of concrete providing good access and extra storage facility.

Building 1 (10.06m x 6.10m)

Block wall constructed garage with a concrete floor and inspection pit.

Building 2 (22.40m x 4.30)

Traditional stone single storey building with an open front used for storage.

Building 3 (17.89m x 11.13m)

Traditional Stone Barn with two double shippens lofted and with an attached lean to shippon.

Building 4 (South section 11.16m x 5.06m middle section 13.17m x 10.73m)

Traditional Stone Barn lofted shippon split into three sections with a ramp up to the loft.

Building 5 (South section 4.97m x 4.54m north section 17.10 x 6.37m)

Traditional sandstone barn split into two sections the south section is lofted with a lose box below and north section has an arched door into the main barn.

Building 6 (15.24m x 4.57m)

Traditional single storey Stone Barn split into four loose boxes.

Building 7 (6.96m x 3.75m)

Traditional single storey storage building with a pitched corrugated roof, in need of renovation.

Building 8 (15.24m x 6.10m)

A timber framed hay barn with a corrugated iron pitched roof, block walls and an earth floor.

Building 9 (15.24m x 6.10m)

Steel portal framed hay barn with a pitched box profile roof and two clad sides and an earth floor.

Building 10 (16.46m x 6.10m)

Brick wall constructed barn with corrugated iron side cladding to three sides and a pitched corrugated iron roof and a concrete floor with an open front.

Building 11 (32.00m x 18.29m)

A modern steel portal framed general purpose building with a pitched fibre cement roof, box profile side cladding to each side and breeze block walls to six feet, a swinging door and concrete floor.

Building 12 – Farmhouse

Building 13 (7.63m x 4.97m)

Traditional single storey building within the garden.



Planning

Some of the traditional buildings may have the potential to be converted subject to the required consents at the expense of the purchaser.



Schedule and plan of buildings at Ehenside Farm



Building	Description	Dimension in Metres
One	Garage	10.06 x 6.10
Two	Single storey traditional building.	22.40 x 4.30
Three	Traditional building with two double shippens and loft over. Lean to extension with shippen	13.32 x 11.13 10.55 x 4.57
Four	Traditional building with three sections Southern section Middle section	11.16 x 5.06 13.17 x 10.73
Five	Traditional sandstone barn in two sections Southern section Northern section	1.97 x 4.54 17.10 x 6.37
Six	Single storey traditional range of loose boxes	15.24 x 4.57
Seven	Single storey stone garage/store	6.96 x 3.75
Eight	Timber framed barn	15.24 x 6.10
Nine	Steel framed barn	15.24 x 6.10
Ten	Brick and cladded barn	16.46 x 6.10
Eleven	Modern portal framed building	32.00 x 18.29
Twelve	Ehenside farmhouse	14.22 x 11.22
Thirteen	Domestic outbuilding	7.63 x 4.97

Floor plan of farmhouse



The Land

Ehenside Farm is all within a ringed fence with the Pasture Land bordering the River Ehen. The land within lot 1 extends to 34.24 acres including 24.77 acres of pasture split into two well shaped fields suitable for mowing and grazing, 3.44 acres of level arable land, 3.81 acres of woodland and 2.22 acres of garden, driveways and yards.

The land is of Grade 3 and is of a medium loam soil consistency.



Lot 2 – Ehenside Cottage and 2.29 acres

(Hatched Red on the attached plan)

Guide Price in Excess of £200,000

Ehenside cottage is located at the end of the farm drive adjoining the C Classified Road. The property is constructed from traditional sandstone with partly pebble dashed rendered walls under a pitched slate roof. The cottage is in need of modernisation but offers the purchaser plenty of opportunity to make this property into a delightful family home.

Accommodation

Ground Floor accommodation comprises: -

Kitchen (4.67m x 4.17)

The back door enters into the kitchen.

Sitting Room (4.28m x 3.63m)

With a fireplace and stone surround, stairs to the first floor and the front door.

Living Room (3.67m x 2.91m)

With a tiled fireplace and mantelpiece.



First Floor accommodation comprises: -

Landing (5.15m x 0.96m)

With access to the attic.

Bedroom 1 (3.7m x 3.01m)

Bedroom 2 (3.82m x 3.17m)

Bedroom 3 (4.14m x 2.78m)

Bathroom (3.22m x 1.76m)

With pedestal sink, WC and shower cubicle.

The Land

The land includes a 1.80 acre grass paddock, which is suitable for mowing and grazing and may also be suitable for equestrian use subject to necessary consents. The purchaser will need to install an access gate off the farm drive into the paddock and erect a fence between the paddock and Lot 1. There is a 0.40 acre woodland providing amenity appeal to the west of the paddock up to the highway and 0.09 acres of cottage and garden area including space for parking to the front of the property.

Services

The property benefits from mains water, drainage and electricity with LPG gas fired central heating.

EPC

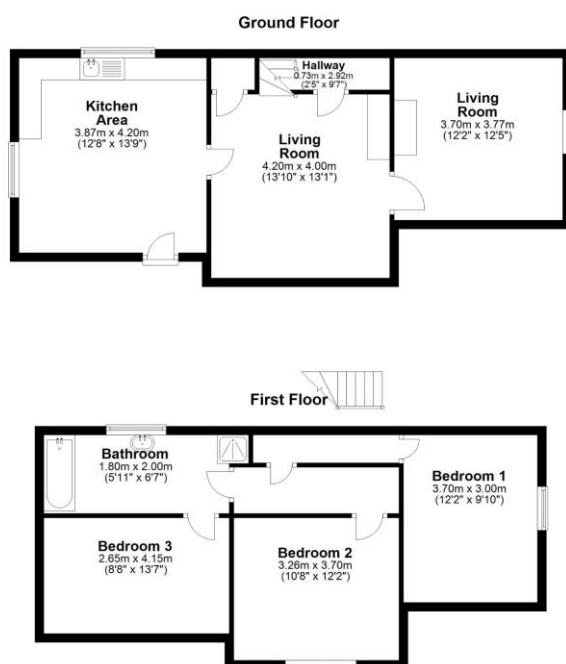
The EPC rating for the property has been assessed as Energy Rating E.

Council Tax

Ehenside Cottage is in Council Tax Band C.



Floor plan of cottage



Lot 3 – 13.53 acres of arable land

(Hatched Green on the attached plan)

Guide Price in Excess of £100,000

A regular shaped and level arable field adjoining Ehenside Farm. The field has road frontage with an existing access gate way. The land is suitable for growing a range of cereals and potatoes and could be reseeded back to pasture. The purchaser will be responsible for erecting a stockproof fence along the boundary of lot 1. The land does not currently have mains water however it is understood that there is a water main alongside the main road and there is also a water main which crosses the land along its southern boundary to a water meter with Lot One which serves Lot One.



Lot 4 – 20.47 acres of arable land

(Hatched Brown on the attached plan)

Guide Price in Excess of £140,000

Split into two productive fields with a slight slope to the east but mostly level in nature, being highly productive arable land suitable for growing a range of cereal crops and potatoes. In between the two fields is a 0.59 acre triangle of land not currently farmed and to the eastern boundary there is 0.55 acres of woodland. The land has road frontage along the west boundary and there are existing gateways into both fields. The land is served with a mains water supply charged for on a trough basis with water troughs within parcels 5141 and 5368



Lot 5 – 20.22 acres of arable land

(Hatched Turquoise on the attached plan)

Guide Price in Excess of £140,000

Split into two regular shaped and productive arable fields with a slight slope to the east, suitable for growing a range of arable crops and potatoes. Both fields have road frontage with a separate access gateway into each field. On the southern boundary there is a 0.85 acre strip of woodland.



GENERAL INFORMATION

SOIL TYPE & LAND GRADE

According to the Cranfield Soil and Agri-food Institute (Soilscapes of England & Wales), the soil is classed as “Soilscape 10” described as Freely draining slightly acid sandy soils and the land is Grade 3 Good to Moderate (Land Classification Series for England & Wales) (Grade 1 - best, Grade 5 – worst).

Land Registry

The land is registered under title number: CU313689, the title register, and title plans are available upon request.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY ETC.

There is a right of way by foot along the river Ehen for the fishermen within **Lot 1**. There are three large pylon poles within **Lot 5** and one in **Lot 4** operated by Electricity Northwest.

The Land is sold subject to and with the benefit of all existing rights including Rights of Way whether public or private, light, drainage, water and electricity supply, and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

TENURE AND POSSESSION

The Land is sold freehold and with vacant possession granted upon completion.

FENCING COVENANTS

The purchaser is responsible for erecting a stock proof fence within three months of completion and maintaining the fence thereafter, in Lot 2 marked A to B on the plan and Lot 3 marked C to D on the plan.

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency and has been claimed on under the Basic Payment Scheme, but no Entitlements are included with the sale of the land.

SERVICES

Mains Water Supplies

1. Mains water is connected to **Lots 1, 2 and 4**. It is understood that there is a mains water pipe within the main road adjoining lots 3 and 5 but the vendors have not applied to United Utilities to check if connections are possible and interested parties are therefore advised to make their own enquiries. supplies
2. The water meter within parcel number 0712 serves Lot 1 and Lot 2 and if Lots 1 and 2 are sold separately the Vendors will undertake to pay for a new water connection and meter to serve Lot 2, The Cottage.

SALE PLANS

The sale plans have been prepared by the Agents for the convenience of the prospective purchasers and are for identification purposes only and they are not to scale. They are deemed to be correct, but any error, omission or misstatement shall not affect the sale. Purchasers must satisfy themselves as to their accuracy.

CLAWBACK PROVISIONS

In respect of Lot 1 there will be a Development Overage placed upon the buildings numbered 3, 4, 5, and 11 as detailed in the Schedule and plan of the buildings which will be in place for a 25 year period and in the event of Planning Consent being obtained for residential development or permission obtained under Permitted Development Rights Class Q an overage will be payable on the sale of the building with planning consent or upon the commencement of development and which will be a 30% of the uplift from the value of the building as an agricultural building with no prospect of development and the value of the building with the benefit of planning consent or permitted development rights for conversion to residential property/ properties.

MONEY LAUNDERING REGULATIONS

Prospective Purchasers will be required to provide photographic identification and a utility bill proving residency to enable us to comply with the Anti-Money Laundering Regulations prior to the acceptance of any offer made for the property.

METHOD OF SALE

The property is offered for sale by Informal Tender. The closing date for offers to be received by is **4 p.m. on Thursday 28 April 2022**. A Tender Form is attached to these particulars and only offers submitted using the Tender Form will be considered. All Tender Forms should be addressed to Mr J A Wilson, Whittaker & Biggs, 34 High Street, Biddulph, Stoke on Trent, Staffordshire, ST8 6AP 'Ehenside Farm – JAW'. The vendor reserves the right to not accept the highest, or any offer.

DEPOSITS AND COMPLETION

The successful purchaser will be required to pay a deposit of 10% of the sale price upon exchange of contracts. It is expected that exchange will take place within 28 days of an offer being accepted and that completion will take place as soon as possible thereafter.

ADDITIONAL INFORMATION CONTACT

John Wilson FRICS FAAV
George Pullin BSc (Hons) (Assistant)
Whittaker and Biggs
34 High Street
Biddulph
Stoke on Trent
Staffordshire
ST8 6AP

Tel: 01782 522117

Stephen Buckingham BSc (Hons) FAAV
Whittaker and Biggs
16 High Street
Congleton
Cheshire
CW12 1BD
Tel: 01260 273241
07719 081579

LOCAL AUTHORITY

Copeland Borough Council
The Copeland Centre
Catherine St
Whitehaven
CA28 7SJ
Tel: 01946 598300

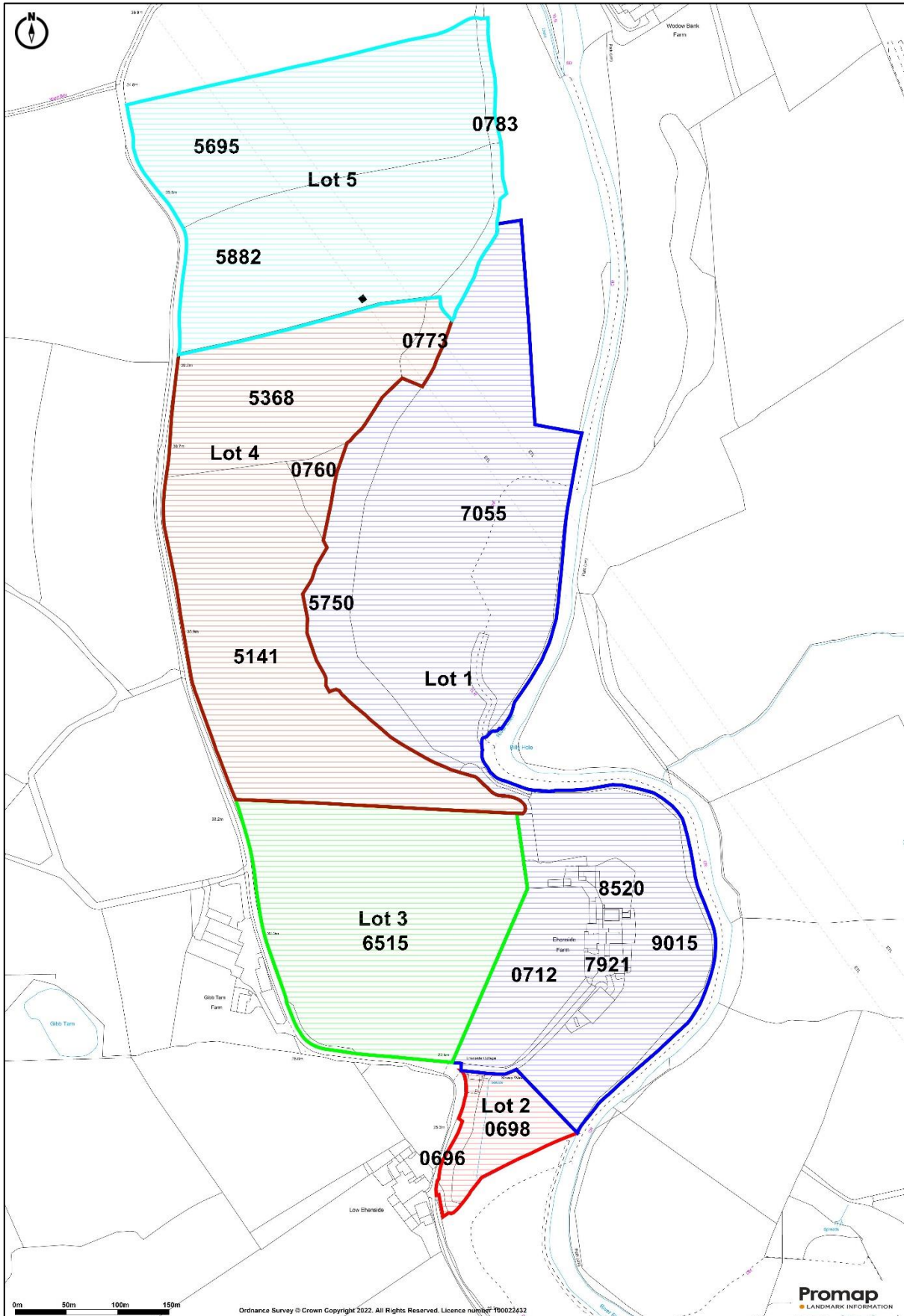
PARTICULARS

Particulars written February 2022
Photographs taken February 2022



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non-standard lenses.

Ehenside Farm, Braystones, Beckermat, Cumbria CA21 2YL



Plan for reference purposes only

Schedule of Land at Ehenside Farm

Lot	Field Number	Description	Acres	Hectares
Lot 1	7921	Yard, Buildings & Drive	1.85	0.75
	8520	Orchard	0.37	0.15
	9015	Pasture	7.53	3.05
	7055	Pasture	17.24	6.98
	5750	Woodland	3.81	1.54
	0712	Arable	3.44	1.39
Lot 2	0702	Cottage & Garden	0.09	0.04
	0698	Pasture	1.80	0.73
	0696	Woodland	0.40	0.16
Lot 3	6515	Arable	13.53	5.48
Lot 4	5141	Arable	12.53	5.07
	5368	Arable	6.80	2.75
	0773	Woodland	0.55	0.22
	0760	Scrub	0.59	0.24
Lot 5	5882	Arable	9.43	3.82
	5695	Arable	9.94	4.02
	0783	Woodland	0.85	0.34
		Totals	90.75	36.73



SUBJECT TO CONTRACT



Ehenside Farm, Beckermat, Cumbria CA21 2YL

TENDER FORM

I/We Name
Of Address
.....
.....
Telephone
Number:
Email:

I/We wish to offer the following sum of money for the following Lot/Lots:

Lot	Offer
Lot 1 – Ehenside Farmhouse, buildings and 34.24 acres	£..... Words
Lot 2 – Ehenside Cottage and 2.29 acres	£..... Words
Lot 3 – 13.53 acres	£..... Words
Lot 4 – 20.47 acres	£..... Words
Lot 5 – 20.22 acres	£..... Words
The Whole Lots 1-5	£..... Words

In the event of my/our offer being successful my/our Solicitor is as follows:

Name

Firm

Address

.....

.....

Telephone No

Email:

That in order to complete the purchase:

Cash funds are available: YES/NO

Mortgage funding will be required: YES/NO

That our mortgage offer is subject to the following conditions:

.....

Subject to sale of existing property: YES/NO

PLEASE NOTE:

Best and final offers to be received by: Whittaker & Biggs, 34 High Street, Biddulph, Stoke on Trent, Staffordshire, ST8 6AP by 4pm on Thursday 28th April 2022:

1. Offers should be in a sealed envelope marked: "Ehenside Farm JAW" and marked for the attention of Mr. J Wilson, Whittaker & Biggs, 34 High Street, Biddulph, Stoke on Trent, Staffordshire, ST8 6AP.
2. The offer should contain the following:
 - a. The name and address of the prospective purchaser.
 - b. An offer in pounds sterling set out in both numbers and words.
 - c. The name and address of the prospective purchaser's Solicitor.
 - d. Offers are to be subject to contract only.
 - e. A reference to provide proof of funding should accompany the offer.
 - f. The Vendor reserves the right not to accept the highest or any offer.
3. Offers should be submitted on the basis of a specific sum which is not calculable by reference to another offer. No rising or topping offers will be considered.
4. If offers are submitted on behalf of a third party, the identity and address of the party must be given.