



TO LET ON 15 YEAR FBT

HOLMWRANGLE FARM

Armathwaite | Carlisle | Cumbria | CA4 9QY

A mixed stock farm extending to approx. 75.87ha (187.47 ac) within close access to the A6 and M6 with a range of traditional and modern agricultural buildings.

Opportunity for further 8.96ha (22.14ac) to be let on FBT from April 2021 and grazing on a further 1.14ha (2.81ac) on an annual basis.

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**ROBSON
& LIDDLE**

CHARTERED SURVEYORS

Available to let as a Whole under a Farm Business Tenancy for 15 years commencing on the 1st April 2020.

Tender forms to be submitted to Robson & Liddle (Rural) Limited, 10 The Courtyard, Edenhall, Penrith, Cumbria CA11 8ST no later than 12.00 noon on Wednesday 4th March 2020.

Important Notice

ROBSON & LIDDLE (RURAL) LIMITED for themselves and for the Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other detail are given without responsibility and any intending Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
- (iii) no person in the employment of Robson & Liddle (Rural) Limited has any authority to make or give any representation or warranty whatsoever in relation to this property nor is any such representation or warranty given whether by Robson & Liddle (Rural) Limited or the Owners of this property.
- (iv) the Landlord reserves the right to let the farm prior to the closing date for receipt of tenders.
- (v) it is the responsibility of any intending Tenant to satisfy himself as to the accuracy of any information upon which he relies in making a tender. The making of tender for this property will be taken as an admission by the intending Tenant that he has relied solely upon his own personally verified information, inspection and enquiries.
- (vi) Plans, areas and schedules, have been based on Ordnance Survey Plans and are for reference only. Prospective Tenants are at liberty to check the Landlord's Agent's plans from which the schedule and plan attached to these particulars have been prepared.
- (vii) Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition nor that any services, appliances, equipment or facilities are in good working order and no tests have been carried out on any services, fixtures and fittings which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars).
- (viii) Any areas, measurements, quantities or distances referred to are given as a guide only and are not precise.

Location

Holmwrangle Farm is located approximately 1.5 miles from the village of Armathwaite which sits on the banks of the River Eden and offers local amenities such as convenience store/post office and a local primary school. The location offers excellent transport links to the wider area and is situated close to Carlisle.

The border city of Carlisle is located 12 miles to the north west of Holmwrangle Farm, which offers a full range of social and leisure amenities plus dental practices, respected schools (primary and secondary), shops, public houses, cafes and restaurants.

Directions

Leave the M6 at Junction 41 and take the exit signed B305. At the next roundabout take the second exit onto the A6 past the Stoneybeck Inn. Head through Plumpton and straight over the crossroads. Stay on this road for approx. 4 miles. Just before High Hesket the road will turn into a dual carriageway, take the turning on the right towards Armathwaite. Follow the road into the centre of Armathwaite and follow the fork right over the bridge. After 200m there will be a sign post for Holmwrangle. Follow this road for approx. 1.5 miles and Holmwrangle Farm is on the left.

General Description of Property

The farm comprises of a traditional Cumbrian stone built four-bedroom farmhouse. The steading includes an extensive range of modern and traditional buildings with the large majority having concrete floors and yards, slurry pit, silage clamp, multiple horse stables, loose box housing, calf cubicles and a selection of concrete hard standing areas.

The land is in good condition offering opportunities for livestock enterprises.

The farm currently operates as a traditional and beef and sheep unit.

The farm is opted to tax and therefore the rent will be subject to VAT.



The Farmhouse

Holmwrangle Farmhouse is a traditional stone built four-bedroom detached farmhouse.

The accommodation comprises:

Ground Floor

Entrance Porch – (3.1m x 1.7m)

Storage – (4.1m x 2.4m)

Utility Room – (4.1m x 3.2m) Lofted beam ceiling with Belfast sink and washing machine.

Kitchen – (4.2m x 4.3m) Open fireplace with back boiler. Built in wall cupboard and fitted unit. Single drainer sink. Built in oven with an electric ceramic hob which is a tenants fixture.

Living Room – (4m x 4m) Open bay window and built in cupboards. Wooden flooring with storage radiator and log burner.

Living Room 2 / Sitting Room – (4m x 4.5m) Wooden floor with bay windows. Single phase electric. Open fire temp capped chimney and storage radiator.

Former Pantry (4.2m x 3.6m) – Concrete Floor

Half Cellar

Staircase leading to: -

First Floor

Large Landing Area

Bedroom 1 – (4m x 4.2m) Electric emersion direct water cylinder

Bedroom 2 – (3.9m x 4.1m) Storage radiator

Bathroom – White 3-piece suite. Wash basin, WC and electric towel rail

Bedroom 3 – (3.3m x 3.9m) Fire surround and storage heater

Bedroom 4 – (3.3m x 3.9m)

Outside

The farmhouse garden lies to two sides with a mature garden laid to lawn with a small amount of shrubs and bushes.

Services

Holmwrangle Farm is serviced by mains electric and currently has a private septic tank. Water is from a mains system and also feeds two cottages. The main water supply is metered. The tenant will be required to recharge the two cottages which are separately let by the estate.

There will be a specific requirement for keeping gutters clear and in working order and to have flues swept on an annual basis.

Council Tax

The farmhouse is scheduled in Band F.

Applicants

Interested applicants should register their interest with Robson & Liddle. A copy of the tender pack will be available upon request from the office for a price of £20 per pack. Applications **MUST** be made using a tender pack provided by Robson & Liddle.

Additional Land

The farm is available from the 1st April 2020 with the land at Carrholme (shaded grey on the attached plan) available to the successful applicant if required on a separate FBT from 1st April 2021. The rent for the land at Carrholme will be at the same rate tendered for the farm.

There is also an opportunity to graze a single paddock on an annual grazing licence. This paddock is located a short distance from the farmyard (shaded blue on the attached plan).

Sporting

The Low House Estate does exercise its sporting rights and will use some of the farmland for shoot days.

For this reason, growing maize on the farmland will be restricted and the planting of maize on any of the land will require prior landlords written consent.

Viewing

Prospective Tenants are asked to respect the privacy of the current Tenants.

The farm can be viewed on two specific days **ONLY**; the land and buildings will be open for viewing between 10.00am and 4.00pm on Thursday 13th February 2020 and again on Wednesday 19th February 2020. During the Viewing Days prospective Tenants are asked to be mindful that stock will be present on the farm and within buildings. Access to the land will only be allowed on the viewing days in an organised manner. An Agent will be available to assist with any queries.

To respect the privacy of the current tenants the farmhouse will only be viewed by shortlisted applicants on an agreed date.

No allowances will be made for people who are not able to inspect during this period.

Phased Entry

It is proposed that the successful applicant will take entry to 75.87ha of the land (Holmwrangle Farm) on the 1st April 2020. The land at Carrholme 8.96ha (22.14ac) will be available to the successful applicant from the 1st April 2021 or possibly earlier on the same rate as tendered per acre for the farm.

Residence Provisions

The Tenant or a named employee will be required to live in the house.

Further Information

If you require any further information please contact John Robson, Tomos Davies or James Pyrah at Robson & Liddle (Rural) Limited.

Farm Buildings

1 – Concrete yard

2 - Shed and 2 lean-to's. Timber framed, yorkshire clad buildings. Profile sheeting roof, concrete flooring, feed passage.

- **Lean-to 1 = 5m x 11m**
- **Lean-to 2 = 4.7m x 11m**
- **Shed = 5.4m x 11m (Landlords)**

3 - 5 bay loose box housing (**5m x 15.3m**). Timber framed with tin cladding, concrete floor.

4 - Cattle shed (**16.6m x 17.1m**). Steel portal framed with wooden supports. Fibre cement roof.

5 - Steel portal framed shed (**22.8m x 14.3m**). Fibre cement roof.

6 - Concrete slurry pit

7 - Silage clamp. Concrete flooring with breeze block sides. Partly collapsed walls.

8 – Calf Kennels (**20.2m x 6.9m**). 1.9m x 2.1m each. Timber construction with tin sheeting roof. Central passage.

9 - Dutch Barn - to be removed by outgoing tenant

10 - Former parlour. Lofted, stone built, slate roof.

- **Dairy = 5.9m x 3.2m tapers to 1.8m**
- **Parlour = 10m x 4.2m**

11 - Shed (**25.4m x 22.3m**) Brick built with fibre cement roofing. Cubicles, concrete flooring and dual sliding doors (**4.2m x 4.2m**).

12 - Generator House of breeze block construction

13 - Lofted Workshop. Stone built.

14 - 2 Stables (**4.5m x 4.3m and 4.2m x 4.6m**).

15 - Former poultry shed (**28.1m x 14.6m**). All timber construction. Concrete floor and breeze block footings.

16 - 2 Stables (**4.3m x 3.1m and 3m x 3.6m**).

17 - Calf kennels – This building may be removed by the outgoing tenant.

18 - Barn with lean-to (**5.9m x 3.6m and 4.6m x 14.4m**). Wooden framed with tin sheet roof.



Environmental Schemes

None

Basic Payment Scheme

There is a validated allocation of Basic Payment Scheme Payment entitlements for Holmwrangle Farm and associated land for the 2020 scheme year which provides for approximately 85 normal Non-SDA entitlements. The entitlements relative to the property will form part of the overall rent. The entitlements will be transferred to the successful Tenant so that the 2020 claim can be made. On expiry of the agreement the Tenant is to return the entitlements or any appropriate replacements to the Landlord at no cost.

Boundaries

The Tenant shall be responsible for all boundaries with the exception where outward facing T marks are shown.

Repairs

The property will be let on full repairing and insuring terms with the exception of the house where the Landlord will retain responsibilities for the main walls and roof. The successful applicant will be required to put and keep the property in good and tenantable order. A photographic record of condition will be taken at the commencement of the Tenancy at the cost of the Landlord.

Insurance

The Landlord will insure the property and recover the premium from the Tenant.

Timber

All the timber, trees, saplings are reserved to the Landlord.

Rights of Way & Wayleaves

The farm will be let subject to all existing wayleaves, rights of way and easements. The Landlord will reserve access rights for woodland, forestry and sporting purposes. Compensation will be payable for any damage caused.

Tenant Right

The outgoing Tenant will leave the farm on the 31st March 2020 There will not be an ingoing Tenants Rights payment required.

Tenants Fixtures

The fixtures in the farmhouse consists of: -

- House – carpets, curtains, featured light fittings and two wood burning stoves are to be purchased from the Landlords for £2000 + VAT.

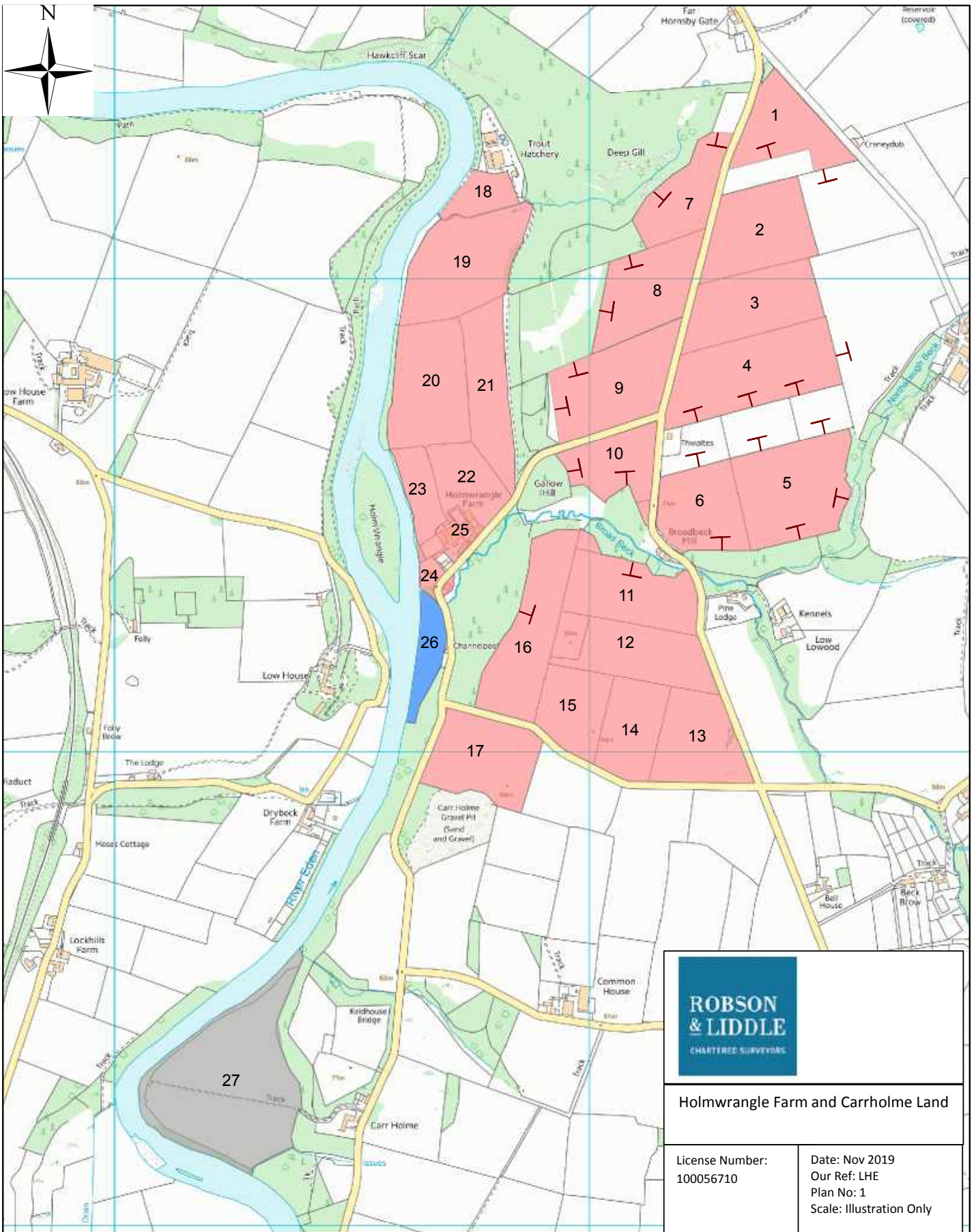


Land

The property is being let as a whole.

The agricultural land at Holmwrangle Farm consists of approximately 75.87 hectares (187.47 acres) of good quality agricultural land. The land comprises a mix of permanent pasture and some arable land. The majority of the land has mains water supply and can be accessed from a public highway.

PLAN NUMBER	HA	AC
1	2.80	6.92
2	3.66	9.05
3	3.70	9.14
4	5.16	12.76
5	4.65	11.49
6	3.00	7.42
7	2.50	6.17
8	3.45	8.52
9	4.21	10.40
10	2.37	5.85
11	3.63	8.98
12	3.82	9.44
13	3.13	7.74
14	2.54	6.28
15	2.36	5.83
16	4.07	10.06
17	3.58	8.85
18	1.09	2.69
19	4.56	11.28
20	4.05	10.00
21	3.12	7.70
22	1.97	4.88
23	1.28	3.16
24	0.29	0.72
25	0.87	2.14
	75.87	187.47
ADDITIONAL LAND		
26	1.14	2.81
27	8.96	22.14



- Holmwrangle Farm - 75.87ha (187.47ac) - Available from 1st April 2020
- Carrholme Land - 8.96ha (22.14ac) - Available from 1st April 2021
- Channel Pool Paddock - 1.14ha (2.81ac) - Available on annual grazing licence from 1st April 2020

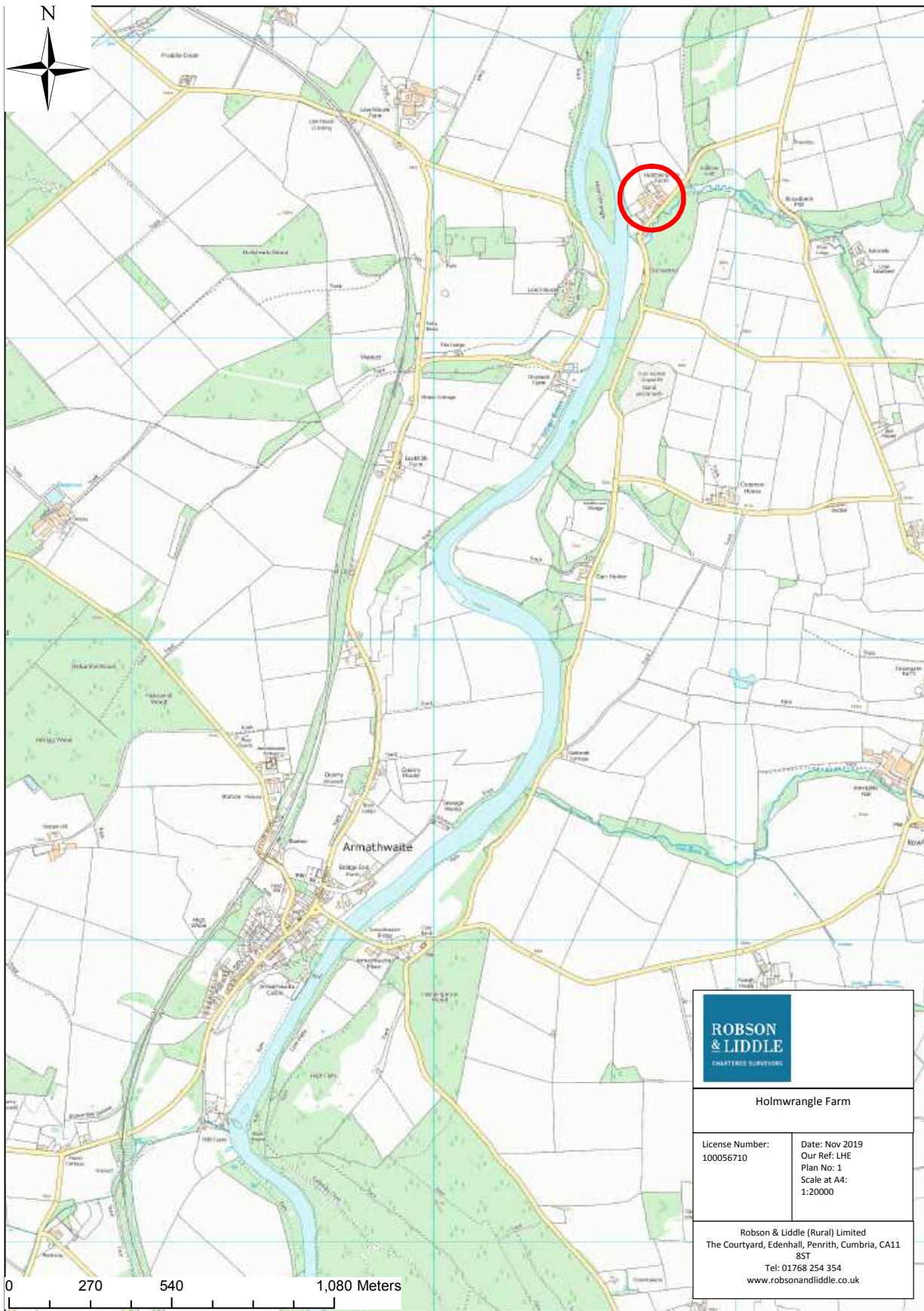


ROBSON & LIDDLE
CHARTERED SURVEYORS

Holmwrangle Farm and Carrholme Land

License Number: 100056710	Date: Nov 2019 Our Ref: LHE Plan No: 1 Scale: Illustration Only
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Robson & Liddle (Rural) Limited
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Holmwrangle Farm	
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.