



Mireside Farm

Woodland, Broughton-in-Furness, Cumbria, LA20 6DJ

An excellent opportunity to purchase a desirable livestock farm located in the Lake District National Park. Comprising a desirable traditional farmhouse and extensive range of modern and traditional buildings together with meadow, pasture and amenity land
Extending to approximately 113.93 acres (46.11 hectares) in total

For sale as a whole or in six Lots by Informal Tender

Tenders to be submitted to H&H Land and Estates, Cumbria Tourism Business Centre, Staveley, LA8 9PL.

No later than 12noon Wednesday 14th August 2024

Guide Price: £1,050,000

LOT 2



Key Features

- Approximately 113.93 acres (46.11 hectares) of pasture, meadow and amenity land.
- Well equipped livestock farm with a range of modern and traditional farm buildings offering potential for development subject to planning approval.
- Sizeable four bedroom farmhouse with garage.
- Available in 6 lots or as a whole.
- Of interest to local property owners, farmers, those with equestrian interests and investors.
- The farm is currently entered into a Entry Level plus Higher Level Stewardship, reference: AG00339995/2024 which presents a combined annual income of circa £6,714.35.

Location

Mireside Farm is located on the outskirts of the village of Woodland. It is approximately 1 mile north east of Broughton-in-Furness and approximately 10 miles north west of Ulverston.

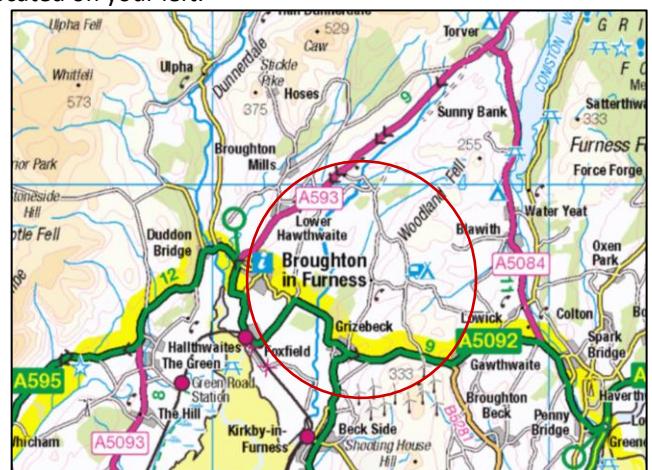
Grid reference: SD 22620 88590

What3words: waltzed.convinces.kick

Directions

From Broughton-in-Furness follow the A593 for approximately 2 miles, before taking a right turn onto the unmarked road signposted towards Grizebeck. Follow this road for approximately half a mile, Mireside Farm is located on your right, as denoted by the sale board.

From Ulverston, take the B5281 towards Gawthwaite for approximately 5 miles before taking a left onto the A5092 and then continue onto the A595. Follow the A595 for approximately 2 miles, then take a right onto the unmarked road heading north for approximately 1.5 miles. Continue along this road for approximately 1 mile and Mireside Farm is located on your left.





SCHEDULE OF LOTS

Lot No	Colour on Plan	Acres	Hectares	Guide Price
1	Orange	19.84	8.03	£600,000
2	Pink	13.00	5.26	£115,000
3	Yellow	18.46	7.47	£85,000
4	Red	16.97	6.87	£60,000
5	Purple	20.38	8.25	£90,000
6	Blue	25.28	10.23	£100,000
	Total	113.93	46.11	£1,050,000

LOT 1 Extending to 19.84 acres (8.03 hectares) Shaded orange on the sale plan

Lot 1 comprises the main farm steading with sizeable four bedroom farmhouse, range of modern and traditional buildings and land extending to 19.84 acres (8.03 hectares) in total. There is a public footpath in this lot. Lot 1 benefits from a right of access hatched yellow on the sale plan to repair and maintain building 7, drainage and water supply.

Number on Plan	RPA Field No	Description	Acres	Has
1	5434	Pasture & woodland	2.13	0.86
2	6040	Pasture & woodland	1.48	0.60
3	5349	Pasture	8.57	3.47
4	4151	Pasture	2.62	1.06
5	3445	Pasture & woodland	0.20	0.08
6	3858	Pasture	2.64	1.07
7	3761	Woodland	0.18	0.07
8	5261	Steading	1.85	0.75
9	6059	Bale pad	0.17	0.07
		Total	19.84	8.03

Farmhouse

An idyllic four bedroom farmhouse offering plentiful living space and rustic charm. The farmhouse is of traditional stone construction with pebble dash render under a slate roof. Double glazing throughout. Attached to the farmhouse is a traditional barn offering potential for extension of the residential accommodation subject to planning approval. Two covered block built car ports with tin roof, houses biomass boiler.

Accommodation Briefly Comprises:

GROUND FLOOR

Kitchen: 3.92m x 4.36m: Base and wall units, shelving, range cooker, exposed beams, two windows, radiator.

Utility Room: 5.95m x 1.45m: Side door and internal shelving, radiator

Shower Room: 2.45m x 1.91m W.c, shower, wash hand basin, window.

Pantry: 3.47m x 3.23m Original stone flagged floor, shelving, window.

Hallway: 5.53m x 0.94m Radiator, 1688 button bureau

Living Room: 4.50m x 4.06m Exposed beams, side door, open fire with fireplace, window.

Dining Room: 4.13m x 3.28m Open fire, wood surround fireplace, window, radiator

FIRST FLOOR

Office: 4.56m x 1.78m Mid landing, two windows, electric storage heater.

Bedroom 1: 4.15m x 3.38m Double bedroom with window and electric storage heater.

Bedroom 2: 3.84m x 3.15m Double bedroom with window boasting spectacular views down the valley, window seat and electric storage heater

Hallway: 5.06m x 4.79m

Bedroom 3: 4.39m x 4.13m Double bedroom with window.

Bedroom 4: 3.58m x 3.22m Double bedroom with dressing area, radiator, exposed beams, door, window. Dressing area 2.24m x 3.54m biomass radiator

Bathroom: 2.66m x 2.02m W.c, bath, wash hand basin, wall mounted radiator, window.

PLEASE NOTE: THE STATIC CARAVAN IS NOT INCLUDED AND WILL BE REMOVED PRIOR TO COMPLETION.

LOTS 1 & 2

LOT 1

BUILDINGS

Mireside benefits from a range of modern and traditional buildings including:

Building 1 **14m x 7m** **Lofted traditional stone barn**

Traditional stone building under a slate roof. Lofted. Ground floor provides stables with concrete flooring. First floor currently provides general storage space over wooden floor. The building is attached to the farmhouse and would lend itself to either extension of the farmhouse or further residential accommodation subject to receiving planning approval.

Building 2 **12m x 7m** **Shippon**

Traditional stone building under a slate roof and over a concrete floor with attached former dairy currently used as workshop. Currently providing useful kennel space but will be removed.

Building 2a **10m x 6m** **Loose box housing**

Three bay, steel framed lean too, constructed onto the southern elevation of Building 2a. Loose box and cubicles. Concrete walls along southern elevation with Yorkshire boarding above, under metal box profile sheet roof and over a concrete floor.

Building 3 **10m x 6m** **Traditional stone barn**

Large traditional stone building under a slate roof with open span up to the wooden eaves. Central part of building provides general storage space, while the south eastern elevation forms a former pump house and dairy, over a concrete floor with loft area above.

Building 3a **20m x 5m** **Former Parlour and Shippen**

Attached to Building 3 along the northern elevation, consists of the former parlour with capacity for eight cows and byre with 12 stalls. Single storey lean to of traditional stone wall construction, under an asbestos sheet roof and with a concrete floor.

Building 4 **30m x 9m** **Collecting Yard**

Large seven bay steel portal framed building. Under a corrugated sheet roof and over a concrete floor. This building is attached onto building 3a on the northern elevation and clad in Yorkshire boarding above and adjoins the slurry store and buildings 5 & 6 along the southern elevations. There is a water supply.

Building 5 **30m x 15m** **Cubicle House**

Large eight bay wooden framed cattle court with central feed passage. Building clad in corrugated sheeting and wooden boards, under a box profile sheet roof and over a concrete floor. Adjoins Building 4 along the northern elevation.

Building 6 **22m x 19m** **Silage Pits**

Expansive, four bay single portal framed building with concrete block walls, concrete panels and clad in corrugated sheeting above along the southern elevation and Yorkshire boarding along the eastern elevation. Building is under a corrugated sheet roof and over a concrete floor which is divided into two silage pits with a concrete block wall.

Building 7 **18m x 7m** **Machinery Shed**

Four bay steel framed machinery shed. Concrete walls along, west, north and eastern elevation with Yorkshire boarding above, under a box profile sheet roof and over a partial concrete floor. Open on southern elevation with gates.

NOTE: The building is furnished with a natural water supply fed through lot 2 and the purchaser of lot 2 will be obliged to ensure this is retained. Lot 1 has a right of access over lot 3, hatched yellow on the plan to repair and maintain the building, drainage and water supply.

Building 8 **Traditional Stone building**

Traditional stone building under a slate roof over an earth floor. Currently dilapidated.

Slurry Store There is a clay lined slurry store located adjacent to building 4. Prospective purchasers shall satisfy themselves that the slurry store complies with current SSAFO regulations.

LOTS 2 & 4



LOT 2

Extending to approximately 13.00 acres (5.26 hectares)
Shaded pink on the sale plan

A substantial five bay modern agricultural building [building 9] together with circa 13.00 acres (5.26 hectares) of meadow and pasture land benefitting from natural water supplies.

There is also a public footpath and bridleway in this lot. NOTE: lot 1 has a right of access hatched yellow on the plan to repair and maintain building 7, drainage and water supply.

The purchaser of lot 2 will be required to erect stockproof boundaries as indicated by the purple lines on the sale plan within eight weeks of completion.

Number on Plan	RPA Field No	Description	Acres	Hectares
1	6068	Pasture land	3.39	1.37
2	7283	Pasture land	2.92	1.18
3	Part 7091	Former railway/woodland	5.41	2.19
4	5065	Building and pasture land	0.82	0.33
5	6162	Bale pad	0.02	0.01
6	5275	Woodland and pasture land	0.42	0.17
7	4265	Woodland	0.02	0.01
		Total	13.00	5.26

LOT 3

Extending to approximately 18.46 acres (7.47 hectares)
Shaded yellow on the sale plan

Ten enclosures of pasture land and woodland, located north-east of the Steading, benefiting from natural water supplies and roadside access along a track.

Number on Plan	RPA Field No	Description	Acres	Hectares
1	4976	Pasture land	1.68	0.68
2	6086	Pasture land	2.08	0.84
3	7299	Pasture land	2.79	1.13
4	7709	Pasture land	3.81	1.54
5	Part 7091	Former railway/woodland	0.69	0.28
6	8508	Pasture land	1.98	0.80
7	8703	Woodland	0.27	0.11
8	9409	Pasture land	4.30	1.74
9	8497	Woodland	0.44	0.18
10	4767	Pasture land	0.42	0.17
		Total	18.46	7.47

LOT 5**LOT 6****LOT 4**

Extending to approximately 16.97 acres (6.87 hectares)
Shaded red on the sale plan

Two enclosures of pasture land located immediately east of the main farm steading with direct road access and natural water supplies.

Number on Plan	RPA Field No	Description	Acres	Hectares
1	7263	Pasture land	8.30	3.36
2	7950	Pasture land	8.67	3.51
		Total	16.97	6.87

LOT 5

Extending to approximately 20.38 acres (8.25 hectares)
Shaded purple on the sale plan

A useful block of meadow and pasture land located circa 0.50 miles from the main farm steading. The land is subdivided into 6 adjacent field enclosures with a small area of amenity land numbered 7 on the sale plan accessed with the route shown green on the sale plan. The land benefits from mains water supplies with a meter located in Beancroft yard.

Number on Plan	RPA Field No	Description	Acres	Hectares
1	3235	Pasture land	2.64	1.07
2	2344	Pasture land	2.25	0.91
3	2255	Pasture land	3.21	1.30
4	2369	Pasture land	2.08	0.84
5	2957	Pasture land	6.62	2.68
6	3661	Pasture land	3.48	1.41
7	0633	Amenity land/woodland	0.10	0.04
		Total	20.38	8.25

LOT 6

Extending to approximately 25.28 acres (10.23 hectares)
Shaded blue on the sale plan

Two enclosures of rough pasture land, benefiting from a mains water supply.

Please note that two adjoining landowners are on this mains water supply and these are sub metered. If lot 5 and 6 are sold separately the purchaser of lot 6 will be required to install a new submeter The land benefits from roadside access and there is also a separate right of access marked green on the sale plan.

Number on Plan	RPA Field No	Description	Acres	Hectares
1	4535	Pasture land	2.30	0.93
2	7129	Pasture land	22.98	9.30
		Total	25.28	10.23

Tenure

Freehold.

Vacant possession upon completion.

Services

The house has a private water supply via a spring. Mains electricity. Domestic drainage is to a septic tank, which is believed to be non-compliant. The farmhouse is partially heated via a biomass boiler central heating system and electric storage heaters. There is scope to extend the central heating system through the remainder of the house.

Lots 1,2,3 and 4 have natural water supplies. Lots 5 and 6 benefit from a mains water supply.

Boundaries

The ownership and maintenance responsibilities of the boundaries are indicated with the "T" marks on the sale plan. Where no "T" marks are shown, the responsibilities are unknown.

LOTS 2 & 3



Local Planning Authority

Lake District National Park. Tel no: 01539 724555.

Wayleaves and Easements

The sale is subject to all the existing rights of way, drainage, light, air support and other easements and quasi-easements and outgoings whether mentioned in these particulars or not.

Sale plan

The Sale Plan has been prepared by the Selling Agent for the convenience of the prospective purchasers. It is deemed to be correct, but any error, omission or misstatement shall not affect the sale. Purchasers must satisfy themselves as to accuracy.

Energy Rating

G

Council Tax

Band 'F' - Westmorland and Furness Council

Environmental Stewardship Schemes

The land is in an Entry Level plus Higher Level Stewardship Agreement, reference AG00339995/2024. The agreement is subject to a 5 year extension due to terminate on 31st March 2028 and provides a combined annual income of circa £6,714.35.

Purchasers will be obliged to take over and comply with the agreement requirements, join a new SFI scheme which prevents any reclaims being made or reimburse the vendors for any penalties. The respective purchasers will be required to complete the relevant Land Transfer and Amendment Form (LTA) for their respective purchases. Assistance will be available for this but a small fee would be charged on an hourly basis.

Viewing

Strictly by appointment through our Kendal Land & Property Office. Tel No: 01539 721375.

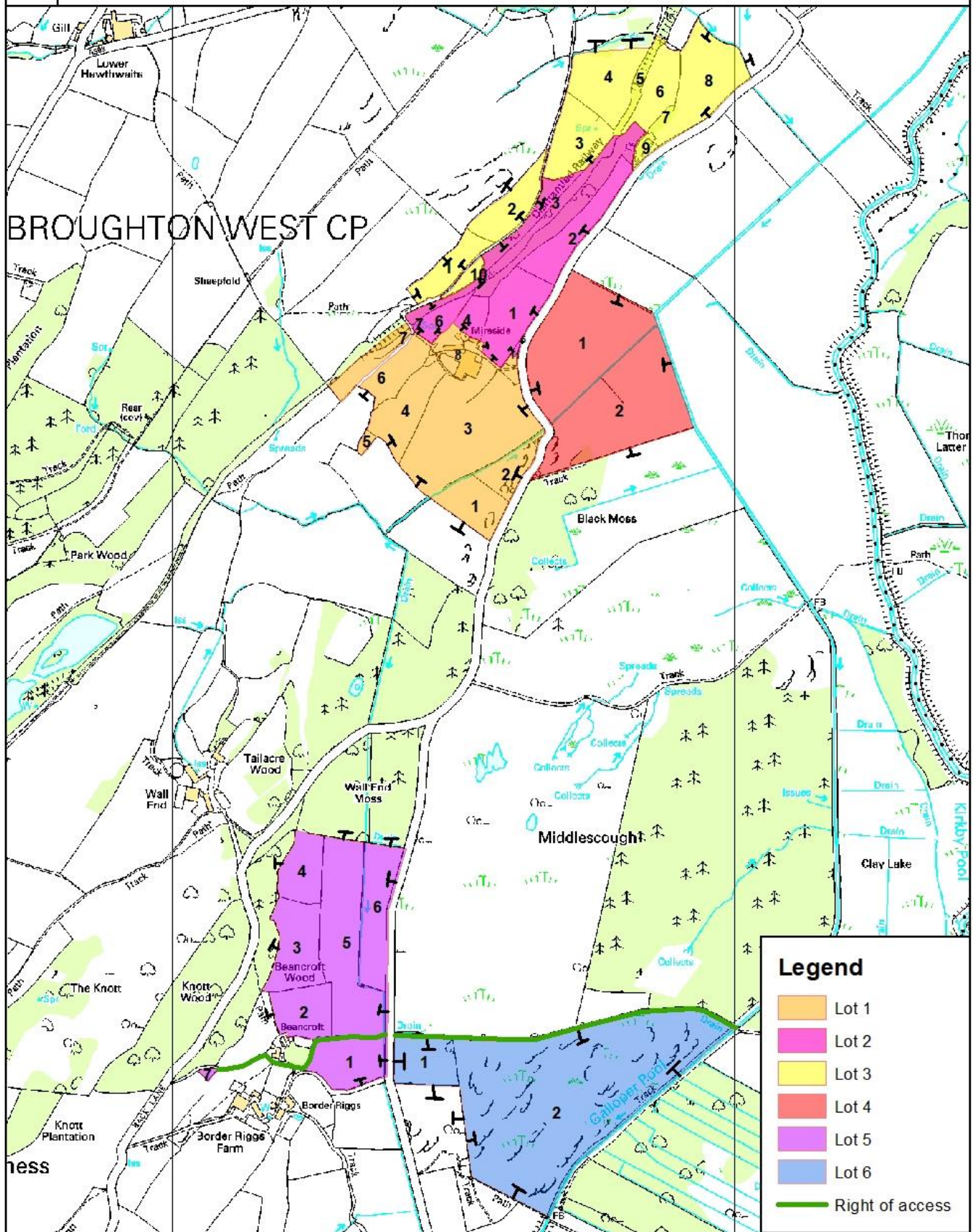
Viewing dates:

- Monday 8th July 2pm-4pm.
- Thursday 18th July 2pm-4pm.
- Wednesday 31st July 10am-12pm.

IMPORTANT NOTICE: These particulars have been prepared for the guidance of intending purchasers. No guarantee of their accuracy can be given, nor do they form part of a contract. The services and appliances have not been tested. Interested parties should make their own enquiries and investigations prior to a commitment to purchase is made. No responsibility is accepted for any loss or expense incurred in viewing the property in the event of the property being sold, let or withdrawn. Please contact the Agent before travelling to view.

Anti-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.

Mireside Farm-Lotting Plan



H&H
Land & Estates

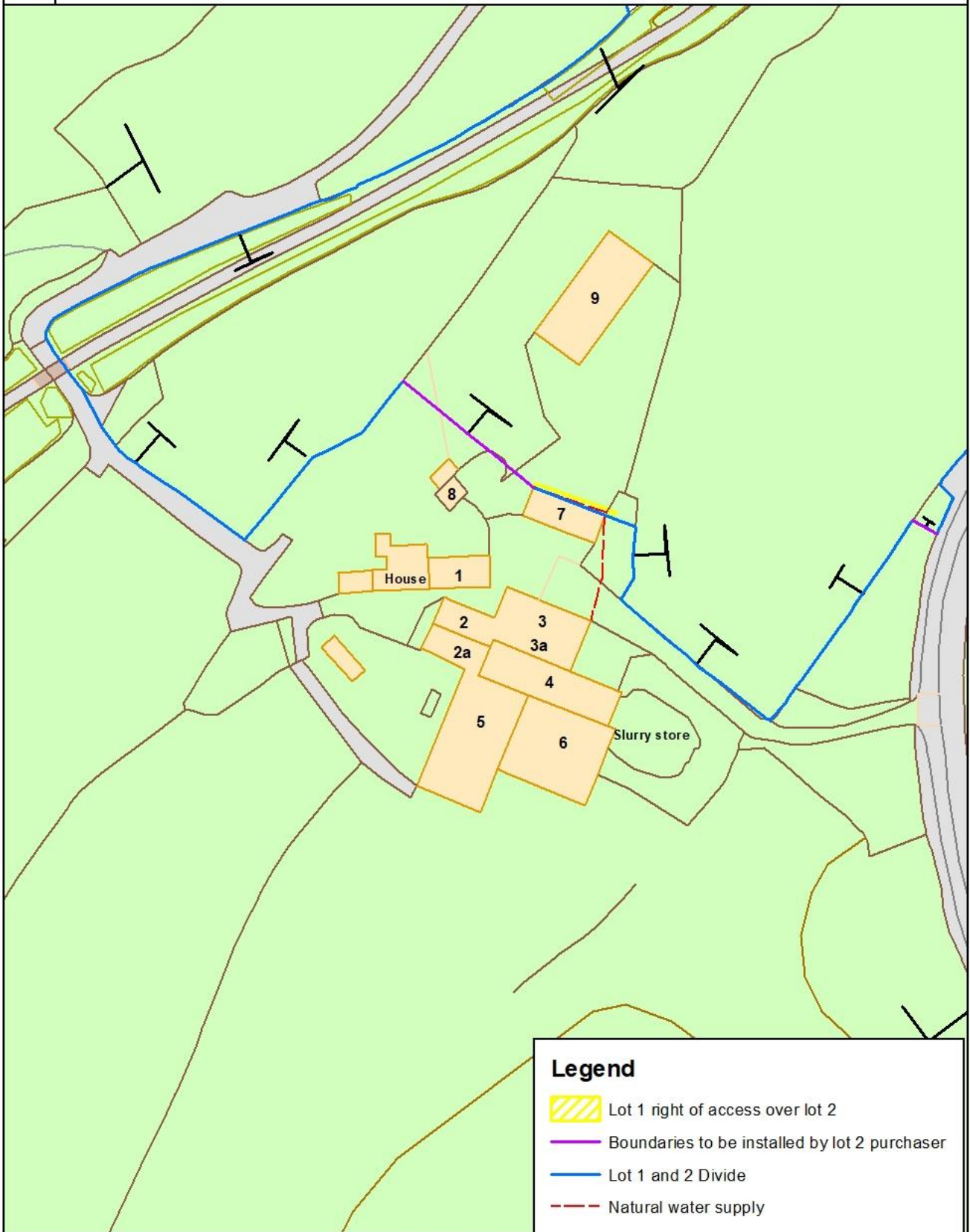
Cumbria Tourism,
Windermere Road,
Staveley,
LA8 9PL
01539 721375
hhlandestates.co.uk

Date: June 2024
Our Ref:
Plan No:
For illustration purposes
only





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Mireside Farm-Lot 1 and 2 Divide



Legend

-  Lot 1 right of access over lot 2
-  Boundaries to be installed by lot 2 purchaser
-  Lot 1 and 2 Divide
-  Natural water supply

H&H
Land & Estates

Cumbria Tourism,
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First Floor



Ground Floor

Mireside Farm, Woodland, Broughton-in-Furness, Cumbria, LA20 6DJ

1. Name:

Address:

Post Code: **Tel/Mobile No:**.....

Email:.....

2. Offer:

Whole:

Lot 1:

Lot 2:

Lot 3:

Lot 4:

Lot 5:

Lot 6:

3. Buyers Solicitor:

.....

.....

4. Please provide full details of funding arrangements:

.....

5. Conditions: [a] Subject to Contract.

Offers to be submitted to the Selling Agents Offices, H&H Land & Estates, Cumbria Tourism Business Centre, Windermere Road, Staveley, LA8 9PL, no later than **12 noon Wednesday 14th August 2024** in a sealed envelope marked "Offer Mireside Farm" or emailed to kendal@hhlandestates.co.uk ensuring to call the office on 01539 721375 (option 3) to check your tender has been received.