

52, Kirkland
Kendal
Cumbria
LA9 5AP
T: 01539 722 592

26th July 2023

Dear Sir/Madam

COLLINFIELD, CARTMEL FELL, CUMBRIA, LA11 6NS

Please find enclosed the details of Collinfield which we hope will be of interest to you.

The farm is offered for sale by private treaty as a whole or in 3 lots, however please note that sales for Lots 2 and 3 will not be agreed unless Lot 1 is sold.

Our client reserves the right to draw the sale to a close via Informal Tender, depending on the levels of interest.

Guide Prices:

As a whole: £1,175,000

Lot 1: £835,000

Lot 2: £175,000

Lot 3: £165,000

Viewings are strictly by appointment only for the farmstead of Lot 1, therefore please contact the Carter Jonas Kendal office on the number above to arrange accordingly.

Lots 2 and 3 may be viewed at any time, with a set of particulars to hand.

Yours faithfully

Carter Jonas

Carter Jonas LLP



Collinfield

| Cartmel Fell, Cumbria

| **Carter Jonas**

Collinfield Cartmell Fell Cumbria LA11 6NS

A Traditional Lakeland livestock farm, extending to just under 80 acres, with views to Whitbarrow and Scout Scar.

A unique opportunity to acquire an agricultural holding beautifully situated at the head of the Winster Valley, betwixt Cartmel Fell and Whitbarrow.

Collinfield enjoys picturesque views and offers short walks to two very popular pubs.

The house and farm buildings require a comprehensive programme of renovation and refurbishment.

In all extending to 79.54 acres (32.2 ha).

For sale as a whole or in lots.

Carter Jonas



Property

With the property being offered as a whole or in three lots, Collinfield comprises:

Lot 1: Traditional Lakeland three-bedroom farmhouse, a range of traditional farm buildings and 35.2 acres (14.25 ha) of meadow, pasture, and woodland.

Lot 2: Extending to approximately 29 acres (11.74 ha) of rough pasture.

Lot 3: circa 15.34 acres (6.21 ha) of useful meadow and pastureland.

Please note in the event the property is not sold as a whole, the sale of Lots 2 and 3 will not be agreed until Lot 1 has completed. This is in order that the buyer of the main farmstead is provided with the opportunity to own all of the holding to farm together.

Location

Collinfield is located under the northern end of Cartmel Fell, just outside the hamlet of Bowland Bridge within the Lake District National Park and World Heritage Site.

Kendal is situated 8 miles north east, proving a full range of shops and services, whilst the smaller town of Windermere is 6 miles to the north, with a supermarket and local services.

Oxenholme mainline station is 30 minutes' drive away, providing direct services to London Euston in just over 3 hours and Glasgow Central or Edinburgh Waverley in under 2 hours.

Land

Lot 1: The land adjoins the farmstead and amounts to circa 35.2 acres (14.25 ha) and features a very attractive mix of damson orchards, grazing and mowing land and deciduous woodland, along with some classic Lyth Valley rock formations to the north of the site. This land is bounded to the south by Ginners Beck and the River Winster runs through the eastern edge, providing a useful water supply to the land. Please note that the fenced off area to the north of the farmstead is excluded from the sale.

Lot 2: comprises a block of steeply undulating rough grazing on the fell above and to the west of the main holding extending 29 acres (11.74 ha), accessed directly off the lane. There is opportunity for this to be made more productive with a programme of bracken clearance.

Lot 3: A block of approximately 15.50 acres (6.21 ha) of relatively level mowing and grazing land in three parcels. Situated independently from the main holding and close to the centre of Bowland Bridge with direct road access. A public footpath tracks inside the northern boundary of the two most eastern parcels.

Additional information

There is currently an application pending for first registration of the roadside parcel in Lot 3, due to lost/missing deeds. It is possible that this application may only be granted possessory title at this stage, with the potential to obtain absolute title in 10 years' time. There is of course a chance that absolute title could be granted with this application.

Should you have any queries in this regard, please refer to your legal adviser.

Farmhouse

The part-rendered stone under slate roof farmhouse provides the following accommodation:

Kitchen, Dining Room, Sitting Room, Dairy and Pantry.

To the first floor there are three double bedrooms and a large bathroom.

The stairs run up to the second floor which has a small open area providing walk in access to the vast attic, which provides great opportunity for conversion, subject to the relevant planning consents.

Buildings

There are three outbuildings at Collinfield, as follows:

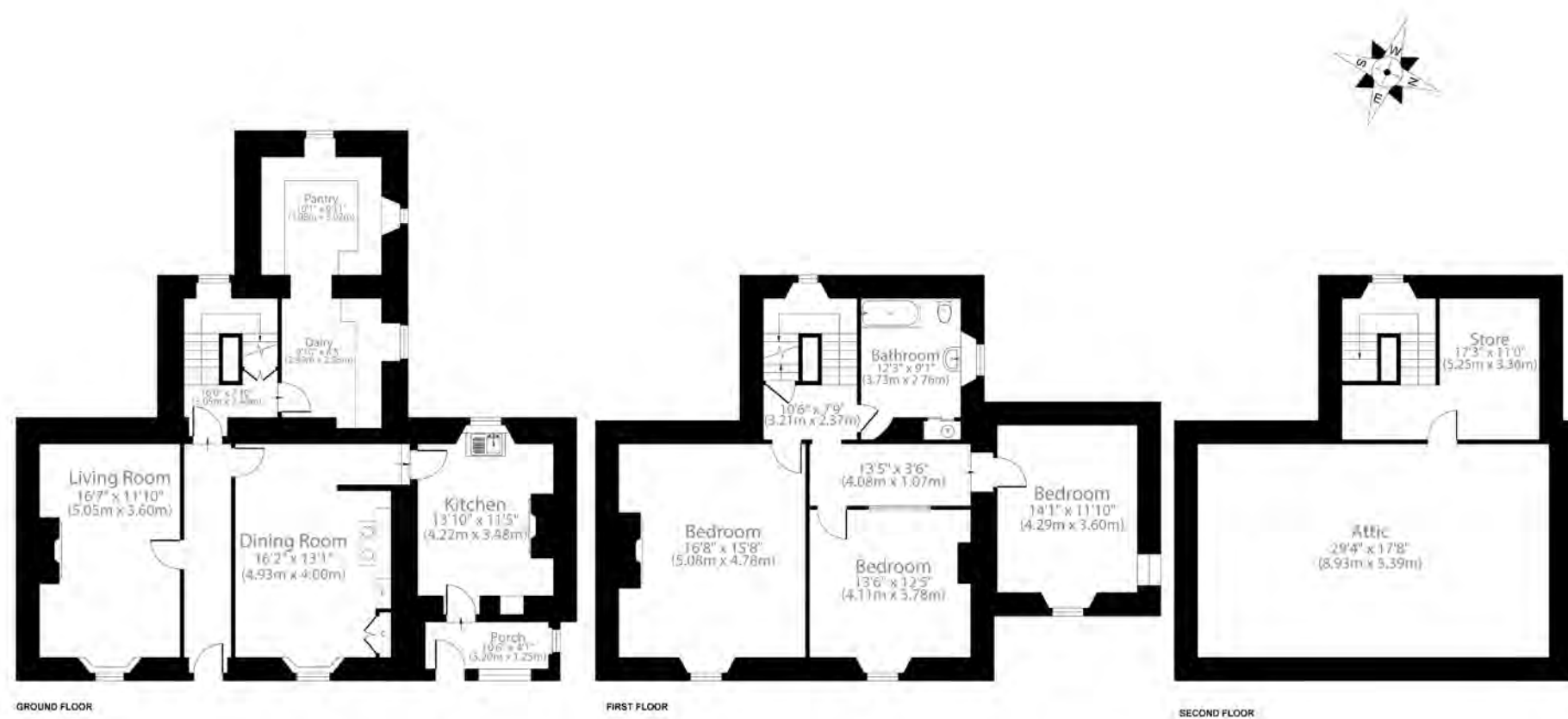
Outbuilding 1 - (8.45m x 24.50m) A traditional bank barn of stone under part stone and part slated construction, located adjacent to the farmhouse.

Outbuilding 2 - (5.50m x 12.60m) A slightly later traditional barn of stone under stone construction located to the south west of the farmhouse. The eastern gable has partly collapsed and is in a poor condition and must not be entered.

Outbuilding 3 - (3.64m x 8.20m) A single storey block, towards the south of the farmstead in Lot 1, providing two stables and a W.C. outhouse. The building is also of traditional stone construction, with a single pitched roof of corrugated sheeting.

Outbuilding 4 - (6.00m x 9.14m) A dilapidated open sided pole barn with sheet roofing.

Outbuilding 5 - (6.00m x 6.00m) A small stone under slate detached storage building



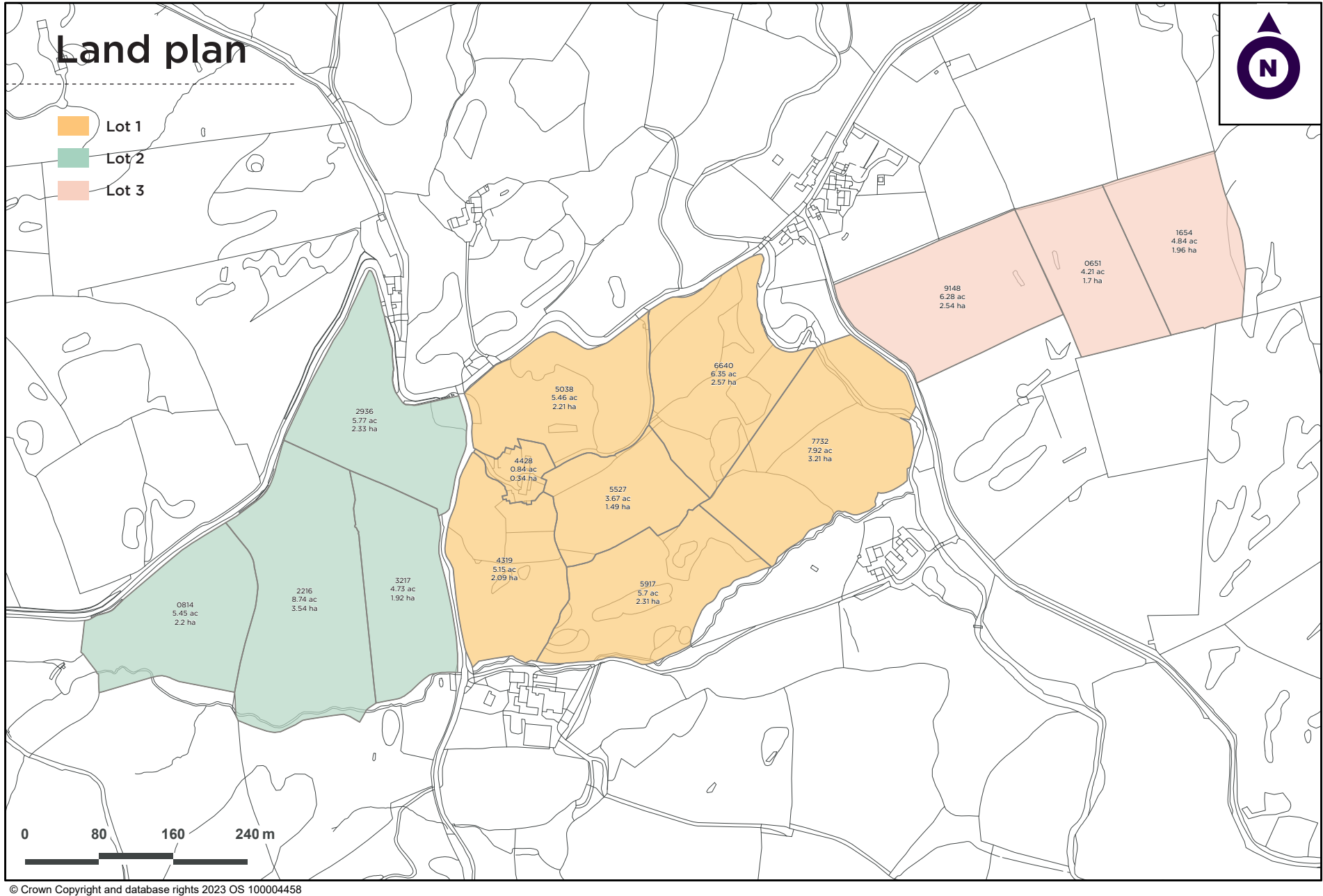
Floor plan

Collinfield ,Cartmell Fell
Cumbria, LA11 6NS

Approximate gross internal area:
2782 sq ft / 258.49 sq m

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





Tenure & possession

Freehold with vacant possession upon completion.

Designations

Lake District National Park
World Heritage Site

Fixtures & fittings

All fixtures and fittings are to be included in the sale.

Services

Mains electricity, private spring fed water supply and private drainage to a septic tank and soakaway. None have been checked or tested.

Three B4RN broadband cables have been brought to site in readiness for connection.

Wayleaves, easements & rights of way

The property is being sold subject to, and with the benefit of, all rights including; rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Health & safety

Potential purchasers are requested to take particular care when inspecting the property.

Hazard tape has been placed in several areas in the farmhouse where the structure is unsound. Please do not enter the taped areas or remove the tape.

Viewers must not enter the stone barn to the east of the steading referred to as Outbuilding 2.

Viewers should also bear in mind the risks associated with sudden movement from livestock which may be present on the land at the time of inspection.

Potential purchasers are required to wear supportive footwear for viewing of land and buildings and are advised to be conscious of potentially uneven, steep, and slippery ground surfaces.

Ticks are present in the area, which can cause Lyme’s Disease, therefore please wear suitable clothing when viewing the land.

A risk assessment shall accompany this document, please ensure you have read this prior to viewing.

VAT

VAT is not chargeable on the purchase price.

Sporting timber & mineral rights

Included so far as they are owned.

EPC ratings

Band G

Local authorities

Westmorland & Furness Council
South Lakeland House
Lowther Street
Kendal
LA9 4DQ
www.westmorlandandfurness.gov.uk

Lake District National Park

Wayfaring House
Murley Moss Business Park
Oxenholme Road
Kendal
LA9 7RL
hq@lakedistrict.gov.uk

Viewings

Strictly by appointment only through
Carter Jonas.



/// marmalade.smaller.overtime





Kendal

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Carter Jonas, Kendal

Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.