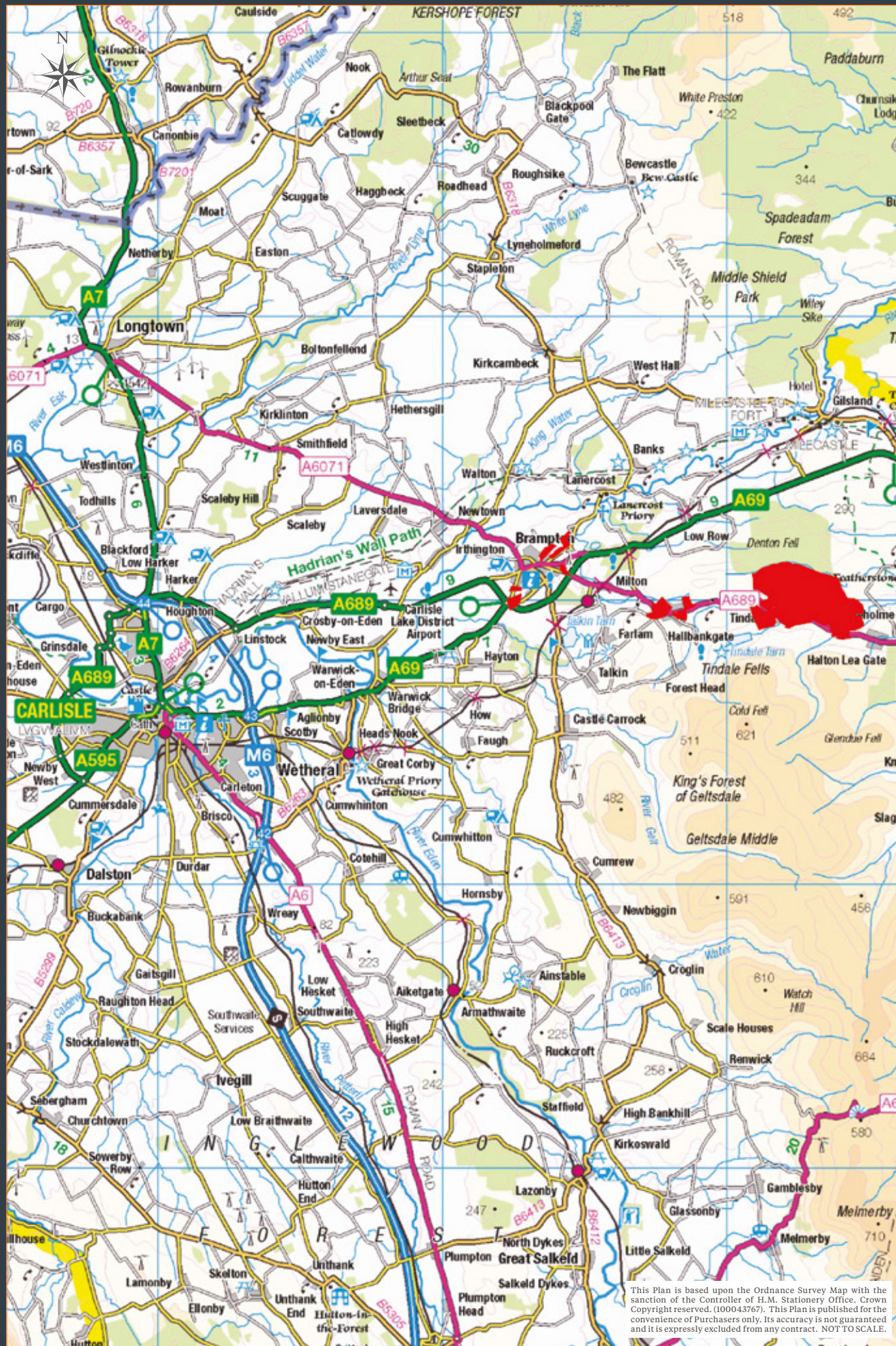


# THE GREENSIDE ESTATE PORTFOLIO



CUMBRIA





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# THE GREENSIDE ESTATE PORTFOLIO

CUMBRIA

Brampton ½ mile • Carlisle 10 miles • Penrith 26 miles  
 Brampton Station ½ miles • Newcastle Airport 49 miles • London Kings Cross (4hrs 30mins)

A SUBSTANTIAL MIXED RURAL ESTATE WITH A DIVERSE INCOME STREAM AND SIGNIFICANT DEVELOPMENT POTENTIAL

- Substantial well-equipped stock farm with vacant possession available from 2024, extending to about 676.20 acres
- Three quality stock farms let on secure agricultural tenancies, extending in total to about 948.90 acres
  - 118.95 acres of productive in-hand farmland
  - Four vacant residential properties
  - 81.60 acres of commercial and amenity woodland
  - Two telecommunication masts
- Additional playing fields, gardens and allotments
- Various development opportunities
- Huge potential for low ground shooting and stalking
- Significant carbon and natural capital potential
- Current annual rental income of approximately £39,251 per annum

IN ALL ABOUT 1,844.27 ACRES (746.34 HA)  
 AVAILABLE AS A WHOLE OR IN 20 LOTS

JOINT AGENTS



**GSC GRAYS**  
 PROPERTY • ESTATES • LAND

5 & 6 Bailey Court  
 Colburn Business Park  
 Richmond, North Yorkshire DL9 4QL  
 T: 01748 897610  
 E: jarc@gscgrays.co.uk  
 E: wjp@gscgrays.co.uk

**JM Osborne**  
 Rural • Professional • Sporting

Units 11 & 12  
 Vantage Business Park  
 Bloxham Road, Banbury OX16 9UX  
 T: 01295 277197  
 E: jmo@jmosborne.co.uk  
 E: will@jmosborne.co.uk







## SUMMARY

The Greenside Estate is an exceptional rural investment property comprising a diverse portfolio of agricultural, residential, woodland, investment, development and sporting interests extending in total to about 1,844.27 acres (746.34 hectares).

The estate is being offered for sale as a whole or in the following lots:

Lot	Description	Area (ac)
Lot 1	Roachburn Farm	676.20
Lot 2	Haining House Farm	487.08
Lot 3	Riggfoot and Hillhouse Farm	446.51
Lot 4	Roachburn phone mast	0.01
Lot 5	Coalfell Farm Cottage	0.21
Lot 6a	Coalfell garden allotment	0.20
Lot 6b	Coalfell garden allotment	0.16
Lot 6c	Coalfell garden allotment	0.35
Lot 6d	Coalfell garden allotment	0.16
Lot 7	Hallbankgate Farm	97.91
Lot 8	Hallbankgate Playground	0.38
Lot 9	Hallbankgate Primary School Playing Field	0.57
Lot 10	Land and Buildings at Meadowlark	2.21
Lot 11	Reading Room House & Flat	0.16
Lot 12	Engine House Cottage	0.16
Lot 13	Engine House Site	0.25
Lot 14	Easby Common Grazing	9.12
Lot 15a	Warren House Fields (North)	26.55
Lot 15b	Warren House Fields (North)	3.81
Lot 15c	Warren House Fields (North)	21.98
Lot 15d	Warren House Fields (North)	20.70
Lot 16	Howgate Wood	10.89
Lot 17	Howgate Phone Mast	0.05
Lot 18a	Warren House Fields (South)	9.15
Lot 18b	Warren House Fields (South)	18.25
Lot 18c	Warren House Fields (South)	9.03
Lot 19	Capontree Hill Wood	2.13
Lot 20	Cleugh Head Garden Allotment	0.09
The Whole		1,844.27

## LOCATION

The Greenside Estate is situated in the Northwest of England on the Cumbrian and Northumberland boundary, within an hour of the world renowned Lake District National Park. It is located on the periphery of the town of Brampton in East Cumbria, along the A69 corridor which lies at the head of the popular and beautiful Eden Valley area, about 10 miles East of Carlisle and the Scottish border and about 49 miles West of Newcastle-upon-Tyne.

The area is renowned for its high-quality farmland lying on the edge of the North Pennines Area of Outstanding Natural Beauty (AONB). It is easily accessible with excellent road and rail communication links.

The locality is well served by a range of local shops and amenities at Brampton and Haltwhistle and is very convenient to all the facilities of Carlisle. The Estate is well positioned for access to the M6 for onward travel North and South, while the A69 provides easy access to Newcastle. Carlise Station is within easy reach and lies on the West Coast Intercity rail line, whilst Newcastle Airport provides regular flights to London and Continental Europe.

There are some excellent schooling options including Sedbergh and Lime House both within an hour's drive and the neighbouring cities of Carlisle, Lancaster and Newcastle also host world class Universities.

## THE ESTATE

Greenside is a landed estate comprising a diverse portfolio of agricultural, residential, woodland, investment, development and sporting interests, extending in total to about 1,844.27 acres (746.34 hectares).

The estate was originally owned by the Earl of Carlisle and was once part of the former Naworth Castle and Castle Howard Estates. These two estates were separated out in 1916 and the Greenside Estate was a further subdivision from the Naworth Castle Estate many years later. It has since been held in the current family for decades and now represents one of the most substantial land holdings offered for sale in recent years.

## FORESTRY

The estate comprises 23 compartments of mainly commercial forestry and amenity woodland that provides significant timber, amenity and sporting value. A schedule of woodland compartments is provided at the back of these sales particulars.

It is considered that there is exceptional scope for further woodland creation.



Lots 1, 2 & 3





## FARMING

The estate comprises a diverse range of farmland, ranging from fertile arable land, productive permanent pasture to unimproved grassland. The land is all currently sown to grass in support of existing livestock rearing practices yet is capable of various agricultural enterprises.

The farmland is predominantly classified as Grade 4/5 with various soil characteristics, ranging from freely draining slightly acid sandy soil in the lowland to more peaty loamy soils in the upland areas of the Estate. The soil type lends itself to grassland production and woodland creation, with some high yielding arable cropping achievable on the low ground.

The estate is divided into four principal agricultural holdings. There are also a number of smaller blocks of land that have historically been occupied on annual grazing licence agreements and Farm Business Tenancies (FBT), which are now available with vacant possession.

The estate's farming operations have principally been livestock focussed; cattle and sheep, which have benefited from long grazing seasons. However, there is significant potential for farm business diversification opportunities, subject to obtaining the necessary consents.

## SPORTING OPPORTUNITIES

The natural rolling countryside lends itself perfectly to exceptional low ground shooting which until recently has provided some challenging sport throughout the season. Some of the infrastructure remains and the numerous woodlands provide excellent cover and flushing points to support a number of exciting pheasant and partridge drives, with tremendous scope for expansion.

The area also has a healthy population of Roe deer that has historically provided a number of let stalking opportunities on the estate throughout the season.

## NATURAL CAPITAL

The estate represents a significant natural capital asset; the diverse ecology and vast upland areas on the estate naturally provide a potentially substantial carbon sequestration resource, through enhanced woodland creation or re-wilding activities.

An initial natural capital assessment has not been undertaken. However, the estate's striking upland landscape and natural assets, suggest that it will command significant level of natural value and in turn could provide alternate income stream opportunities in the future.







## LOT 1 - ROACHBURN FARM

Roachburn Farm is a substantial and productive livestock farm comprising a traditional stone-built farmhouse, a courtyard of versatile and traditional buildings, an extensive range of modern agricultural sheds, extending to approximately 676.20 acres ( 273.66 hectares).

The farmhouse has spacious accommodation extending to approximately 1732 sq ft (161 sq m) and includes:

Ground Floor – Living room, dining room, kitchen, pantry and utility.

First Floor – Four bedrooms and family bathroom.

The is an attractive small garden with tremendous views over the valley below.

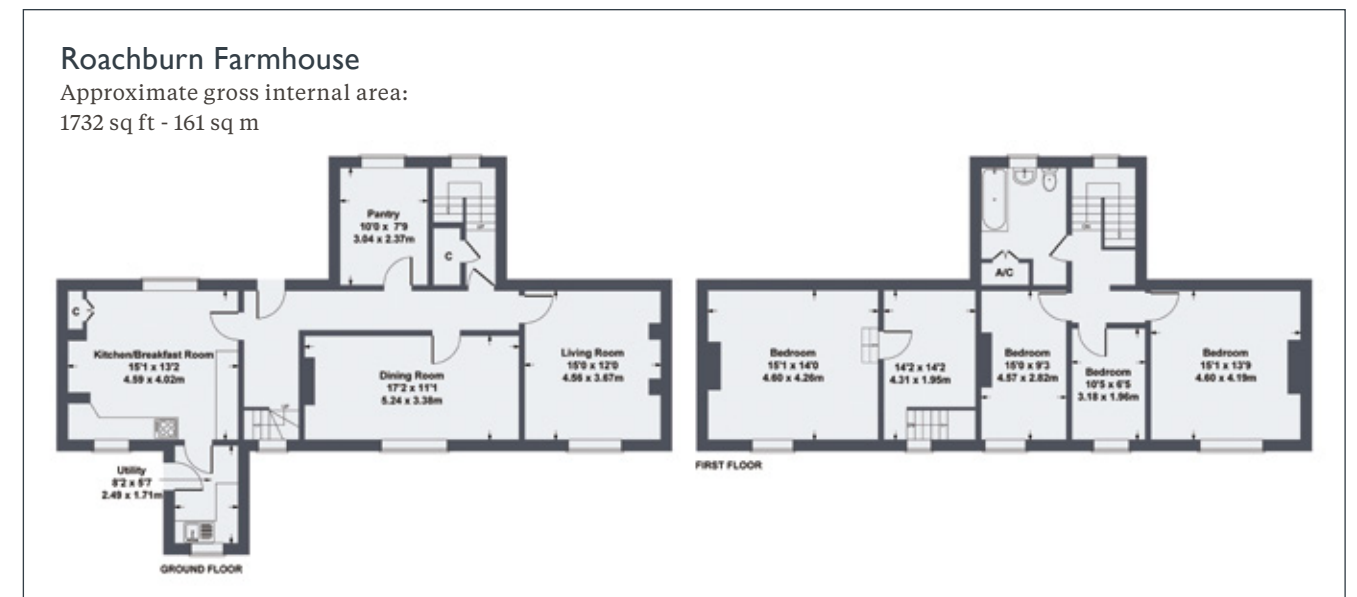
The farm buildings comprise of framed buildings currently utilised for livestock housing and machinery storage. Each buildings has a concrete floor, part block walls and corrugated fibre cement / profile steel side and roof sheeting. There is also a versatile courtyard of stone-built traditional buildings situated adjacent to the Farmhouse that offer scope for a range of uses, subject to obtaining the necessary consents. The farm also has a number of livestock handling facilities and extensive concrete areas benefiting movement around the farmyard.

The land is predominantly classified as Grades 5 and comprises about 119.67 acres (48.43 hectares) of improved grassland capable of mowing, 101.21 (40.96 hectares) unimproved pasture, 416.69 acres (168.63 ha) of rough grazing and about 36.23 acres (14.66 hectares) of mixed species woodland.

The farm has been occupied on a secure agricultural tenancy; however, vacant possession is available from the 11th November 2024.



Lot 1



Lot 1



Lot 1





Field Number	Improved Grassland	Unimproved Grassland	Rough Grazing	Woods	Other	Area (Ha)	Area (Ac)
Farm steading					0.44	0.44	1.09
4182	5.72					5.72	14.13
5695	3.58					3.58	8.85
8692			9.27			9.27	22.91
0242					0.54	0.54	1.33
3136		6.95				6.95	17.17
5436	5.33					5.33	13.17
6802	0.70					0.70	1.73
7212	8.87					8.87	21.92
7435			5.39			5.39	13.32
7601	0.08					0.08	0.2
9578			116.37			116.37	287.55
3610			10.84			10.84	26.79
1783	9.24					9.24	22.83
2254	3.51					3.51	8.67
2599	5.85					5.85	14.46
5976		34.01				34.01	84.04
0912	1.99					1.99	4.92
2435			26.76			26.76	66.12
3313	3.56					3.56	8.8
Woodland				14.66		14.66	36.2
<b>TOTAL</b>	<b>48.43</b>	<b>40.96</b>	<b>168.63</b>	<b>14.66</b>	<b>0.98</b>	<b>273.66</b>	<b>676.20</b>



## LOT 2 - HAINING HOUSE FARM

Haining House Farm is a substantial upland grassland farm with a traditional stone-built farmhouse and a courtyard of traditional farm buildings, extending in total to approximately 487.08 acres (197.11 hectares).

The farmhouse extends to approximately 1249 sq ft (116 sq m) with accommodation comprising:

Ground Floor – Sitting room, living room, dining room, kitchen, utility and bathroom.

First Floor – Three bedrooms.

The farmhouse has been left vacant for a number of years and would benefit from refurbishment.

The farm buildings are centred around a courtyard of traditional stone buildings situated on a hardcore yard. These buildings are currently utilised for young stock

housing and agricultural storage. There is also a large steel portal framed Dutch barn that provides additional livestock accommodation.

The land is predominantly classified as Grade 4/5 and comprises about 72.36 acres (29.28 hectares) of productive grassland suitable for mowing, 402.34 (162.82 hectares) of rough grazing and 12.00 acres (4.86 hectares) of mature mixed species woodland with the remaining land associated with the farm steading. The farm is currently occupied on a Secure Agricultural Tenancy under provisions of the Agricultural Tenancies Act 1995 but subject to Agricultural Holdings Act 1986 clauses.



Lot 2



Lot 2

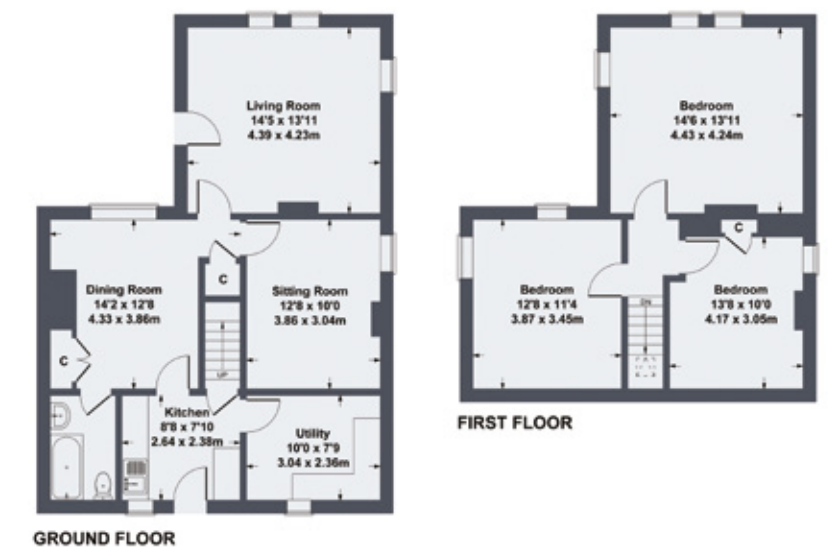


Lot 2



Lot 2

**Haining House**  
Approximate gross internal area:  
1249 sq ft - 116 sq m







Lot 3



Lot 3

## LOT 3 – RIGGFOOT AND HILL HOUSE FARM

Riggfoot and Hill House Farm is a versatile grassland unit with an attractive stone-built farmhouse and a substantial range of modern farm buildings, extending in total to approximately 446.51 acres (180.70 hectares).

The farmhouse extends to approximately 1795 sq ft (164 sq m) with accommodation comprising:

Ground Floor – Porch, living room, dining room, kitchen, bathroom.

First Floor – Three bedrooms and family bathroom.

There are also two internal garages and storerooms located on the ground floor which potentially offer scope to extend the farmhouse, subject to obtaining the necessary consents.

The farm buildings principally comprise three steel-portal framed sheds (plus lean-to buildings) that are currently utilised for livestock housing and are centred around a concreted yard. Each building has a concrete floor, part block walls and corrugated fibre cement /

profile steel side and roof sheeting. There is also a large stone-built barn, additional storage buildings and an uncovered silage pit located at the steading.

In addition, there is a further small range of farm buildings at Hill House Farm adjacent to the farm's Eastern boundary comprising a steel-portal framed livestock building and two dilapidated stone barns. These buildings are accessible via a private track leading onto the A689 and offer scope for change of use or expansion, subject to obtaining the necessary consents.

The land is predominantly classified as Grade 4/5 and comprises about 69.93 acres (28.30 hectares) of productive grassland suitable for mowing, 359.79 (145.60 hectares) unimproved pasture and about 15.79 acres (6.39 hectares) of mature mixed species woodland with the remaining land associated with the farm steading. The farm is currently occupied on a Secure Agricultural Tenancy under provisions of the Agricultural Tenancies Act 1995 but subject to Agricultural Holdings Act 1986 clauses.









### LOT 4 - ROACHBURN TELECOMMUNICATION MAST

The telecoms mast is located in the Southeast corner of Roachburn Farm. The mast is currently subject to a lease with Vodafone under the Landlord and Tenant Act 1954. Access to the mast is reserved over a hardcore track through Roachburn Farm.

### LOT 5 - COALFELL FARM COTTAGE

Coalfell Farm Cottage lies at the heart of the estate in a particularly attractive and peaceful location. It is a pretty, two bedroomed detached bungalow benefitting from off-road parking, patio area and grass paddock (approx. 0.10 acres).

Ground Floor – Living room, dining room, kitchen, pantry, two bedrooms and family bathroom.

The property is currently let on an Assured Shorthold Tenancy (AST). However, vacant possession will be available upon completion of the sale.



### LOT 6A-D COALFELL GARDEN ALLOTMENTS

Four garden allotments with excellent road frontage. The allotments are currently occupied on licence agreements which terminate on the 29th December 2023.





## LOT 7 - HALLBANKGATE FARM

Hallbankgate Farm is a productive lowland livestock farm situated within the village of Hallbankgate. The Farm has a traditional, stone-built farmhouse and a range of modern farm buildings and equestrian facilities, extending in total to 97.91 acres (39.62 hectares).

The farmhouse extends to approximately 1281 sq ft (119 sq m) with accommodation comprising:

Ground Floor – Living room, dining room, kitchen, utility and family bathroom.

First Floor – Three bedrooms.

The farm buildings and equestrian facilities include open cattle courts, storage and stabling of mainly steel frame with earth floors and an outdoor area.

The land is predominantly Grades 4 and comprises about 89.85 acres (36.36 hectares) of productive grassland capable of mowing and 7.95 acres (3.22 hectares) of mixed species woodland with the remaining land associated with the farm stabling. The farm is currently occupied on a Secure Agricultural Tenancy under provisions of the Agricultural Tenancies Act 1995 but subject to Agricultural Holdings Act 1986 clauses. A proportion of the farm will also be sold subject to an overage provision, if subsequently developed. Further details are available in the data room. Please note that the vendors are retaining ownership of 30.02 acres, so the purchaser will have to enter into a “split reversion” management agreement relating to this.







Lot 7



Lot 7



Lot 7

## LOT 8 - HALLBANKGATE PLAYGROUND

Grass paddock used as the village playground with road frontage onto Crossgates Road, extending to approximately 0.38 acres (0.16 hectares). The land is sold subject to a Landlord and Tenant Act 1995 tenancy agreement in favour of the local council that expires on 31st August 2027 and will be subject to an overage provision, if subsequently developed.



Lot 8

## LOT 9 - HALLBANKGATE PRIMARY SCHOOL PLAYING FIELD

Grass paddock with road frontage access onto the A698, extending to approximately 0.57 acres (0.23 hectares). The land is sold subject to a yearly periodic Common Law tenancy agreement and will be subject to an overage provision, if subsequently developed.



Lot 9



## LOT 10 - LAND AND BUILDINGS AT MEADOWLARK

A small equestrian facility located on the western periphery of Hallbankgate Village. The property comprises a timber stable block and feed/tack rooms situated on a substantial hardcore yard with three individual grass paddocks, extending to approximately 2.21 acres (0.90 hectares). The land is suitably well fenced for livestock/horses and has excellent access over a private track that leads directly onto the A698.

The property is currently occupied on a Farm Business Tenancy (FBT). However, we understand that vacant possession will be available from 31st December 2023. The sale is subject to an overage provision, if subsequently developed.



## LOT 11 – READING ROOM HOUSE AND FLAT

An attractive Victorian style, stone-built, two-bedroomed house and adjoining 1-bedroomed flat, extending in total to approximately 1873 sq ft (174 sq m). Each property benefits from a separate access, off road parking and private garden areas.

Reading Room House boasts spacious accommodation and includes:

Ground Floor – Living room, sitting room, dining room, kitchen, pantry and family bathroom.

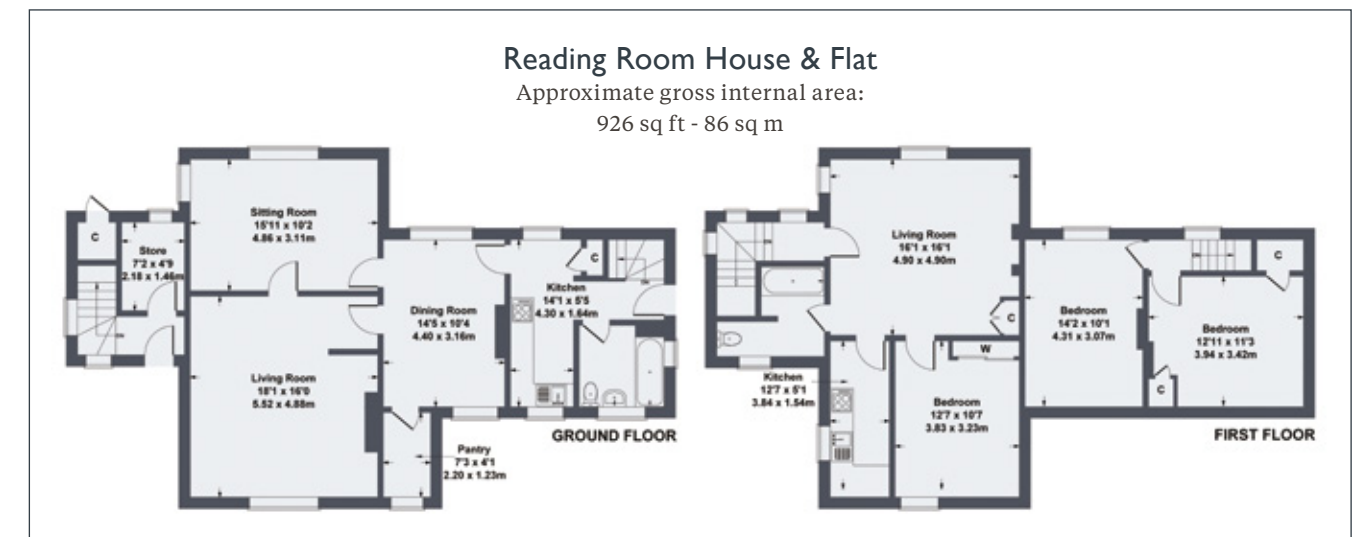
First Floor – Two bedrooms.

The adjoining one-bedroom flat provides flexible accommodation and includes:

Ground Floor – Hall and storeroom.

First Floor – Living room, kitchen, bedroom and family bathroom.

Both properties are currently vacant and would benefit from refurbishment. It is considered that there is significant scope to establish a substantial family home, subject to obtaining the necessary consents.







Lot 12

## LOT 12 - ENGINE HOUSE COTTAGE

A detached three-bedroom bungalow located in the centre of the village of Hallbankgate within a substantial garden plot, including a separate detached garage. The property is in a state of disrepair and requires complete refurbishment or demolition for the erection of a new dwelling, subject to obtaining the necessary consents.

It extends to approximately 667 Sq ft (62 sq m) with accommodation on a single floor comprising:

Living room, kitchen, three bedrooms, garden room and family bathroom.

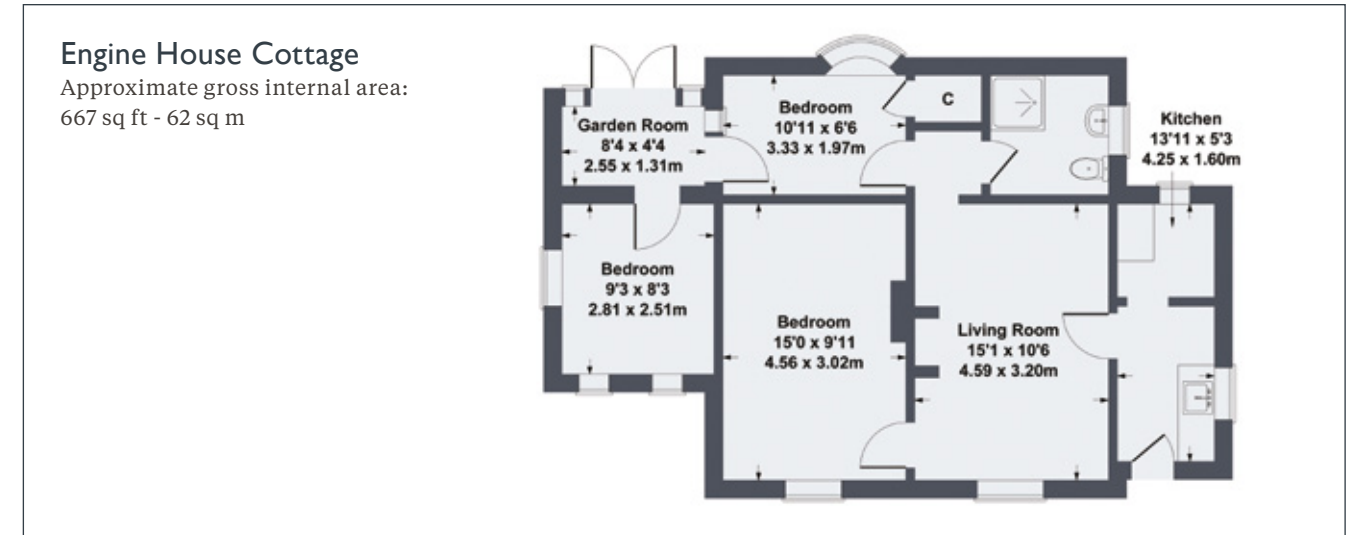
The property is sold subject to vacant possession with an unrestricted retained right of access over Lot 13 (Engine House Site). Further details are available in the data room.

## LOT 13 - ENGINE HOUSE SITE

An area of hardstanding located adjacent to Engine Shed Cottage, extending to 0.25 acres (0.10 ha). The site is situated in the heart of the village of Hallbankgate and benefits from direct road frontage access.

There is mains water, electricity and sewerage on site. It is considered that there is an opportunity to explore change of use. No approach has been made to the local planning authority and interested parties are advised to make their own enquiries before offering.

The property will be sold subject to vacant possession with an unrestricted retained right of access in favour of Lot 12 (Engine House Cottage). Further details are available in the data room.



Lot 13



Lot 14



## LOT 14 – LAND AT EASBY COMMON

The Land at Easby Common lies immediately Northeast of the village of Brampton and comprises a block of permanent pasture and mixed species woodland, extending to approximately 9.12 acres (3.69 hectares). The land is sold subject to an Agricultural Holdings Act (AHA) Tenancy.

## LOT 15 (A-D) - WARREN HOUSE FIELDS (NORTH)

The Land at Warren House Fields (North) is situated Northeast of the town of Brampton and comprises four parcels of productive farmland extending to 73.04 acres (29.54 hectares). Lots 15b-d have access from the main road, whilst Lot 15a has rights of access over a private track. The farmland has historically been occupied on an annual licence agreement, however, the lots will be sold subject to vacant possession on completion .

Lot No.	Arable	Temp. Grass	Permanent Pasture	Woods	Other	Area (Ha)	Area (Ac)
15a			10.74			10.74	26.55
15b			1.54			1.54	3.81
15c			8.89			8.89	21.98
15d		8.37				8.37	20.70
<b>TOTAL</b>	-	8.37	21.17	-	-	29.54	73.04



Lot 15 C & D



Lot 15 D

## LOT 16 - HOWGATE WOOD

A parcel of mature mixed species woodland extending to approximately 10.89 acres (4.41 ha) that has previously been managed in-hand by the Estate and is sold with vacant possession. The woodland has direct road frontage off the A6071 with good access for timber extraction purposes.

## LOT 17 – HOWGATE TELECOMMUNICATION MAST

The telecoms mast is located in the Eastern corner of Howgate Wood. The mast is currently subject to a lease with Vodafone under the Landlord and Tenant Act 1954. Access to the mast is retained over a hardcore track through Howgate Wood.

## LOT 18 (A-C)– WARREN HOUSE FIELDS (SOUTH)

The Land at Warren House Fields (South) is situated South of the town of Brampton and comprises three parcels of productive arable land currently sown to temporary grass and extending in total to 36.43 acres (14.75 hectares). Each field parcel benefits from road frontage access and metered mains water supply. The farmland has historically been occupied on annual licence agreements, however, the lots will be sold subject to vacant possession on completion of the sale.

Lot No.	Arable	Temp. Grass	Permanent Pasture	Woods	Other	Area (Ha)	Area (Ac)
18a		3.70				3.70	9.15
18b		7.39				7.39	18.25
18c		3.66				3.66	9.03
<b>TOTAL</b>	-	14.75	-	-	-	14.75	36.43



## LOT 19 - CAPONTREE HILL WOOD

A parcel of mature mixed species woodland extending to approximately 2.13 acres (0.86 hectares) and is sold with vacant possession. The woodland has excellent road frontage access.

## LOT 20 - CLEUGH HEAD GARDEN ALLOTMENT

The Cleugh Garden Allotment comprises 0.09 acres (0.04 hectares) of permanent pasture located immediately adjacent to Cleugh Head House. The land is sold with vacant possession with a retained access through Hallbankgate Farmland. The purchaser will be required to erect a stock proof fence within 4 weeks of completion of the sale.



## GENERAL INFORMATION

### Method of Sale

The freehold of The Greenside Estate is offered for sale by private treaty.

### Planning and Designations

Part of Riggfoot and Hill House Farm, the land at Meadowlark and Hallbankgate Farm lie within the North Pennines AONB.

The Southern boundary of Riggfoot and Hill House Farm is located within the North Pennines Special Protection Area (SPA) and Special Area of Conservation (SAC).

### Development Clawback Agreements

Lots 7, 8, 9, 10 and 18c will be sold subject to a development clawback agreement. In the event that planning permission is granted within 25 years for the land to be used for any purposes other than equestrian or agricultural use, then the sellers or their heirs will be entitled to 33% of the uplift in value after costs. Further details are available from the Selling Agents.

### Local Authority

Cumberland Council  
Tel: 0300 373 3730  
Web: [www.cumberland.gov.uk](http://www.cumberland.gov.uk)

### Grant Schemes

All agreements in operation on the Estate are the responsibility of the tenants with the exception of Roachburn Farm where the purchaser will be obliged to take over the latest agreement.

### Sporting and Mineral Rights

The sporting rights are included in the sale in so far as they are owned.

All mineral rights are owned by a third party and excluded from the sale, details of which are available in the data room.

### Timber

Standing and fallen timber will be included in the sale.

### Tenants Improvements and Fixtures

Any tenant fixtures or improvements, whether expressly mentioned or not, are excluded from the sale and may be liable to compensation at the end of the tenancy term. Further details are available from the Selling Agents.

### Basic Payment Scheme

The land has been registered under the Rural Land Registry. The SDA and Non-SDA Basic Payment Scheme (BPS) payments for 2023 will be retained by the Seller.

### Fixtures and Fittings

Only those items specifically mentioned in the sales particulars are included in the sale.

### Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easement, quasi-easements, restrictive covenants and all existing and proposed wayleaves referred to or not.

There are several public rights of way across the estate, details are available in the data room.

In the event of a lotted sale, all necessary rights of access will be allocated as appropriate.

### Boundaries and fencing

Neither the Vendor nor the Vendor's Agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the title documents and in Land Registry.

### Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.



Services, Council Tax and Non-Domestic Rates

Lot	Property	Water	Electricity	Drainage	Heating	Council Tax Band	Non-Domestic Rates	EPC
1	Roachburn Farm	Mains	Mains	Private	Back boiler	B	-	F
2	Haining House Farm	Natural spring (pressurised)	Mains	Private	Back boiler	C	-	G
3	Riggfoot and Hill house Farm	Mains	Mains	Private	Oil	C	-	F
4	Roachburn Telecoms Mast	-	-	-	-	-	£8,200	-
5	Coalfell Farm Cottage	Mains	Mains	Mains	Oil	C	-	E
7	Hallbankgate Farm	Mains	Mains	Mains	Oil	B	-	F
11	Reading Room House & Flat	Mains	Mains	Mains	Oil	B (H) A (F)	-	E
12	Engine House Cottage	Mains	Mains	Mains	Oil	A	-	G
17	Howgate Telecoms Mast	-	-	-	-	-	TBC	-
18a	Warren House Fields (South)	Mains	-	-	-	-	-	-
18b	Warren House Fields (South)	Mains	-	-	-	-	-	-
18c	Warren House Fields (South)	Mains	-	-	-	-	-	-

\*Where lots are not referred to above, there are no mains services connected\*

Woodland Schedule

Compartment Name	Species	Planting Date	Area (Ha)	Area (Ac)
Roachburn Farm				
A	MC	1980	8.22	20.32
B	SS	1983	0.14	0.34
C	MC	1986	0.13	0.32
D	MC / OG	1986	0.51	1.26
E	SS	1970	1.24	3.06
F	MC / MB	1980	0.17	0.42
G	MC / MB / OG	1996	1.35	3.34
Haining House Farm				
H	SS	1986	3.95	9.67
I	SS	1980	0.91	2.26
J	MC	2005	0.25	0.61
K	Amenity	-	0.61	1.5
Riggfoot & Hill House Farm				
L	SS / AR	1980	0.38	0.94
M	MB	1900	0.61	1.51
N	MB	1900	0.92	2.28
O	SS / MB	1986	0.54	1.34
P	MC	-	0.11	0.28
Q	Amenity	-	2.1	5.18
R	SS / MB	1980	0.17	0.42
Hallbankgate Farm				
S	HL	1980	0.45	1.1
T	HL	1980	1.44	3.56
Land at Easby Common				
U	MC / MB	-	1.12	2.77
Howgate Woods				
V	MC / MB	-	4.41	10.89
Capontree Hill Wood				
W	MB	1992	0.86	2.13
TOTAL			33.06	81.6

Tenure, Occupation and Rent Roll

Lot	Property	Tenure	Occupation	Rent Roll (2023)
1	Roachburn Farm	FBT (inc. AHA provisions)	Terminating on 29.09.2024	£9,000 p.a.
2	Haining House Farm	FBT (inc. AHA provisions)	Second succession	£6,000 p.a.
3	Riggfoot and Hill House Farm	FBT (inc. AHA provisions)	First succession	£10,040 p.a.
4	Roachburn Telecoms Mast	Commercial Lease	Rolling over from 01.09.2010	£3,000 p.a.
5	Coalfell Farm Cottage	Vacant	-	-
6a	Coalfell Garden Allotment	Licence	29.12.2023	£50 p.a.
6b	Coalfell Garden Allotment	Licence	29.12.2023	£50 p.a.
6c	Coalfell Garden Allotment	Licence	29.12.2023	£100 p.a.
6d	Coalfell Garden Allotment	Licence	29.12.2023	£50 p.a.
7	Hallbankgate Farm	FBT (inc. AHA provisions)	First succession	£6,000 p.a.
8	Hallbankgate Playground	L&T Act 1995	31.08.2027	£1 p.a.
9	Hallbankgate Primary School Playing Field	Common Law Tenancy	Yearly periodic	£10 p.a.
10	Land and Buildings at Meadowlark	FBT	31.12.2023	£100 p.a.
11	Reading Room House & Flat	Vacant	-	-
12	Engine House Cottage	Vacant	-	-
13	Engine House Site	Vacant	-	-
14	Land at Easby Common	FBT (inc. AHA provisions)	First succession	£350 p.a.
15a	Warren House Fields (North)	Vacant	-	-
15b	Warren House Fields (North)	Vacant	-	-
15c	Warren House Fields (North)	Vacant	-	-
15d	Warren House Fields (North)	Vacant	-	-
16	Howgate Wood	Vacant	-	-
17	Howgate Telecoms Mast	Commercial Lease	30.11.2025	£4,500 p.a.
18a	Warren House Fields (South)	Vacant	-	-
18b	Warren House Fields (South)	Vacant	-	-
18c	Warren House Fields (South)	Vacant	-	-
19	Capontree Hill Wood	Vacant	-	-
20	Cleugh Head Garden Allotment	Vacant	-	-



**Apportionments**

The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.

**Data Room**

A data room has been set up which provides a comprehensive body of information on the property. If access is required, please contact the Selling Agents for an access code.

**Solicitors**

Burnetts Solicitors LLP, Victoria House, Wavell Drive, Rosehill, Carlisle, CA1 2ST

**Directions**

From the M6, take junction 43 onto the A69 following signs for Brampton. The main roundabout before entering the town marks the beginning of the estate. Take the third exit and proceed onto the Brampton Bypass/A69 for approximately 1.5 miles. Turn right at Milton Junction onto the A698 and continue through to the village of Tindale to access the majority of the Estate.

The agents will meet perspective viewers at:

What3words: ///shining.riverside.broads

**Viewing**

Viewing arrangements are by appointment only through the Joint Selling Agents. It is anticipated that viewings will be arranged on a block viewing basis and interested parties are therefore encouraged to liaise with agents who will confirm viewing days.

Given the potential hazards of a working estate, we would ask that all visitors are as vigilant as possible being responsible for your own personal safety, particularly around the main buildings, livestock, machinery and working areas.

**VAT**

In the event of the Estate or any part of it becoming a chargeable supply for VAT, such tax would be payable in addition to the purchase price.

**Disclaimer notice**

PLEASE READ: Messrs GSC Grays and JM Osborne Sporting and Rural give notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts, and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither Messrs GSC Grays and JM Osborne Sporting and Rural nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate, and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property

Sales particulars written: Autumn 2023

Photographs taken: Autumn 2023

**Notes:**





GSC GRAYS

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## Guide Price Schedule

Lot	Name	Guide Price (£)
1	Roachburn Farm	1,500,000
2	Haining House Farm	550,000
3	Riggfoot & Hill House Farm	745,000
4	Roachburn Telecoms Mast	25,000
5	Coalfell Farm Cottage	225,000
6a	Coalfell Garden Allotments	5,000
6b	Coalfell Garden Allotments	5,000
6c	Coalfell Garden Allotments	5,000
6d	Coalfell Garden Allotments	5,000
7	Hallbankgate Farm	400,000
8	Hallbankgate Playground	10,000
9	Primary School Playing Field	15,000
10	Meadowlark	25,000
11	Reading Room House & Flat	200,000
12	Engine House Cottage	100,000
13	Engine House Site	20,000
14	Easby Common Grazing	25,000
15a	Warren House Field (N)	145,000
15b	Warren House Field (N)	20,000
15c	Warren House Field (N)	180,000
15d	Warren House Field (N)	170,000
16	Howgate Wood	45,000
17	Howgate Telecoms Mast	50,000
18a	Warren House Fields (S)	75,000
18b	Warren House Fields (S)	155,000
18c	Warren House Fields (S)	75,000
19	Capontree Hill Wood	15,000
20	Cleugh Head Garden Allotment	5,000
<b>TOTAL</b>		<b>4,795,000</b>



