



Prospect Farm

Cockermouth, Cumbria

Carter Jonas

Prospect Farm
Cockermouth
Cumbria
CA13 9SP

Productive and versatile
livestock farm situated within
the picturesque Lake District
National Park.

In all extending to 382.41 acres (154.75
hectares).

For sale by private treaty as a whole or
in up to six lots

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Location

Prospect Farm is situated within the hamlet of Setmurthy occupying an enviable location in the Derwent Valley within the Lake District National Park.

The market town of Cockermouth is situated just 3 miles to the south-west whilst the popular Lakes town of Keswick is situated approximately 11 miles to the south-east, both of which provide a full range of professional services and amenities.

The A66 is situated approximately 4 miles to the south which connects the property with the M6 at Penrith approximately 29 miles to the east, which, in turn provides good access provisions to the service centres of the north-west.

The area benefits from a range of independent schools including Windermere, Sedbergh and Austin Friars.

A west coast mainline connection to London Euston is available at Penrith which provides access to the Capital in just over 3 hours.

Lotting Summary

Lot 1
- Prospect House comprising a detached principal residence providing 2,435 ft² of living accommodation.

- Prospect Farmhouse comprising a detached property providing 1,795 ft² of living accommodation.

- Prospect Barn comprising a barn conversion providing 1,325 ft² of living accommodation.

- Excellent range of modern agricultural buildings.

- A ring-fenced parcel of improved grassland and woodland.
- In all extending to 117.79 acres (47.67 hectares).

Lot 2
- Traditional stone field barn.

- Ring-fenced parcel of improved grassland, pasture and woodland.

- Setmurthy Plantation – a commercial block of woodland extending to approx. 103.87 acres let on a 999 year lease to Forestry England.

- In all extending to 145.74 acres (58.98 hectares).

Lot 3
- Ring-fenced parcel of pasture land extending in all to 23.64 acres (9.57 hectares).

Lot 4
- Ring-fenced parcel of improved grassland and grazing pasture extending in all to 28.69 acres (11.61 hectares).

Lot 5
- Ring-fenced parcel of improved grassland extending in all to 20.67 acres (8.36 hectares).

Lot 6
- Ring-fenced parcel of improved grassland extending in all to 45.88 acres (18.57 hectares).

Prospect House

Prospect House is situated on the western extent of the farmstead and comprises an imposing 17th Century detached property which occupies an enviable position with views across the Derwent Valley.

Prospect House is of original stone construction with a rendered finish under a blue slate roof. The property provides approximately 2,435 ft² of generously

proportioned and well-balanced living accommodation which lends itself as much to relaxed family living as it does to formal entertaining.

A reception hallway provides access to the utility/boot room and leads onto the breakfast kitchen which benefits from a range of base and wall units with integrated appliances together with a two-oven oil fired Aga. A large double

aspect reception room currently provides a formal dining area and a sitting room each benefitting from a feature open fireplace and views to the front of the property over the agricultural land. The ground floor also benefits from an office and cloakroom.

To the first floor, there are four double bedrooms each benefitting from en-suite facilities.

Externally, Prospect House is approached over a private tree lined driveway which provides ample parking and circulating. The property also benefits from wrap around gardens laid predominantly to grass with well-stocked herbaceous borders.



Prospect Farmhouse

Prospect Farmhouse is a traditional, 17th Century detached property of stone construction with a partial render finish under a blue slate roof.

The property provides approximately 1,795 ft² of flexible family living accommodation. To the ground floor, the back door leads to a utility room and downstairs WC, kitchen with fitted base and wall units, a reception room providing open plan dining and living and two double bedrooms each providing en-suite facilities.

To the first floor there is a principal bedroom suite which includes en-suite facilities.

Externally, the farmhouse benefits from an enclosed garden to the northern elevation with enviable views over the Derwent Valley. The southern elevation fronts the courtyard around which, Prospect Barn and the Dovecote are arranged.



Prospect Barn

Prospect Barn comprises a barn conversion situated on the southern extent of the courtyard.

The property is of mixed stone construction with a partial render finish under a blue slate roof. The accommodation provides approximately

1,325 ft² of living accommodation predominantly arranged over the first floor. The front door leads into a reception hallway which accommodates the boiler and a downstairs WC. To the first floor there is a sitting room and shower room leading together with an open plan kitchen

and dining room. The kitchen benefits from fitted base and wall units with integrated appliances and leading from the kitchen the hallway provides access to three bedrooms and a house bathroom.



Floor plan

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Main House: 2,435 sq ft / 226 sq m
Garage: 1,638 sq ft / 152 sq m
Farm: 1,795 sq ft / 167 sq m
Barn: 1,325 sq ft / 123 sq m
Total: 7,193 sq ft / 668 sq m



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

Buildings

Prospect Farm benefits from an excellent range of versatile general purpose buildings which provide livestock accommodation, workshop facilities and general storage for feedstuffs and machinery.

The farm buildings more specifically comprise:

1. Cattle Shed – galvanised steel portal frame construction under fibre cement clad roof sheets with pre-stressed concrete panel walls and Yorkshire boarding to eaves. Concrete slatted floor with 21 cow cubicles and 29 heifer cubicles. (464 m²).
2. Cattle Shed – Galvanised steel portal frame construction under fibre cement

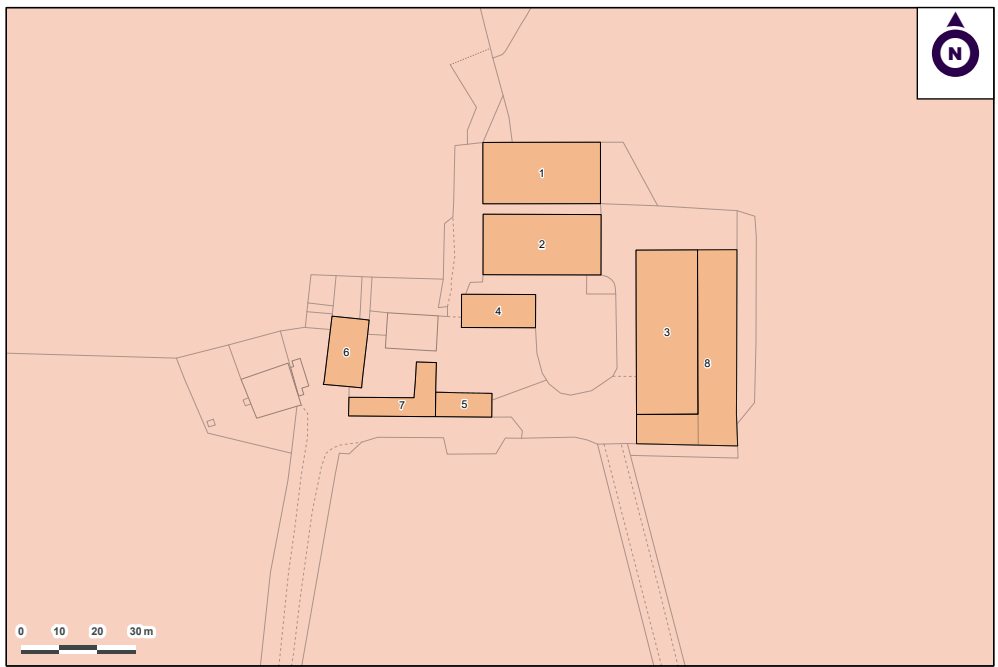
clad roof sheets with pre-stressed concrete panel walls and Yorkshire boarding to eaves. (464 m²).

3. Cattle/Lambing Shed - Galvanised steel portal frame construction under fibre cement clad roof sheets with pre-stressed concrete panel walls and Yorkshire boarding to eaves. (650 m²)
4. Workshop – Steel portal frame under a pitched slate roof with pre-stressed concrete panel walls clad externally with natural stone, timber slips and timber space boarding. (181 m²).
5. Covered Stock Yard – Steel portal frame open fronted barn with concrete block wall and Yorkshire boarding to eaves. (89 m²).

6. Dovecote – Traditional Dovecote of stone construction under a pitched blue slate roof. (150 m²).

7. Garage/Farm Office – Converted in the late 2000's with Prospect Barn, the ground floor contains a garage/office which is insulated and plastered with space heating installed (not connected) with concrete floor and roller shutter door. (69 m²).

8. Silage Clamp – pre-stressed concrete panel walls with concrete floor providing capacity for 400 tonnes of silage. (390 m²).



Land

The property extends in all to approximately 382.41 acres (154.75 hectares) including the farmstead which can be summarised as follows:

Description	Ha	Ac
Farmstead	1.21	3.00
Meadow	71.77	177.34
Pasture	17.05	42.12
Unimproved Pasture	11.33	28.00
Woodland (in-hand)	11.36	28.08
Setmurthy Plantation (long leasehold)	42.03	103.87
Total	154.75	382.41

With the exception of Setmurthy Plantation which is Grade 4, the land is classified as being Grade 3 under the former MAFF land classification with the underlying soil type being part of the Brickfield 2 series which is described as a slowly permeable fine loamy soil summarised as being ideal for dairying and stock rearing.

The land is bound predominantly by mature hedgerow interspersed with timber post and wire fencing which provide stockproof boundaries.

The land is bound to the north by the River Derwent and is gently undulating rising from approximately 60 metres

above sea level on the northern boundary and rising to approximately 195 metres above sea level on the southern extent of the farm.

The land benefits from good road frontage to the public highways thereby providing ease of access for modern machinery and equipment.

A block of land known as Glebe Land (Lots 5 and 6) off lies the main farm being situated approximately 3 miles to the north-east. The Glebe Land extends to approximately 66.55 acres (13.47 hectares) and comprises a productive block of improved meadow land which compliments the main holding. The Glebe Land is classified as being Grade 3 with the underlying soils also associated with the Brickfield 2 series. The land has a northerly aspect rising from approximately 135 metres above sea level on the northern boundary to approximately 160 metres above sea level on the southern boundary. The Glebe Land is dissected by the minor public highway thereby providing good road frontage.



Method of Sale

The property is offered for sale by private treaty as a whole or in up to six lots. The vendors reserve the right to conclude the sale by any other means at their discretion. If you have downloaded these particulars, please register your interest with the selling agent.

Tenure & Possession

The property is offered for sale freehold with vacant possession of Prospect House available on completion.

Prospect Farmhouse, farm buildings and the agricultural land is let by virtue of a Farm Business Tenancy (FBT) which expires on 30th April 2027.

Prospect Barn is let by virtue of an Assured Protected Tenancy (APT).

Setmurthy Plantation (part of Lot 2) is sold subject to the unexpired 999 year leasehold interest in favour of the Forestry Commission.

Further information is available from the selling agents.

Basic Payment Scheme

The land has been registered on the Rural Land Register and all de-linked payments will be retained by the Tenant.

Environmental Stewardship

The land is currently entered into a Countryside Stewardship (HigherTier) Agreement. Further details are available from the selling agent.

Designations

Prospect Farm lies within the jurisdiction of the Lake District National Park authority which, itself, is a World Heritage Site.

Ingoing Valuation

In addition to the purchase price and the payment for fixtures and fittings (if any), the purchaser will be required to pay for any growing crops, including cultivations, seeds, fertilisers, sprays, lime, new leys and acts of husbandry at cost or market value (whichever is the higher) and any items normally paid for at ingoing. No claim will be allowed for dilapidations or any other matters.

Additional Information

An additional information pack is available from the selling agents. The bronze sculpture of the bull located in the courtyard is excluded from the sale.

Services

Prospect Farm benefits from a connection to a mains electricity supply (single phase) with each property being separately metered. The property benefits from a private (spring fed) water supply. The residential properties are served by independent oil fired central heating systems with secondary heating by a combination of open fires and log burning stoves. Foul drainage is to a shared package treatment unit.

Wayleaves, Easements, & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

A public bridleway follows the access track which transects Setmurthy Plantation (Lot 2).

Health & Safety

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.

VAT

Any prices quoted are exclusive of VAT. Should the property, any part of it or right attached become chargeable supply for VAT, such tax will be payable in addition to the purchase price.

Sporting Rights

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

Mineral Rights

The mineral rights in respect of Lots 1, 2, 3 and 4 are reserved to a third party and therefore excluded from the sale.

The mineral rights in respect of Lots 5 and 6 are included in the sale in so far as they are owned.

Fishing Rights

The fishing rights are reserved to a third party and are excluded from the sale.

EPC Ratings

Prospect House:
Existing E (39)
Potential D (65):

Prospect Farmhouse:
Existing F (27)
Potential D (63)

Prospect Barn:
Existing C (74)
Potential C (75)

Local Authority

Cumberland Council
www.cumberland.gov.uk

Lake District National Park
www.lakedistrict.gov.uk

Viewings

Viewings are strictly by appointment only through the selling agent.

Directions

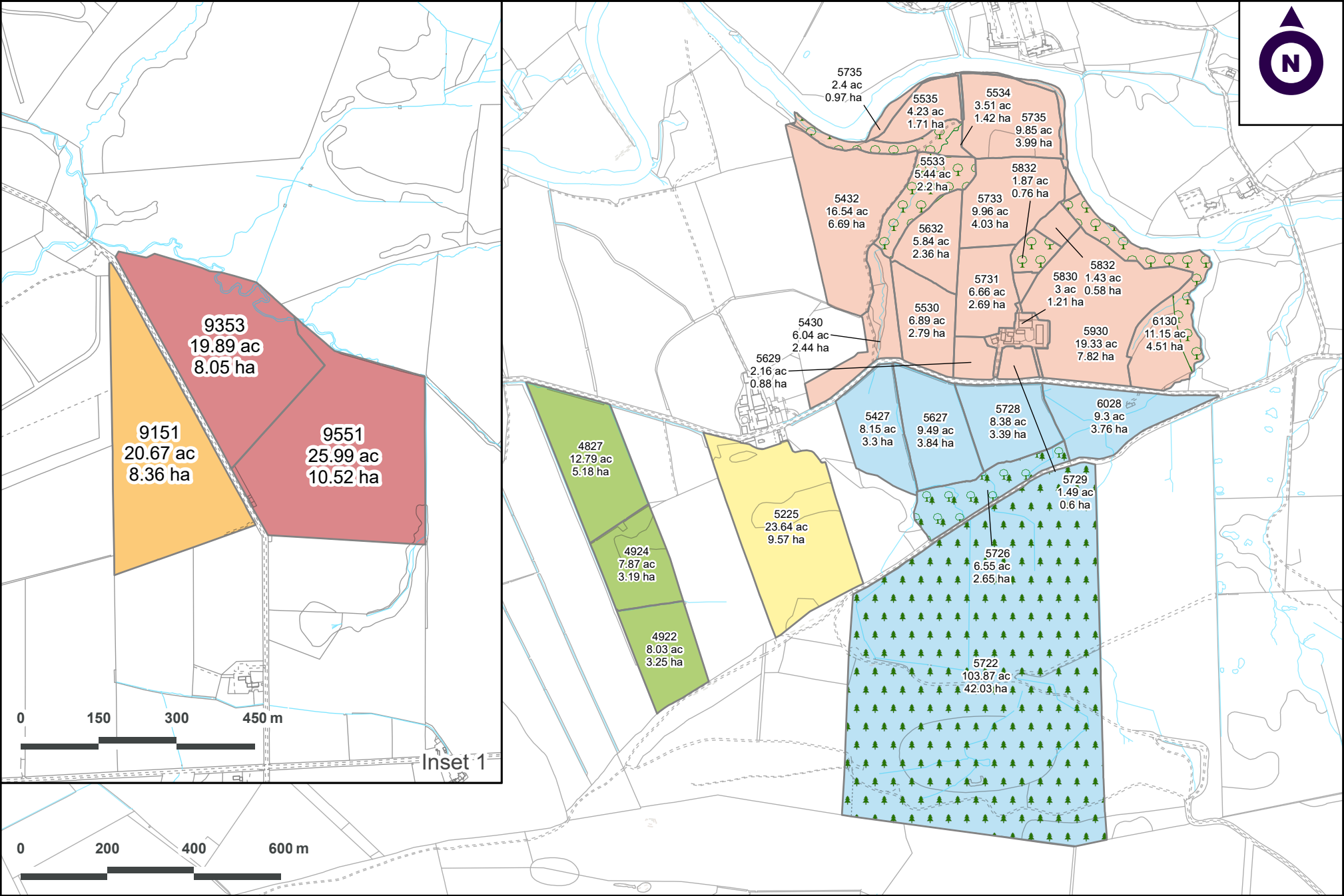
Postcode: CA13 9SP



- Lot 1:** /// villager.upon.lance
- Lot 2:** /// cringes.glance.thread
- Lot 3:** /// masterful.vets.memo
- Lot 4:** /// workroom.range.earlobe
- Lot 5:** /// cope.describe.offerings
- Lot 6:** /// forehand.endlessly.task

Land plan

- Lot 1:** 117.79 acres (47.67 hectares)
- Lot 2:** 145.74 acres (58.98 hectares)
- Lot 3:** 23.64 acres (9.57 hectares)
- Lot 4:** 28.69 acres (11.61 hectares)
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Important Information

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