

OUTSTANDING OPPORTUNITY FOR SALE

Offers Over
£2,150,000 as a whole

SLEALANDS FARM
Longtown, Carlisle, Cumbria, CA6 5RQ





An exceptional mixed agricultural holding extending to approximately 175.41 Acres (70.99 Hectares), comprising an exceptionally well-presented refurbished farmhouse, an extensive range of livestock buildings, productive Grade 3 pastureland and the benefit of planning permission for a new agricultural building.

KEY FEATURES

- Approximately 175.41 Acres (70.99 Hectares) of productive Grade 3 agricultural land available as a whole or in 2 lots
- Lot 1 – House, Steading and land extending to 64.66 acres
- Lot 2 – Improved grazing land extending to 110.74 acres
- Fully refurbished traditional three-bedroom sandstone farmhouse
- Extensive range of modern and traditional agricultural buildings
- Planning permission for a new 120ft × 40ft agricultural building
- Productive temporary and permanent pasture suitable for beef, sheep and mixed farming enterprises
- Convenient location approximately 3 miles north of Longtown and 12 miles north of Carlisle
- Freehold with vacant possession on completion

INTRODUCTION

Slealands Farm is an impressive and highly productive mixed agricultural holding situated in an attractive rural location to the north of Longtown, close to the Scottish Border. Combining quality agricultural land, excellent livestock facilities and an exceptionally well-presented farmhouse, the property represents a rare opportunity to acquire a substantial and well-balanced farming unit in one of Cumbria's established agricultural areas.

The current owners have invested significantly in both the residential accommodation and the farming enterprise, creating a holding that is immediately capable of supporting a wide range of agricultural businesses. The existing buildings provide excellent livestock accommodation together with machinery and general-purpose storage, whilst planning permission for a substantial new agricultural building offers further opportunity to expand the holding and enhance its operational capacity.

The land has been farmed to a consistently high standard, benefitting from an ongoing program of soil improvements and environmental subsidy work. The farmland has benefited from regular Farmyard Manure applications, mixed stocking, rotational grazing and re-establishment of grass seeds.

Slealands Farm offers purchasers an increasingly rare combination of productive farmland, excellent agricultural infrastructure and high-quality residential accommodation. Whether acquired as a commercial farming business, an expansion to an existing enterprise or a long-term rural investment, the holding presents an exceptional opportunity to secure a versatile and well-equipped agricultural property.





What3Words: ///backlog.slouched.invite

GUIDE PRICE

AS A WHOLE £2,150,000

Lot 1 marked red on the plan – £1,165,000

Lot 2 marked blue on the plan - £985,000

LOCATION & SITUATION

Slealands Farm occupies an attractive rural position approximately 3 miles north of Longtown, 12 miles north of Carlisle and approximately 14 miles north-west of Brampton.

The property enjoys excellent accessibility to the surrounding road network, providing convenient links throughout Cumbria, Dumfries & Galloway and the wider North of England. Longtown offers a range of day-to-day amenities together with agricultural merchants, livestock services and local businesses, whilst Carlisle provides an extensive range of shopping, educational, leisure and professional services.

The location is particularly well suited to modern agricultural businesses, benefitting from excellent access to regional livestock markets, feed suppliers, machinery dealerships and transport links.

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FARMHOUSE

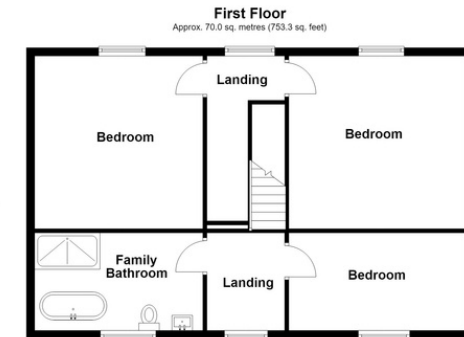
The farmhouse occupies an attractive position adjoining the principal farmstead and enjoys views across the surrounding farmland.

Constructed in traditional red sandstone, the property has been comprehensively refurbished to a high standard and now provides stylish and comfortable family accommodation while retaining the character expected of a traditional Cumbrian farmhouse.

Extending to approximately 139.70m² (1,503 sq ft), the accommodation comprises three well-proportioned bedrooms together with spacious and modern living accommodation finished to a high specification throughout.

Externally, the property benefits from landscaped gardens, newly laid patio areas and ample parking, creating an attractive family home that complements the wider agricultural holding.

EPC RATING E



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FARM BUILDINGS

The holding benefits from an extensive range of agricultural buildings capable of supporting a substantial livestock enterprise. The buildings comprise a mixture of traditional stone buildings together with more modern steel portal framed structures, offering flexibility for a wide range of agricultural uses. The current owner houses between 300-350 bed and breakfast cattle of mixed ages throughout the winter months.

Collectively, the buildings provide excellent livestock housing, machinery storage and general-purpose agricultural accommodation suitable for a range of farming enterprises.

Slealands Farm Buildings Schedule		
Building Number	Description	Area (SqM)
1	Farmhouse	669.07
2	Traditional Stone Buildings	358.29
3	Steel Portal Frame - Cattle Shed	428.87
4	Steel Portal Frame - General Purpose Shed	331.46
5	Steel Portal Frame - General Purpose Shed	134.24
6	Steel Portal Frame - General Purpose Shed	178.86
7	Steel Portal Frame - Cattle Shed	478.53
8	Steel Portal Frame - Lean-To	129.33
9	Timber Framed - General Purpose Shed	402.39
10	Steel Portal Frame - Dutch Barn	104.25



LAND

The agricultural land extends to approximately 175.41 Acres (70.99 Hectares) and comprises a productive combination of Grade 3 temporary and permanent pasture.

The land is divided into a practical arrangement of field enclosures, providing ease of management for both grazing and forage production. The holding is well suited to beef, sheep and mixed farming enterprises whilst also offering flexibility for rotational grassland management.

Alongside the Bed and breakfast cattle the current owner has run over 200 ewes throughout the year. All the gimmer lambs have been kept to shearlings and then retained for breeding or sold on.

The present owners have implemented an ongoing programme of soil improvement with all fields receiving two applications of farmyard manure during the current year. In addition, approximately 120 acres have been treated with agricultural lime, reflecting the excellent standard of husbandry undertaken across the holding.

Slealands Farm Field Schedule

Field No.	Description	Area (Ha)	Area (Ac)
9715	Paddock	0.88	2.17
4325	Permanent Pasture	8.14	20.12
5704	Permanent Pasture	6.31	15.58
7860	Permanent Pasture	9.27	22.9
7525	Permanent Pasture	3.4	8.39
9011	Steading	1.09	2.71
5871	Temporary Grass	5.39	13.32
7598	Temporary Grass	5.87	14.5
9760	Temporary Grass	7.81	19.3
2126	Temporary Grass	4.86	12
9728	Temporary Grass	7.8	19.27
9895	Temporary Grass	6.3	15.58
5846	Temporary Grass	3.64	8.99
7860	Track	0.23	0.57
		70.99	175.41





SERVICES

The farmhouse benefits from mains water, mains electricity and private drainage via a septic tank.

The agricultural holding benefits from a combination of mains and natural water supplies, with trough-fed drinking water available across the grazing land.

Prospective purchasers should satisfy themselves as to the availability, capacity and condition of all services.



WAYLEAVES, EASEMENTS & RIGHTS

The property is offered for sale subject to and with the benefit of all existing rights of way, easements, wayleaves, rights of drainage, rights of service and other rights affecting the property.



HEALTH & SAFETY

Given the nature of the property and the presence of livestock, machinery and working farm buildings, viewers should take particular care during inspections and children must be supervised at all times.



MINERAL RIGHTS

The mines and minerals are excluded from the registered title and are therefore excluded from the sale.



TENURE

The property is offered for sale Freehold with vacant possession upon completion.



PLANNING PERMISSION

The holding benefits from planning permission granting the erection of a substantial new 120ft x 40ft agricultural building.

The proposed development represents a significant enhancement to the existing agricultural infrastructure and provides purchasers with an opportunity to further increase livestock housing capacity or diversify the operational capability of the farm.

Further details are available from the selling agents.



DRAINAGE

The holding benefits from well-maintained drainage infrastructure serving both the agricultural land and farmstead, contributing to the productivity and efficient management of the holding.

METHOD OF SALE

Slealands Farm is offered for sale by Private Treaty as a whole or in two lots.

LOCAL AUTHORITY

Carlisle District

VIEWINGS

Strictly by prior appointment through the sole selling agents.

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ANTI MONEY LAUNDERING REGULATIONS

Prospective purchasers should be aware that in the event that they are successful, they will be required to provide documents in relation to Money Laundering Regulations, one being photographic ID, either a driving licence or passport and a recent utility bill showing their address.

PLANS AREAS & SCHEDULES

These particulars have been prepared as carefully as possible and are based on the information provided by the Vendor and the HM Land Registry information available. These plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

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