

LOW ABBEY FARM

Kirkby Thore, Penrith





LOW ABBEY FARM

KIRKBY THORE, PENRITH, CA10 1XR

Kirkby Thore 1.5 miles • Penrith 10 mile • Carlisle 30 miles
(all distances are approximate)

A FULLY EQUIPPED, MODERN DAIRY FARM WITH A TRADITIONAL FIVE BEDROOM FARMHOUSE AND PRODUCTIVE LAND, ALL IN A RING FENCE

- Substantial farmhouse with 4 reception rooms, 5 bedrooms and 2 bathrooms.
- Extensive modern livestock and dairy buildings with four automated milking robots, 16,000-litre bulk tank and automated feed and cleaning system. Cubicle housing for over 200 cows with approximately 2300m³ of slurry storage. Two uncovered silage pits, open-sided straw barns, grain and machinery stores, cattle courts and young stock holding pens.
- Traditional farm buildings that offer significant scope for change of use, subject to obtaining the necessary consents.
- 30kW roof-mounted solar PV array. Mains and private water. Telecoms Mast.
 - Productive Grade 3 arable land, permanent grassland and woodland.

About 347.34 acres (140.56 ha)
FOR SALE AS A WHOLE OR IN 4 LOTS



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Situation

Low Abbey Farm is situated in the heart of Cumbria's fertile Eden Valley an area renowned for both its beauty and its farmland. The valley is famed for its agricultural capabilities, with highly productive arable, dairy and livestock enterprises all located within.

Low Abbey Farm is located approximately 1.5 miles to the North of Kirby Thore; a popular local village which benefits from a shop/post office, a garage, a primary school and a popular local pub.

The major town of Penrith is located approximately 10 miles to the West, with the A66 providing excellent access to the towns full range of shops, services, supermarkets, and leisure facilities and the M6 Motorway.

Penrith Railway Stations provides regular services to Manchester, Glasgow and London Euston. The nearest airport is Carlisle's Lake District Airport; however, it is currently closed. Manchester, Liverpool and Glasgow have international flights and are all readily accessible by train.

Aside from the immediate beauty of the Eden Valley, the property sits within the backdrop of the Cumbrian Fells, whilst the Lake District National Park is close to hand as is the beautiful coastline of the Solway Firth.

Description

Low Abbey Farm is a modern, fully equipped dairy farm with a spacious traditional stone-built farmhouse, and an extensive range of modern and traditional farm buildings; all of which sit in a ring-fence and include approximately 347 acres of productive Grade 3 land.

Considerable investment has been made in the farm in recent years, in both the steading and the land. For example, there has been the recent construction of a large new cubicle building, with a slatted floor and automated scraping system. Further investments include the installation of four GEA automated milking robots.

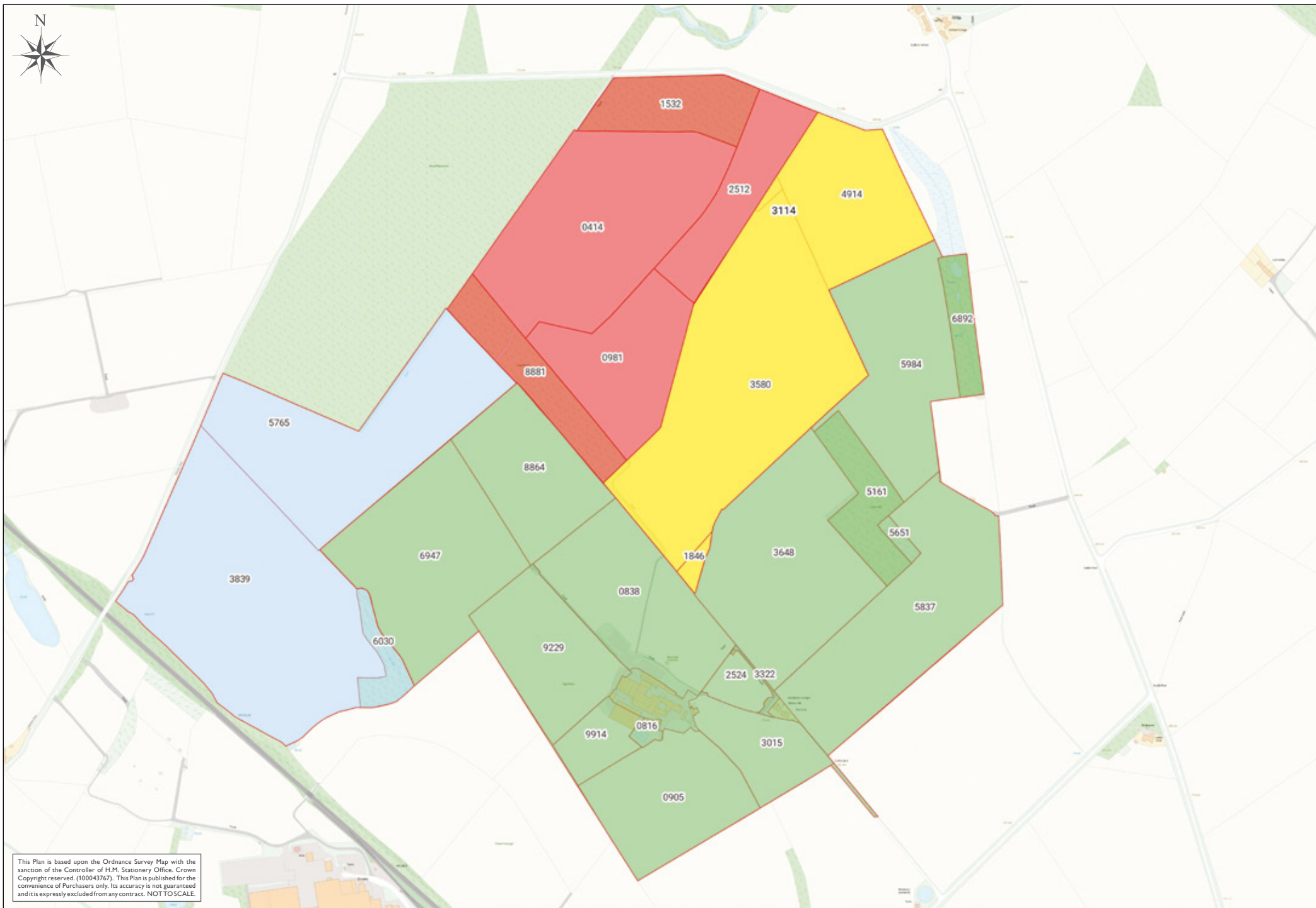
In so far as the land, there has been regular applications of both organic and a compound fertilizer, and consequently the land is highly productive. This combined with its predominantly flat topography and South facing orientation ensure that it is ideal for both dairy production and the growing of cereal crops. The land has been well managed with regular reseeding of grass leys, in conjunction with cereal crops. At present there are approximately 35 acres currently sown to winter wheat and 23 acres to winter barley. An additional 23 acres of spring barley is anticipated to be drilled this season. Historically maize has also been successfully grown.

The principal enterprise on the farm is a 220 head dairy herd plus replacements, with supporting bull beef production. In addition, the enterprise runs a sheep flock of 1,000- breeding ewes. These run between Low Abbey and a secondary holding; the nature of the land at Low Abbey is ideal for the wintering/finishing of sheep, be them breeding sheep or stores.

The farm is being offered for sale due to relocation and is available either as whole or in 4 lots.



Lots	Description	Area (ac)	Area (ha)
1	Low Abbey Farm Includes Low Abbey Farmhouse and Steading and the surrounding land. The land in the main is arable land, with a proportion of it being permanent pasture. The arable land is capable of growing productive cereal crops including winter wheat and maize.	164.80	66.69
2	Adjoining ring-fenced block of land (West) A useful block of South facing arable land, with excellent roadside access. The land is well located and of convenient size and presents an excellent opportunity for a farmer and/or investor looking for additional productive farmland.	65.36	26.45
3	Adjoining ring-fenced block of land (North) Lot 3 presents an excellent opportunity for a local farmer/investor seeking to acquire a diverse, well located, and accessible block of land. The land includes approximately 9 acres of permanent pasture, 15.75 acres of woodland, with the remainder (approx. 39.90 acres) being productive arable land.	64.65	26.16
4	Adjoining ring-fenced block of land (Northeast) Lot 4 presents an opportunity to acquire a highly productive, predominately South facing block of arable land. The land has excellent roadside access, the fields are well sized and historically have yielded exceptionally well.	52.54	21.26
TOTAL		347.34	140.56

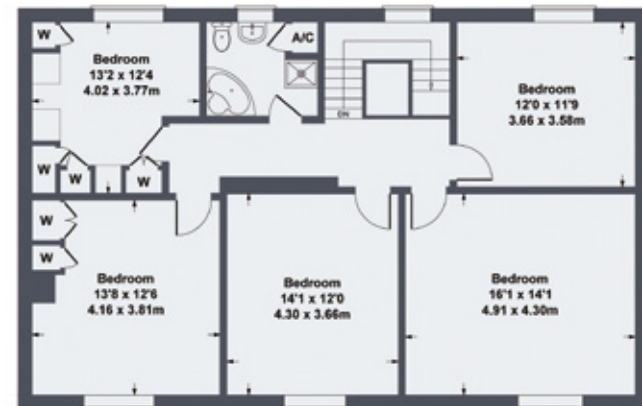


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Low Abbey Farm

Approximate Gross Internal Area
2411 sq ft - 224 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



The Farmhouse

A substantial, traditional farmhouse built of stone with a rendered exterior with a pitched slate clad roof. The house has spacious accommodation over two floors and comprises:

Ground floor: Hall, sitting room, dining room, farmhouse kitchen, conservatory, WC, pantry, dairy and utility room.

First floor: Five bedrooms, four of which are doubles and one single and bathroom fitted with a walk-in shower and corner bath.

The house has open South-facing views over the rolling countryside, which encompasses the North Pennines Area of Outstanding Natural Beauty (AONB), the Eden Valley and the Lake District. Attached to the farmhouse are a useful, range of traditional outbuildings which offer scope to extend the farmhouse and/or possible conversions to create an additional dwelling/annex, both of which would require the necessary consents.

Additional development opportunities lie within the attractive courtyard of traditional buildings which are located adjacent to the farmhouse. Included within is a former indoor swimming pool and thus potential conversion/diversification opportunities.

The locality and accessibility of the farm suggests that a diversified business such as holiday lets would prove popular. The layout of the steading with the agricultural enterprises separated from the traditional steading is such that the two wouldn't infringe on each other.





Farm Buildings

The farm steading is centred around an extensive set of dairy buildings, including cubicle housing for over 200 milking cows with automated feeding and cleaning stations, four GEA R9500 milking robots, an office, and dairy with a 16,000-litre bulk tank.

There is an underground slurry storage sufficient for the existing milking herd, however it is anticipated that additional slurry storage may be required to support an enlarged herd. The current facilities provide around 2,300m³ of storage, equivalent to about 3 months of storage based on the current stocking density.

There is also a versatile range of general farm buildings, including straw barns, machinery and grain stores, loose livestock housing for an additional 400 head of cattle and two large, uncovered silage clamps.

In addition, the farm has the benefit of 30kW roof-mounted solar PV array. We understand that majority of electricity generated from this system is utilised on farm.

The land and buildings provide considerable scope to increase the herd size, however, in the light of recent changes to legislation, it is advised that a review of the slurry storage requirements would be appropriate.



Plan No.	Building Name	Description	Area Approx. (GEA)
1	Dairy & Cubicle Housing	Steel portal frame, profile steel sheeting and Yorkshire boarding side cladding, fibre cement roof, concrete floor. 208 cubicles, automatic slurry scrapers, feed barrier gates, slatted floor with underground slurry tank with a capacity for 2100 m³. Four GEA automated milking robots with automated feeding and cleaning facilities. Dairy with 16,000-litre bulk tank. Office and gallery area located on first floor. LED Lighting.	1,850 m2
2	Dry Cow / Calving Building	Steel portal frame, concrete retaining walls with fibre cement sheet cladding over, fibre cement roof sheeting, concrete floor. Internal cattle handling facilities. LED lighting.	525 m2
3	Livestock Housing	Steel portal frame / brick construction, concrete retaining walls with profile steel sheet cladding over, profile steel / asbestos roof sheeting, concrete floor. Housing for c. 400 head of cattle. Internal cattle handling facilities, feed barrier gates and feed passageways, head locking AI gates (40 stalls).	2100 m2
4	Machinery Store	Timber frame, corrugated iron sides and roof sheeting with a lean-to building (Yorkshire boarding and profile steel roof sheeting), earth floor.	120 m2
5	Loose Calf Housing / Lambing Shed	Brick construction, asbestos / fibre cement roof sheeting, concrete floor.	200 m2
6	Grain / Machinery Store	Concrete construction, brick wall to 1.5m, fibre cement cladding over and roof sheeting, concrete floor.	170 m2
7	Grain / Machinery Store	Timber frame, concrete retaining walls, fibre cement sheet cladding over and roof sheeting, concrete floor.	220 m2
8	Uncovered Silage Clamp	Concrete retaining walls, concrete floor.	750 m2
9	Uncovered Silage Clamp	Earth bounded, concrete floor.	525 m2
10	Traditional Out-building	Brick construction, asbestos roof sheeting, earth floor. Storage building with adjoining car port (no. 2 vehicles).	165 m2
11	Traditional Out-building	Timber frame, stone walls sides with corrugated iron roof sheeting, earth floor.	210 m2
12	Loose Calf Housing / Lambing Shed	Brick construction, fibre cement roof sheeting, concrete floor.	785 m2
13	Barn	Traditional double storey stone-built barn ren-dered over with pebbledash, slate roof, concrete floor.	700 m2
14	Shoot Hut	Single storey stone-built building, slate roof and PVC windows. Redundant swimming pool, under the floor. The building has historically been utilised as a shoot hut.	95 m2
15	Poultry Shed	Purpose built timber framed poultry building.	90 m2
16	Sheep Handling Area	Concreted yard with livestock handling facilities.	N/A



Farmland

The land is predominantly good quality, Grade 3 arable land capable of producing a wide range of spring and autumn crops and a long grazing season under grass. In addition, there is approximately 20.58 acres of coniferous woodland. The land is generally gently sloping and lies between about 145m and 190m above sea level, extending in total to about 347.34 acres (140.56 ha), the majority of which is ploughable.

The land is well fenced and benefits from excellent access be it off the main public highway or internally thereafter. There is useful shelter provided both by hedges and woodland, both of which add considerably to the amenity and sporting elements of the property.

The soils are described on LandIS maps as slightly acidic, base-rich, clay loam soils which have been well managed through arable and grass ley rotation. Field enclosures are of a good size, are well fenced and all have access to water troughs fed from the farm's private supply located at the north end of the farm which is pumped to a holding reservoir on the bank above the steading.

ARLA Contract

The milk from Low Abbey Farm is currently sold under contract to ARLA.

ARLA have indicated that following the serving of notice to retire by an existing member and following the sale of the 'Production Unit', a new member may take over the contract on condition that they take over the land, buildings, equipment and cows. The incoming producer must ensure that there is no break/pause in production and that milk flow into ARLA is not disrupted. The new owner must maintain the same herd of animals and should not bring a new herd. Purchasers wishing to consider taking over the ARLA contract are advised to contact them direct and to satisfy themselves of the undertaking.

Lot	Field Number	Arable	Permanent Grassland	Woodland	Other	Area (ha)	Area (ac)
1	Farmsteading				3.22	1.30	3.22
1	0816		0.28		0.24	0.21	0.52
1	3322		0.11		0.18	0.12	0.29
1	9229	11.81			0.07	4.81	11.88
1	0905		13.23			5.36	13.23
1	2524		2.07			0.84	2.07
1	5651		0.61			0.25	0.61
1	5161			5.76		2.33	5.76
1	9914		3.20		0.45	1.48	3.65
1	5837	22.76				9.21	22.76
1	3648	23.13				9.36	23.13
1	3015		6.26		0.40	2.70	6.66
1	0838		15.66		0.81	6.66	16.47
1	5984	17.59				7.12	17.59
1	8864	12.43				5.03	12.43
1	6947	21.47				8.69	21.47
1	6892			2.94	0.12	1.24	3.06
1	TOTAL	109.20	41.42	8.69	5.48	66.69	164.80
2	5765	25.26				10.22	25.26
2	3839	37.66				15.24	37.66
2	6030		2.44			0.99	2.44
2	TOTAL	62.92	2.44	0.00	0.00	26.45	65.36
3	1532			7.52		3.04	7.52
3	2512		8.98			3.63	8.98
3	0414		27.62			11.18	27.62
3	0981		13.23			5.35	13.23
3	8881			7.30		2.95	7.30
3	TOTAL	0.00	49.82	14.82	0.00	26.16	64.65
4	1846		0.65		0.02	0.27	0.67
4	3580	37.56				15.20	37.56
4	4914	14.06				5.69	14.06
4	3114		0.25			0.10	0.25
4	TOTAL	51.62	0.90	0.00	0.02	21.26	52.54



GENERAL INFORMATION

Rights of Way and Easements

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, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not. There is a public foot path, which runs down the Southeast boundary of the property.

Services

The farmhouse is supplied with mains water and electricity (three-phase) with domestic drainage is to a separate septic tank.

The farmyard is also supplied with a private borehole supply and a 30-kW roof-mounted solar PV array. There is no Feed-in tariff.

The land is supplied either by natural water or via the mains with troughs in all of the fields.

Local Authorities

Westmorland & Furness Council.

Council Tax

Low Abbey Farmhouse – Band E

EPC

Low Abbey Farmhouse – Band F

Designations

We are not aware of any land or historic designations.

Basic Payment Scheme Entitlements

The Basic Payments Scheme has ended with any further de-linked payments being retained by the Seller who was the claimant in the relevant years.



Countryside Stewardship Scheme Agreement

There are no Countryside Stewardship Scheme Agreements in operation on the farm.

Method of Sale

Low Abbey Farm is offered for sale by private treaty. The Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Boundaries

Neither the vendor nor the vendor's agents 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 Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

Sporting Rights

The undulating topography and woodland covers would provide excellent opportunities for the sporting enthusiast to run a successful and enjoyable farm shoot.

A small syndicate shoot has historically been in operation on the farm and has provided 8-10 days of exciting sport.

Sporting rights are included in the sale.

Mineral Rights

Mineral rights are owned by a third party and are excluded from the sale.

Timber

All standing and fallen timber will be included in the sale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at market value the following:

1. All clamped silage
2. Hay and straw.
3. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel oil etc.
4. Any growing crops plus enhancement value, post-harvest cultivations, sprays, etc. in accordance with CAAV costings and contractor rates and invoiced costs.
5. Assessments of value will be undertaken by the joint selling agent(s) with cost being met by the buyer(s).

Dairy Herd

The pedigree Holstein and Jersey dairy herd with followers may be available to purchase in addition to the purchase price and at a valuation to be agreed. Further details available from the Selling Agent.

Farm Dispersal Sale

The Seller reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.

Solicitors

Arnison Heelis Solicitors
1 St Andrews Place, Penrith, CA11 7AW
Tel: 01768 890750
Bruce Richardson

Employees

We understand that no employees will be transferred with the sale of the farm.

Viewing

Appointments to view will be made solely through the Selling Agents GSC Grays and/or YoungsRPS, as per the below contact details:

GSC Grays:

John Coleman MRICS | 01748 897 203 | jarc@gscgrays.co.uk
Will Pheasey MRICS | 01748 897 203 | wjp@gscgrays.co.uk

YoungsRPS:

Harry Morshead MRICS
01434609000
harry.morshead@youngsrps.com

Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions

To reach Low Abbey Farm take Junction 40 off the M6 at Penrith heading East on the A66. Continue for approximately 8 miles turning left into Kirkby Thore. Proceed down Main Street for approximately 1.5 miles. The farm entrance is located on the left-hand side and is sign posted by a GSC Grays sale board.

what3words: [///scope.courts.ordering](https://www.what3words.com/#!/scope.courts.ordering)

Conditions of Sale Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.



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Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers

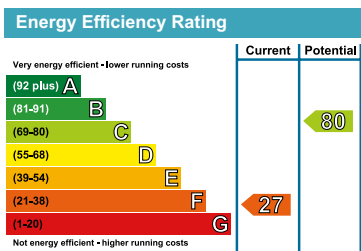
Any offer by a purchaser(s) who is resident outside of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

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.

Apportionments

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



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives 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 correctness by inspection or otherwise.
3. Neither GSC Grays 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.

Particulars written: January 2024

Photographs taken: January 2024

