



Hesketh Farm
Dacre, Penrith, Cumbria CA11 0LU



Hesket Farm

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Hesket Farm is a productive North Lakes grassland farm. Offered for sale as a whole or in four Lots. The property includes a three bedroom farm house, an extensive array of modern and traditional buildings and approximately 155.78 acres (63.04 ha) of land. In addition, there is planning permission for three holiday Lets. Hesket Farm is an accessible and excellent stock rearing farm; it has all the attributes to suit a variety of purchasers.

- Well-presented three bedroom Farmhouse
- Extensive range of modern and traditional buildings
- Approximately 155.78 acres (63.04 ha) of productive grassland
- Planning Permission granted for three Holiday Cottages
- Development/Diversification Potential.

GUIDE PRICES

Lot 1: £900,000

Lot 2: £500,000

Lot 3: £225,000

Lot 4: £275,000

Whole: £1,900,000

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.





DESCRIPTION

The sale of Heskett Farm, presents a rare opportunity to acquire a productive and fully equipped grassland farm. Moreover, its offering as a whole or in four Lots, opens the property to a number of alternatives, be they residential, equine, lifestyle and/or a commercial farm. The recently granted planning permission also offers significant potential in terms of development and diversification.

The farm is currently run as a commercial livestock farm, carrying approx. 350 ewes and 20 cattle thus making full use of the land's productive nature and the extensive farm buildings, which reflect the farm's dairy heritage.

The Whole

The property includes a three-bedroomed well-presented farmhouse and a large array of both modern and traditional buildings and approximately 155 acres of land. A former dairy farm, the buildings are extensive, and the land is highly productive which in the main is all mowable and could readily plough (subject to any necessary consents).

The Farmhouse

Heskett Farmhouse is built from traditional stone and is under a slate roof. The property has recently undergone a variety of works and has been significantly improved as a result. Noted improvements include a new bathroom on the first floor and a new shower room and porch on the ground floor, whilst the kitchen has been refurbished. The property has also been recently decorated. The farmhouse is double-glazed throughout and is a welcoming and delightful family home.

On the ground floor, there is a large porch/boot room with a modern shower room attached, which is ideal for rural living, from here there is entry to a kitchen which is typical of any farmhouse, full of charm. Fitted with oak units with granite worktops, the kitchen is well-presented. A tiled floor, and a traditional "Stanleyclough" range and an Aga, all add significant character. Aside from the kitchen, there are two other reception rooms on the first floor, both of which are well-presented and benefit from open fires.

On the first floor, there is a modern bathroom and three double bedrooms.

Externally, the farmhouse benefits from a lawned garden to the front and rear and has ample parking for a number of cars. There is a concrete pad in situ which was laid for a greenhouse but could be utilized for a variety of uses.

The farmhouse benefits from a natural separation from the main farm and sits in an elevated position and as such has expansive views over the lakes and the Eden Valley.

The Steading

The farmstead at Hesketh is extensive and has an array of modern and traditional buildings. The access track bisects the steading and in the main the prominent buildings lie on one side with the traditional buildings on the other.

The traditional buildings have planning permission attached to them, ref 7/2023/3124, for a change of use and the conversion to three holiday Lets. The specific details of which are available on request.

The modern buildings provide excellent and extensive livestock housing and storage opportunities. The main cattle shed, has an outdoor feeding area which is on a slatted floor and offers both cubicle and loose housing over a concrete floor. In addition, there are two other excellent large buildings both of which are steel framed, they are ideal livestock buildings and would readily suit any such operation.

Being a former dairy farm, the infrastructure remains, with a slurry tower, two silage pits and the former dairy and office, this building is well serviced and has a WC and an office in situ.

Given the layout of the steading, with the access splitting the area, in theory the development could occur and the natural separation ensures that the farm and any diversified operations wouldn't impact on each other. The sheer scale of the steading is a real feature of the property with significant potential as a result.

The property includes an "outlying" steel framed and tin clad "dutch barn". Located adjacent to two of the primary meadows and alongside the properties main access track this building is an ideal crop store, but given its access and the land in which it serves it does offer scope to potentially be a standalone steading and/or property.

The buildings are detailed on a floor plan and on request this can be provided.

The Land

Hesket Farm comprises of approximately 155 acres of land which in the main is agricultural land save for a small proportion of amenity woodland and the steading area. The farmland has been well managed, and it is highly productive a testament to the number of livestock it has recently carried and a reflection of the farms recent history of being an excellent and noted dairy farm. The current level of stocking reflects the farms entry into Mid-Tier Stewardship scheme which has the low input grassland option utilized, nevertheless the land has remained productive a reflection of the residual fertility within the soils.

The land immediately surrounding the steading is classified as being Grade 3 with the outlying land being Grade 4. The soils are described as being slowly permeable seasonally wet acid loamy and clayey soils. The land ranges from a high of





approximately 250m above sea level to a low of 184m and comprises of well-proportioned and easily accessible fields. Accordingly, they are ideal for any farming operations.

The boundaries on the most part are in excellent condition with a significant amount of double fencing and hedging recently undertaken. The land benefits from excellent access with multiple access points from the public highway and has excellent internal access thereafter.

The land benefits from excellent access, from both the steading and internally, with an internal access track running through the center of the property.

LOTING

Given the multiple access points and diverse nature of the property it does lend itself to Loting and it is therefore offered as a whole or in four Lots as summarized below.

LOT 1 (shaded green on the sale plan), Guide Price £900,000.

Lot 1 comprises of the three-bedroom farmhouse, the extensive array of farm buildings and circa. 36.98 acres of land, of which approx. 31.69 acres is grassland comprising both cutting land and paddocks, with the remainder being amenity woodland the farm steading area.

Lot 1 offers an excellent opportunity for a lifestyle buyer, who maybe seeking the rural idyl of an ideal small holding, set within a stunning locality complete within an ideal amount of land and extensive range of buildings. The buildings although extensive for the land on offer, would lend themselves to stabling for horses and equally they could comfortably house an indoor arena. The nature of the land would be ideal for horses and the extensive network of bridleways and country roads offer ideal hacking opportunities.

Lot 1 also presents huge potential in terms of development and diversification. The recently granted planning permission for the conversion of the traditional buildings to three holiday Lets, presents the opportunity for a significant income stream to be developed. The property is ideally located, within the gateway to Lakes with an immediate footfall of passing trade to be capitalized on. Aside from the holiday Lets, Lot 1, also benefited from planning permission for 10 glamping pods. Subject to a revised permission this could be enacted with the precedent already there; again providing the potential for diversified income.

In summary, Lot 1 offers on opportunity, of a well-presented farmhouse, an ideal amount of excellent land and a steading with enormous potential both existing and future. All of which are in a stunning and highly accessible location.



LOT 2 (shaded purple on the sale plan): Guide Price £500,000

Lot 2 comprises an area of circa. 59.29 acres of which all bar 3.93 acres is excellent agricultural land. Capable of mowing and/or ploughing, Lot 2 forms the heart of the current farming operations, its highly productive, well laid out and predominately south facing; its current offering offers the potential for an existing agricultural business to acquire a productive block of agricultural land without the capital outlay required for a steading/house purchase.

LOT 3 (shaded pink on the sale plan) Guide Price £225,000

Lot 3 comprises of approx. 17.13 acres of which 14.35 is excellent agricultural land which is annually cut for silage/hay. It would though readily plough if required and the flat and well-proportioned fields are easily managed. In addition to the agricultural land there is a proportion of amenity woodland which adds amenity and diversity to the property.

Lot 3 also however includes a steel framed agricultural building. Currently used for storage, it could though provide the infrastructure for any small holder and or equine enthusiast, as it would readily house livestock. Mains water is within Lot 3 and could thus in theory be directed to the building if required. The availability of a building and excellent agricultural land, in a convenient package and close to local amenities are scarce.

Subject to necessary consents been sought, the existing footprint of the building could provide scope for a dwelling, however, enquires into this regard are advised to rely on their own research.

Aside from the potential of Lot 3 for other uses, it clearly offers significant scope to remain as its current use, being productive farmland with the added bonus of a farm building and thus it would suit another farmer looking for any such benefits all of which come in an accessible location.

LOT 4 (shaded orange on the sale plan) Guide Price £275,000

Lot 4 comprises approx. 42.38 acres of bare agricultural land of which 37.21 acres has been cut for hay/silage. Lot 4 is outlying from the main farmstead; however it is easily farmed within the whole.

Lot 4, would suit an existing farmer wishing to expand their current enterprise. It is excellent grazing land, with sufficient scope and diversity to suit all manner of livestock. Its diverse nature would also suit an environmental and/or a lifestyle investor with the nature of the land suggesting that fauna and flora would flourish depending on the land's management.

LOCATION

The property situated is in the North Lakes, within the Lake District National Park. The village of Dacre is 0.8 miles to the east and the junction to the A66 1.8 miles to the





north east. Penrith and the M6 lie some 7 miles to north east with Carlisle being 24 miles to the North and Keswick being 14 miles to the West. The property is highly accessible to an array of local amenities and commuting is of ease. Moreover, Ullswater is 3 miles to the south, the proximity of such amenities attractions and general connectivity brings modern desirability, in terms of lifestyle and diversification to what is already a glorious traditional livestock farm.

The nearby village of Dacre has a lovely country pub and a very welcoming community. Penrith is the regional centre and provides an extensive range of shops both local and national as well as offering extensive cultural, educational and recreational opportunities. There are primary schools in the villages of Penruddock, Stainton and Greystoke, with two secondary school options in Penrith and one in Keswick.

For the commuter J40 on the M6 is 5 miles away. Both Penrith and Carlisle have a main line railway station with excellent links to south and the north as a result. Carlisle station also provides excellent cross-country links to the east and namely Newcastle.

What3Words: ///haystack.hope.unhappy

DIRECTIONS

From J40 (M6) take the A66 westbound towards Keswick. After approximately 2 ½ mile stake the left hand turn signposted “Dacre”. In just under a mile and after going through Dacre, take the right hand turn signposted Sparket and Thackthwaite. Proceed for about 1 mile on this road and Heskett Farm is on the right hand side, it is accessible via an unmade farm track which is a public byway.

GENERAL REMARKS & STIPULATIONS

Method of Sale

The property is to be offered for sale by Private Treaty.

Areas

The areas and measurements stated have been assessed in accordance with OS data and digital mapping. Interested parties should though satisfy themselves in this regard.

Lotting

The property is offered for sale as whole or in four Lots. Further lotting and/or a variation of that as advertised would be considered, and any enquirers in this regard are encouraged to speak to the selling agent direct and at the earliest opportunity.

Sporting Rights and Mineral Rights

Included in the sale in so far as they are owned.

Tenure

Freehold with Vacant Possession on Completion.

Services

The property benefits mains water and mains electric. The Aga in the farmhouse is oil fired as is the central heating. Drainage is to a septic tank.

The steading is served in part by a borehole, with the remainder on the mains.

Rates and Energy Performance Certificate (EPC)

The farmhouse is banded as F Council Tax purposes.

The farmhouse has an EPC rating of G.

Wayleaves/Easements

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

There is a public byway which crosses the property.

Environmental Schemes

The land is currently subject to a Mid-Tier Countryside Stewardship (MTCS) which will expire 31/12/2025. The agreement can be transferred depending on the date of completion and any payments apportioned accordingly from completion to the end of the scheme year. The purchaser would have to give an undertaking to abide by the scheme rules and indemnify if not.

Anti Money Laundering Regulations

Prospective Buyers should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID, i.e. driving license or passport and the other being a utility bill.

Local Authority

Westmorland and Furness County Council. Any enquiries regarding planning or statutory matters should be directed to the Local Authority.

Viewings

Viewings should not be unaccompanied and are by prior appointment only. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000, harry.morshead@youngsrps.com or katie.proctor@youngsrps.com

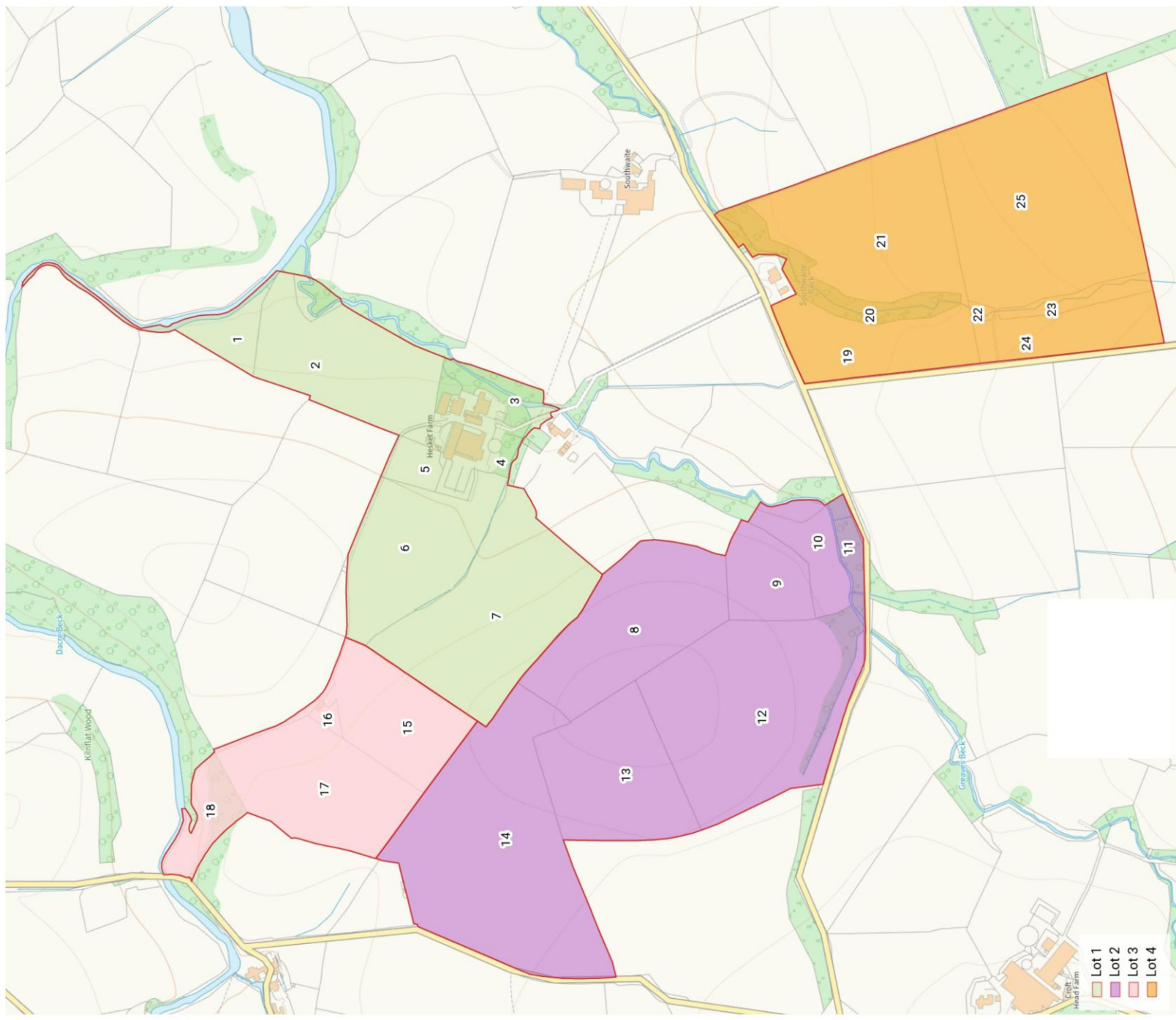
Lot 1	Acres	Hectares
1	1.62	0.66
2	8.89	3.60
3	1.43	0.58
4	0.46	0.19
5	1.12	0.45
6	8.02	3.25
7	12.04	4.87
Steading	3.40	1.38
Total	36.98	14.97

Lot 2	Acres	Hectares
8	9.69	3.92
9	3.31	1.34
10	2.73	1.10
11	1.00	0.40
12	16.14	6.53
13	8.25	3.34
14	18.17	7.35
Total	59.29	16.64

Lot 3	Acres	Hectares
15	5.88	2.38
16	0.47	0.19
17	8.47	3.43
18	2.31	0.93
Total	17.13	6.93

Lot 4	Acres	Hectares
19	5.60	2.27
20	3.20	1.30
21	10.96	4.44
22	0.19	0.08
23	1.24	0.50
24	4.01	1.62
25	17.18	6.95
Total	42.38	17.15
Whole Total	155.78	63.04





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