



**BRUCE MURRAY**  
LAND AGENCY

MOB: 07736 840 873 OFFICE: 07828 719 358 EMAIL: [bruce@bmlandagency.co.uk](mailto:bruce@bmlandagency.co.uk) WEB: [bmlandagency.co.uk](http://bmlandagency.co.uk)



## **PARTICULARS OF SALE OF:**

### **BLASTERFIELD FARM, ORTON, PENRITH, CA10 3SJ**

A traditional Cumbrian farmhouse in need of complete renovation/rebuild, traditional farm steading and approximately 171.54 acres (69.42 ha) of agricultural land for sale, in three lots or as a whole, by Private Treaty.



# FOR SALE BY PRIVATE TREATY

Guide Price as a whole - £945,000

An upland grassland farm comprising a former 4 bedroomed farmhouse in need of complete renovation/rebuild, a traditional farm steading and approximately 171.54 acres (69.42 ha) of agricultural land located in the Yorkshire Dales National Park



## LOCATION:

Blasterfield Farm lies to the west of the B6260 which is the main road that links Orton to Appleby. The farm lies approximately 2.3 miles north of Orton Village and just over 4 miles south of the village of Crosby Ravensworth. Junction 38 of the M6 motorway is approximately 5 miles to the South allowing quick access to one of the main road networks through the UK.

The village of Orton maintains much of its charm and character and benefits from local amenities, including a popular and friendly village pub, the famous Kennedy Chocolate factory and a village post office and store, as well as the Orton Scar Café.

What3Words: gobbling.pursuing.shortcuts

## DIRECTIONS

From Junction 38 of the M6, follow the B6260, signposted Old Tebay, Appleby and Orton Village. Follow the road for approximately 2.5 miles until you reach the village of Orton. Once through the village continue along the B6260 heading towards Appleby. After approximately 2.3 miles you will see the stone access track to Blasterfield located on the left-hand side marked with a Bruce Murray Land Agency signboard.

**LOT 1 - Blasterfield Farm – Farmhouse, buildings and land extending to approximately 36.50 acres (14.77ha). – Guide Price - £360,000**

## BLASTERFIELD FARMHOUSE

Blasterfield Farmhouse occupies a charming site set back from the public highway surrounded by its own land and comprises a former four bedroomed property set in its own land holding. The property is of a traditional stone construction under a slate roof occupying a delightful setting, in a secluded yet easily accessible location.

The farmhouse has been allowed to fall into a state of disrepair over many years which has led to Westmorland & Furness Council (Previously Eden District Council) serving a prohibition order on the property. The house needs substantial renovation/rebuild to bring it up to modern standards. However, because of this, Blasterfield Farmhouse provides the opportunity for the purchaser to redevelop the property (subject to the relevant planning being obtained) and put their own personal stamp and ideas upon a site in a unique setting in a National Park.

At this point Bruce Murray Land Agency would like to add that no one should enter Blasterfield Farmhouse unless they are attending one of the viewing days and are wearing the appropriate PPE and have signed the relevant safety documentation.

Due to the level of renovation required viewing of the property is highly recommended. Blasterfield Farmhouse presently comprises:

Ground floor - kitchen, living room, sitting room and pantry.

First floor -four bedrooms and a bathroom.

**OUTSIDE:**

Accessed from a private stone track, the house has parking to the front with gardens to the side and rear. The gardens have been allowed to decline but could be renovated to provide recreational space to compliment the house.

**FARM BUILDINGS**

The farm buildings at Blasterfield lie to the north east of the farmhouse.

The main farm building at Blasterfield is a storage shed and former byre of stone construction. The building has had a steel frame structure built inside the traditional stone walls which has provided a solid structure. The roof of the building is clad with box profile roof sheets and the building provides a good dry storage area.

Other small storage buildings at Blasterfield have fallen into a state of disrepair but could be renovated to provide useful space.

The barn at Blasterfield could be developed to provide more accommodation uses if the relevant planning permissions were sought by the potential purchasers.

There are also some traditional sheep handling pens on site.

**THE LAND**

The land in Lot 1 extends to 36.50 acre (14.77 ha) and surrounds the steading providing privacy and seclusion, this compliments the house and buildings. The land lies to either side of the access track with a further three parcels lying to the rear of the property.



The land is split into 4 parcels and benefits from a mains water supply and is mainly bounded by stone walls.

If Lot 1 is sold separately from the other lots, the purchaser of Lot 1 will have to erect a livestock proof fence/boundary within two weeks of completion from points A - F as shown on the additional boundary plan within these particulars. The fence will follow the old boundary line of Blasterfield Farmhouse and gardens and will be marked out by a Surveyor from Bruce Murray Land Agency with pegs after completion should the lots be sold separately.



LOT 1 - SCHEDULE OF FIELDS		
Field No.	Ha	Acres
NY 6212 8901	7.38	18.24
NY 6311 2182	4.65	11.49
NY 6311 2765	1.77	4.37
NY 6311 4294	0.33	0.82
House and buildings	0.64	1.58
<b>TOTAL</b>	<b>14.77</b>	<b>36.50</b>



**Lot 2 – Land extending to 81.81 ACRES (33.11ha)  
Guide Price - £420,000**

Lot 2 is situated adjacent to Lot 1 and extends to 81.81 acres (33.11ha) or thereabouts and is offered in three good sized field parcels. The lot provides a good block of grazing land bounded by stone walls and benefits from roadside access and a mains water supply. Please read the services section of the particulars in relation to water supply.



LOT 2 - SCHEDULE OF FIELDS		
Field No.	Ha	Acres
NY6312 6829	14.77	36.50
NY 6312 3410	1.9	4.69
NY 6312 1711	9.05	22.36
NY6311 4294	7.39	18.26
<b>TOTAL</b>	<b>33.11</b>	<b>81.81</b>



**Lot 3 – Land extending to 53.23 ACRES (21.54ha)  
Guide Price - £165,000**

Lot 3 is situated adjacent to Lot 1 and extends to 53.23 acres (21.54ha) or thereabouts. Lot 3 contains a parcel of upland mowing land and a large area of rough grazing. The lot provides a good block of grazing land bounded by stone walls and benefits from a mains water supply. Please read the services section of the particulars in relation to water supply.

Field number 0156 in this lot contains an area of limestone paving which could be beneficial for inclusion in environmental schemes.

LOT 3 - SCHEDULE OF FIELDS		
Field No.	Ha	Acres
NY 6311 1129	4.11	10.16
NY 6311 0156	13.9	34.35
NY6211 8136	2.67	6.60
NY 6211 7666	0.86	2.13
<b>TOTAL</b>	<b>21.54</b>	<b>53.23</b>

Lot 3 is accessed from the right of way over the Common from the public highway.

The lot also contains a former limestone quarry (can be seen in the picture below) which is accessed over third-party land off Gilts Lane. Lot 3 does benefit from a shared water supply.

Please be aware part of the quarry area in Lot 3 is held under a leasehold title that was entered into in September 1972 for a lease term of 1,000 years.



## GENERAL RIGHTS AND STIPULATIONS

### SERVICES

Blasterfield Farmhouse is serviced by a mains electricity supply and mains water supply. Foul drainage is to a septic tank and all telephone connections are subject to BT regulations.

Please note that we have not been able to test services or make judgments on their current conditions. Prospective purchasers should make their own enquiries.

As previously mentioned, the property benefits from a mains water supply. If the lots are sold separately the purchaser of Lot 1 will be duty bound to install a sub-meter and pay the owners of Lot 2 for water used.

The purchasers of Lot 3 if sold separately will be duty bound to install a sub-meter and pay the owners of Lot 1 for the water used.

### EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

### BASIC PAYMENT SCHEME

The land is currently registered under the Basic Payment Scheme. For the avoidance of doubt the land is not entered into any Environmental Schemes.

All the land lies in the Severely Disadvantaged Area for the purposes of the BPS Scheme. The payment for the current scheme year in which the property is sold will be retained in full by the vendor and the purchaser(s) will be required to comply with the 2023 application and indemnify the vendor against any breaches in the conditions in relation to Cross-Compliance.

### COMMON RIGHTS

Included within the sale are 250 sheep grazing rights on Crosby Ravensworth Common, CL10.

If the lots are sold separately the rights will be apportioned by Bruce Murray Land Agency and transferred accordingly.

The Common Rights across all three lots are entered into a 10 year Entry Level and Higher Level Stewardship Agreement with Crosby Ravensworth Graziers Group, which began on the 1<sup>st</sup> of January 2021 and expires in 2031.

It will be a requirement of the sale that the purchaser(s) of the property take(s) over these rights. The rights at Blasterfield have been entered into the Stewardship Scheme as non-graziers and therefore the purchasers of the land will be expected to carry on as non-graziers for the duration of the stewardship scheme. The stewardship payment for the non-grazing will be transferred to the purchaser(s) of each lot.

### ENVIRONMENTAL STEWARDSHIP

There are currently no Environmental Stewardship Schemes over the land at Blasterfield Farm. However as detailed above the Common Rights are included in the Stewardship Scheme with Crosby Ravensworth Graziers Group.

### MATTERS OF TITLE

The property is sold subject to all rights of way, whether public or private, light, support, drainage, water, electricity supplies and other right and 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 referred to in these particulars or not.

As previously mentioned, if sold separately the purchasers of Lot 1 will have to install a sub-meter and pay the owners of Lot 2 for their water use. Also, the purchasers of Lot 3, if sold separately will have to install a sub-meter and pay the owners of Lot 1 for their water use.

A right to access the quarry over third party land is shown on the attached sale plan marked with a red line.

A part of the quarry area in Lot 3 is held under a leasehold title that was entered into in September 1972 for a lease term of 1,000 years.

Any purchasers will be deemed to have satisfied themselves as to the nature of such restrictions and details can be found from the Vendors Solicitors: Gaynham King & Mellor, Unit 17, Kirkby Stephen Business Park, St Lukes, Road, Kirkby Stephen, CA17 4HT (Mr A Birtles acting) Tel: 017683 47788, email: [adb@gkmsolicitors.co.uk](mailto:adb@gkmsolicitors.co.uk), [www.gkmsolicitors.co.uk](http://www.gkmsolicitors.co.uk).

### FIXTURES & FITTINGS

All fixtures, fittings, and items where present in the farmhouse and buildings are included in the sale.

## VIEWING

Blasterfield Farmhouse is available to view on the set viewing days set out in the letter accompanying these particulars. All viewings of the house are strictly by prior appointment with Bruce Murray Land Agency, Tel: 07736840873. **PLEASE BE AWARE NO ONE SHOULD ENTER THE FARMHOUSE WITHOUT A REPRESENTATIVE FROM BRUCE MURRAY LAND AGENCY ON SITE AND THE APPROPRIATE SAFETY EQUIPMENT. BRUCE MURRAY LAND AGENCY WILL REQUIRE YOU TO SIGN A LIABILITY WAIVER BEFORE ENTERING THE PROPERTY.**

Prospective purchasers of the land may view on foot at any reasonable daylight hours whilst in possession of these sales particulars.

Any other queries and to register your interest please contact Bruce Murray on 07736840873 or email [bruce@bmlandagency.co.uk](mailto:bruce@bmlandagency.co.uk).

Please be aware there could be livestock on the land. Please may we remind you to make sure all gates are closed upon your visit to and from the property.

## TENURE & POSSESSION

The farmland is currently let on short term seasonal grazing licences which terminate on the 30<sup>th</sup> of September 2023.

The property is held freehold and is offered for sale with vacant possession as of the 1<sup>st</sup> of October 2023. A part of the quarry area in Lot 3 is held under a leasehold title that was entered into in September 1972 for a lease term of 1,000 years.

## METHOD OF SALE

Blasterfield Farm is offered for sale by Private Treaty. The Vendors and Sole Selling Agents reserve the right to alter or divide the property or to withdraw or exclude any of the property at any time. The vendor(s) reserves the right to vary any of the terms and conditions of sale or to change the method of sale without notice. For this reason, we recommend likely buyers register their interest with the selling agents as soon as possible in order that they are kept abreast of any changes to the marketing of the property.

## SPORTING AND MINERAL RIGHTS

The sporting and mineral rights insofar as they are owned by the Vendors, will be included in the sale.

## MONEY LAUNDERING OBLIGATIONS

As part of the new Money Laundering Regulations relating to the sale of property, we as Selling Agents are obliged to carry out Customer Due Diligence checks on any Purchaser prior to a transaction

being completed. Anyone wishing to offer to purchase the property must provide us with proof of identity prior to an offer being made.

## BOUNDARIES

As far as the Vendor is aware, the responsibility for the boundaries is shown on the sale plan by inward facing 'T' marks. Where no mark is shown, no further information is available.

## PLANS & SCHEDULE OF AREAS

The plans attached to these particulars are based on Ordnance Survey data and are for reference only. Please be aware any measurements of buildings have been measured by Promap and are therefore for indication purposes and should not be relied upon, purchaser(s) will have deemed to have satisfied themselves of the land and schedule.

## HEALTH & SAFETY

Please be aware of the potential hazards of agricultural property and in particular Blasterfield Farmhouse. As you are already aware the house has a prohibition order against it and is in a state of disrepair. For your own personal safety please do not enter the farmhouse or buildings before contacting the selling agent. Bruce Murray Land Agency will provide you with the relevant personal protective equipment and will require you to sign a liability waiver before entering the property at Blasterfield.

## COUNCIL TAX

Blasterfield farmhouse is listed as a Band D property by Westmorland & Furness Council.

## AUTHORITIES

Westmorland & Furness Council, Town Hall, Corney Place, Penrith, Cumbria CA11 7QF. Tel: 0300 373 3300

Email: [Customer.Services2@westmorlandandfurness.gov.uk](mailto:Customer.Services2@westmorlandandfurness.gov.uk)

Web: [www.westmorlandandfurness.gov.uk](http://www.westmorlandandfurness.gov.uk)

United Utilities, Dawson House, Great Sankey, Warrington WA5 3LW. Tel: 01925 237000 Fax: 01925 237073.

Email: [info@uuplc.gov.uk](mailto:info@uuplc.gov.uk)

Web: [www.unitedutilities.com](http://www.unitedutilities.com)

Rural Payments Agency, PO Box 352, Worksop, S80 9FG Tel: 03000 200 301.

Email: [ruralpayments@defra.gsi.gov.uk](mailto:ruralpayments@defra.gsi.gov.uk)

Web: [www.rpa.gov.uk](http://www.rpa.gov.uk)

Yorkshire Dales National Park Authority, Colvend, Grassington, Skipton, North Yorkshire, BD23 5LB.

Tel: 0300 456 0030

Email: [info@yorkshiredales.org.uk](mailto:info@yorkshiredales.org.uk)

Web: [www.yorkshiredales.org.uk](http://www.yorkshiredales.org.uk)





