

Blea Tarn Birks Farm, Warcop, Appleby-in- Westmoreland, Cumbria CA16 6PZ

- **A Freehold Former Dairy Farm**
 - Extending to Approximately 77.09 Hectares (190.5 Acres)
 - Including Two Farmhouses and a range of Conventional Farm Buildings
- ### Vacant Possession

BY ORDER OF MORTGAGEES



To View

Please contact Allsop by sending an email to pam.huggett@allsop.co.uk with the subject heading 'Viewing - Lot 195'.

Seller's Solicitor

Powells Law (Ref: S Soper).
Tel: 01934 623501.
Email: soper@powellslaw.com

**VACANT –
Freehold Farm Buildings and Land**



Tenure

Freehold.

Location

Birks Farm is a former dairy farm located in the heart of the Eden Valley, lying between Appleby-in-Westmoreland and Kirkby Stephen in north-east Cumbria. The farm is within 5 miles of the A55 Trans Pennine route, with the market town of Penrith to the north-west and Scotch Corner, with its connections to the east side of the country, to the south-east. The property is approximately 4 miles from the village of Warcop. From the A66, turn into Warcop and follow the signs towards Blea Tarn. This road will take you over a sandstone bridge over the River Eden and into the village of Blea Tarn, where you should bear right; take the first right and on reaching the T-junction turn right. The entrance to Birks Farm is approximately 100 yards on the right-hand side.

Description

The property comprises a former dairy farm including a farmhouse, agricultural worker's dwelling and various former farm buildings. The property occupies a site extending to 77.09 hectares (190.5 acres).

Accommodation

Birks New Farmhouse

Ground Floor – Walk-In Pantry, Open Plan Kitchen/Dining Room, Living Room with Open Fire, Sitting Room with Open Fire

First Floor – Four Bedrooms, Bathroom with Shower

Outside – Integral Garage, Coal Shed, Garden, Greenhouse

Birks Old Farmhouse (Agricultural Worker's Dwelling)

Ground Floor – Reception Room/Kitchen with Open Fire, Living Room

First Floor – Four Bedrooms, Bathroom

Farm Buildings

The farm buildings at Birks Farm include a good range of modern and traditional buildings, including buildings for the former dairy herd, general livestock and machinery and crop storage.

They include the following:

4 Bay Monopitch Implement Shed constructed of telegraph poles and corrugated iron sheets (48' x 30')

Former Dairy/Cooler & Bulk Tank Store in building adjacent to Old Farmhouse

4 Bay Steel Portal Framed Shed incorporating Former Milk Parlour
Adjacent covered collecting yard

A further collection of buildings including:

Monopitched Loose Box constructed of poles and corrugated iron sheets with concrete blocks to eaves

Cubicle Shed and Lean-To with cubicles for 80 and incorporating automatic scrapers with access at one end to the covered silage clamp

5 Bay Steel Portal Framed Coverage Silage Barn (105' x 45' and 22' to eaves)

Monopitched Block and Corrugated Iron Mill Mixer Shed with 70 tonne grain silo adjacent

Block Walled Middenstead (30' x 90')

Underground Tanks between cubicle shed and silage clamp running by gravity to collection pit to 90,000 gallon above ground slurry store

Traditionally Constructed Stone Barn under a sheeted roof, lofted with calf pens beneath with adjoining lean-to (70' x 20')

6 Bay Open Fronted Implement Shed of steel portal framed construction with box profile roof and cladding (120' x 46')

Steel Portal Framed General Purpose Livestock Shed with space boarding to eaves and corrugated iron roof (105' x 47')

Timber Framed Barn with corrugated iron sheets and concrete floor used for general purpose storage (30' x 47')

Ex-MOD Nissen Hut Type Building (180' x 26')

The majority of the buildings have mains water and electricity.

Clay lined open slurry lagoon

Registered Bidding

Registered bidding will apply to this lot. Prospective purchasers will be required to deposit cleared funds of £20,000 into the Allsop LLP Client Account prior to the Auction. In return, a bidding paddle will be provided. The successful purchaser will be required to pay any additional funds by debit card or cheque to ensure the deposit provided equates to 10% of the purchase price (Ref: RA).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

