



# BARROWFIELD FARM AND ALLOTMENT

Brigsteer | Kendal | Cumbria | LA8 8BJ



HEWETSON & JOHNSON



*An exciting opportunity to rent a substantial beef and sheep farm comprising approximately 221.78 hectares (548.00 acres) of sound meadow, pasture and allotment land. Located on the outskirts of Brigsteer, in the Lake District National Park, a UNESCO World Heritage Site.*

*The Farm is available for letting from 1st September 2024 on a 12-year Farm Business Tenancy as a whole or in three lots. The farm has no active stewardship schemes, and it is expected that the ingoing tenant will be responsible for applying for any appropriate scheme as part of their business plan.*

#### INTRODUCTION

Barrowfield Farm is in a secluded and scenic location nestled under the dramatic backdrop of Scout Scar looking across to the Lake District Fells. The farm is accessed by a private access track leading from the public highway known as Brigsteer Brow. Barrowfield Farm is located approximately 0.7 miles north of the village of Brigsteer and approximately 2 miles southwest of the neighbouring town of Kendal. Kendal offers a substantial range of amenities including supermarkets, shops, garages, schools, and a hospital.

#### DIRECTIONS

Travelling west along the A590, take the turning signposted Levens Hall and at the junction proceed right. Heading through Levens Village, follow the road right opposite the village shop along Brigsteer Road to Brigsteer.

Travel north through the village of Brigsteer and at The Wheatsheaf Pub turn left for Lot 2 and turn right for Lots 1 and 3. Heading east, the private access road for Lots 1 is approximately 350m on the left (///footsteps.veal.continues).

Lot 2 is located approximately 300m west of Brigsteer village on the left (///ushering.impaired.unzips).

Continuing north past the farm entrance, the access to Lot 3 can be found off the Brigsteer Road at (///almost.beats.glee).









BARROWFIELD FARMHOUSE

Barrowfield Farmhouse is a traditionally built Westmorland Farmhouse benefiting from spacious accommodation, whilst sympathetically incorporating traditional features. Externally there is a walled garden to the front elevation. The accommodation comprises the following:

VERANDA

Access to **Old Dairy** (5.61m x 3.44m) and **outside WC and Shower Room**.

GROUND FLOOR

Entrance Hall

Stairs to first floor.

Sitting Room (5.58m x 5.21m)

Exposed ceiling beam, log burner and radiators.

Kitchen (5.25m x 4.17m)

Undergoing renovation. It will be let with a new kitchen including cooker and hob. Kitchen table and chairs are included. Understairs cupboard.

Front Hall

With storage cupboard.

Dining Room (4.29m x 3.78m)

Exposed ceiling beams, open fire and radiator.

FIRST FLOOR

Landing with radiator.

Bedroom 1 (5.06m x 2.96m)

Inbuilt cupboards, basin and radiator.

Bedroom 2 (4.88m x 4.27m)

Decorative fireplace, pedestal basin and radiator.

Shower Room

White WC and basin with shower cubicle. Airing cupboard housing cylinder and immersion heater.

Bathroom

White suite including WC, basin and bath. Radiator.

Bedroom 3 (3.91m x 2.28m)

Radiator and basin.

Bedroom 4 (3.90m x 2.89m)

Radiator and basin.

Bedroom 5 (5.69m x 2.85m)

Radiators and basin.

SERVICES

The property benefits from private drainage, mains electricity, oil fired central heating, a private water supply and satellite broadband. The land is serviced separately by natural springs.

BARROWFIELD FARM BUILDINGS

Located to the east of Barrowfield Farmhouse and comprising the following:

(See enclosed building plan)

Garage (1a) (3.97m x 4.42m) and (3.85m x 4.67m)

Lean to double garage.

Building 1 (4.61m x 14.38m)

Traditional stone barn with a fibre cement roof.

Stone Barn 2

A traditional stone barn under slate consisting of the Main Barn, Undercroft (3.43m x 6.22m) and Loft (3.43m x 6.22m) accessed via an external staircase. Please note the floor is unsafe on the first floor. No access is permitted.

Sheep Pens with Race and Dipping Tank (3)

Former Dairy (4) (5.39m x 3.33m)

Lean to rendered block under slate.

Former Parlour (5) (29.60m x 4.89m)

Lean to stone under fibre cement roof with concrete floor.

Main Barn (6) (25.60m x 5.64m)

Traditional stone barn under slate with part flagged floor.

Access to Loft (7.24m x 2.55m)

Full height stone barn under slate with access to Loft (above 6b & 6c).

Proven Hull (6b) (6.61m x 3.44m)

Split into three sections for storing feed. Below hayloft.

Shippon (6c) (7.71m x 6.41m)

Below hayloft.

Bull Housing (6d) (5.49m x 4.37m)

Stone barn under corrugated tin roof. Leads out to bull pen.

Log Store (6e) (4.04m x 3.05m)

Stone barn under corrugated tin.

Store (6f) (2.73m x 2.19m)

Stone store under corrugated tin.

Former Silage Clamp (7) (35.81m x 15.80m)

Eight bay steel portal framed former silage clamp with shuttered concrete walls and concrete floor under a fibre cement roof. Please note this clamp cannot be used as a silage clamp due to Environment Agency regulations.

Slurry Reception Pit (8)

Slurry Tower (8a)

Please note this Slurry Tower cannot be used for the storage of slurry due to Environment Agency regulations.

Cow Cubicles (9) (17.83m x 12.87m)

Timber frame under a tin roof with a slatted concrete floor and raised concrete cubicle beds for 28 cows with a central feed passage.

Cow Cubicles (9a) (9.71m x 6.39m)

Timber frame under a tin roof with a slatted concrete floor and raised concrete cubicle beds for 16 cows.

Calf Cubicles (10) (16.80m x 4.33m)

Wooden framed apex under a tin roof housing 18 calves with side feed passage and water trough.

Building 11 (18.43m x 8.52m)

Steel portal frame under a fibre cement roof with tin clad sides and hardcore floor.



Building 12 (16.01m x 8.57m)

Steel portal frame with concrete panels and Yorkshire boarding under a fibre cement roof with a concrete floor.

Cow Cubicles (13) (17.23m x 8.19m)

Timber frame under a tin roof with a slatted concrete floor and raised concrete cubicle beds for 28 cows with feed passage at either side.

LAND

The land extends to approximately 221.78 hectares (548.00 acres) available as a whole or in 3 Lots. The farm comprises 69 acres of meadow, 70 acres of pasture, 46 acres of scrub, 28 acres of wood pasture and 335 acres of allotment land lying to the east of the steading known as Helsington Barrows Allotment.

All the land is accessible from a public highway and field to field thereafter. The land is classified as Grade 4 with reference to the former MAFF classification system. Barrowfield Farm is available as a whole or in three separate lots.



Lot One:

Barrowfield Farmhouse, buildings and 195.05 acres of meadow, pasture, scrub and wood pasture. Please note the feed bin located next to the former dairy and pictured within these particulars is excluded from the tenancy.

Lot Two:

Lot two comprises 18.18 acres of Grade 4 grassland, which are located to the northwest of Brigsteer village. The largest parcel is meadow, with the two smaller parcels being suitable for rough grazing. Access is from the public highway which runs down the southern boundary of the land. The land benefits from a natural water supply.

Lot Three:

Lot three comprises 334.77 acres of allotment which is set between 150 – 235 meters above sea level and subject to Scout and Cunswick Scars SSSI. The allotment has the benefit of a substantial set of cattle pens to assist with livestock management on the land. The cattle pens are located on the east boundary of parcel number 28 just set back off the roadside.



GENERAL REMARKS AND STIPULATIONS

TENURE

The farm will be available to let on a 12 year Farm Business Tenancy from 1st September 2024. This will include a break clause, which can be triggered by either party on the 5th anniversary. The tenancy will include provision for three yearly rent reviews subject to open market values. The rent will be payable on a monthly basis in advance by standing order. The farm is to be let either as a whole or on three separate Farm Business Tenancy Agreements. The successful tenant of Lot One will be required to live in Barrowfield Farmhouse. The Tenant will be responsible for contributing £700 + VAT towards the preparation of each Tenancy Agreement.

INSURANCE AND REPAIRS

The repairing obligations will be shared between the Landlord and the Tenant. The main structures of the house and the traditional buildings will be repaired by the Landlord. The Tenant will be responsible for the repair and maintenance of everything else, including the access tracks to the farm, and the maintenance, repair and replacement of all boundaries detailed on the FBT plan.

TENANT’S IMPROVEMENTS

Provision for Tenant’s Improvements will be covered in the tenancy agreement. No improvements will be compensable at the end of the tenancy agreement unless they have had Landlord’s prior written consent. Compensation will not be payable in respect of any planning consent obtained by the tenant- unless the landlord has consented in writing to making the application.

TENANT’S FIXTURES

There are no Tenant’s Fixtures to be taken over by the incoming tenant. The incoming Tenant will be required to purchase bagged silage at the prevailing rate.

ENVIRONMENTAL STEWARDSHIP

The successful applicant will be required as a condition of their Tenancy to enter

into a Countryside Stewardship Mid/ Higher Tier Scheme / SFI Agreement within the first year of their Tenancy.

The Landlord reserves the right to trade all Natural Capital.

COUNCIL TAX

We have been advised by the Local Authority that the Council Tax payable regarding Barrowfield Farmhouse for the financial year 2024/2025 is £3,825.48.

LOCAL AUTHORITY

Westmorland and Furness Council Town Hall, Corney Square, Penrith, Cumbria, CA11 7QE. Tel: 01768 817817.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The farm will be let subject to all existing rights of way, easements and public footpaths. Please note, Lot Three and parcel number 19 of Lot One are designated as ‘Open Access’ land.

MINERALS AND SPORTING RIGHTS

The mineral rights are reserved by the landlord. The sporting rights are let to a third party and therefore excluded from the tenancy.

TIMBER

All growing timber is excluded from the tenancy and will remain the property of the landlord.

DESIGNATIONS

Barrowfield Farm is located within the Lake District National Park, a UNESCO World Heritage site. Lot three, Helsington Barrows Allotment and field parcels 8, 18 and 19 of Lot one form part of the Scout and Cunswick Scars Site of Special Scientific Interest (SSSI). Barrowfield Farm is not within a Nitrate Vulnerable Zone (NVZ).

VIEWINGS

Viewings will be by appointment on open viewing days, subject to providing your written expression of interest to Hewetson and Johnson Ltd. Details of the appointed viewing days are available from the agent.

TENDERS

Tenders to be submitted on the designated form in writing by 2.00pm on Thursday 19th July 2024, along with the information requested on the form. Please send tenders to The Estate Office, 7 The Stables, Levens Hall, Kendal, Cumbria, LA8 0PB with the envelope marked Barrowfield Farm. Applicants are to provide a full business plan including cashflows for the first three years and a profit and loss account in support of their application confirming their proposed use for the farm.

The tenant will take on the farm in the condition found on entry and will put and keep the farm in tenantable order and condition in accordance with the tenancy agreement. All tenders should be based on this understanding and calculated accordingly.

CONDITIONS

1. All tenders must be submitted on the form supplied and applicants must complete the form in its entirety and ensure it is signed and dated, otherwise it will not be considered.
2. The Landlords and/or Agents do not bind themselves to accept the highest or indeed any tender.
3. A decision from the Landlord shall be final and binding.
4. The particulars of the Holding and the plans and schedules attached are presumed to be correct but are subject to alterations and amendments if any errors or omissions are discovered therein.
5. All applicants will be required to submit the names and addresses of two references and all tenders received by the Agents will be acknowledged and reported to the Landlord.

After the closing date all tenders will be considered, and a shortlist of possible tenants will be compiled.

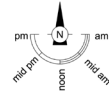
SCHEDULE

Field Ref.	RLR No	Hectares	Acres
Lot 1			
1	SD4792 9909	3.37	8.33
2	SD4891 0594	3.40	8.40
3	SD4891 1680	10.19	25.18
4	SD4791 9164	15.13	37.39
5	SD4891 2025	1.03	2.55
6	SD4891 4346	3.85	9.51
7	SD4891 4422	3.74	9.24
8	SD4891 6176	1.08	2.67
9	SD4891 5005	0.18	0.44
10	SD4890 4993	1.18	2.92
11	SD4891 1708	0.24	0.59
12	SD4890 1583	2.93	7.24
13	SD4890 5344	0.73	1.80
14	SD4890 4930	3.32	8.20
15	SD4890 4427	2.08	5.14
16	SD4890 3328	4.09	10.11
17	SD4889 4099	3.22	7.96
18	SD4889 5099	1.24	3.06
19	SD4890 5759	9.31	23.01
20	SD4890 3788	0.48	1.19
21	SD4890 2777	0.98 (0.97rlr)	2.42
22	SD4890 4375	2.21	5.46
23	SD4890 3260	1.05	2.60
24	SD4890 4458	3.90	9.64
Lot 1 Total		78.93	195.05
Lot 2			
25	SD4789 5673	5.76	14.23
26	SD4789 6575	0.22	0.54
27	SD4789 7081	1.38	3.41
Lot 2 Total		7.36	18.18
Lot 3			
28	SD4990 0995	135.16	333.98
29	SD4991 9700	0.32	0.79
Lot 3 Total		135.48	334.77
Grand Total		221.77	548.00



## Barrowfield Farm

Approximate Gross Internal Area : 252.40 sq m / 2716.81 sq ft  
Total : 252.40 sq m / 2716.81 sq ft



Ground Floor



First Floor

