



Guide Price £550,000

Particulars of sale of:

Midtown Farm,
Crosby, Maryport
Cumbria CA15 6SH

Farmhouse - EPC Band E

Cottage – EPC Band G

Midtown Farm, Crosby, Maryport

Cumbria CA15 6SH

MIDTOWN FARM IS A SUBSTANTIAL TRADITIONAL 4 BEDROOMED FARMHOUSE, ADJOINING 2 BEDROOMED COTTAGE AND RANGE OF TRADITIONAL AND MODERN FARM BUILDINGS TOGETHER WITH LAND EXTENDING IN TOTAL TO APPROXIMATELY 2.42 ACRES (0.97 HA) OR THEREABOUTS.

Cockermouth 7 miles – Keswick 22 miles – Maryport 3 miles
(all distances are approximate)

Part of the farmyard has had planning permission passed for 5 dwellings in 2022 which has now lapsed. The property has been used as a farm until recently and is suitable for use as a smallholding. The house with adjoining cottage may be suitable for multigenerational living or possibly for an alternative use such as Airbnb, holiday letting etc. The traditionally constructed farm buildings may hold possible development potential to provide either additional residential accommodation, holiday lets etc subject to any necessary planning and buildings regulations consents that maybe required.

**FOR SALE BY PRIVATE TREATY AS A WHOLE
WITH ADDITIONAL LAND AVAILABLE IF REQUIRED**

The What3Words location for the entrance to East End Farm is [///forgiven.drags.mega](https://www.what3words.com/forgiven.drags.mega)

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within



Introduction / Location

Midtown Farm is located within the village of Crosby with outstanding views from the farmyard to the north and west over Allonby Bay and the Solway Firth to the coastline of southwest Scotland with views of Criffel on a clear day.

The main house is well appointed with 4 bedrooms and an adjoining 2 bedroomed cottage. Traditional buildings also adjoin the farmhouse which could be used to extend the accommodation in the house or for further residential purposes. Planning permission under Cumberland Council reference FUL/2021/0265 to build 5 houses in part of the farmyard was granted in 2022 and has subsequently lapsed, and if resurrected would unlock further possible development potential of the property.

To the outside are various buildings and paddocks with the property to include house, cottage, buildings, yards and land extending as a whole to 2.42 acres (0.97ha) or thereabouts. The property has much potential and would appeal to anybody wishing to use it as a small hobby farm or for equestrian purposes, for those wanting a secondary income from Airbnb, holiday lets etc or for its full development into a larger residential complex subject to any necessary planning permissions that may be required.

Directions

The village of Crosby lies on the A596 Thursby to Maryport road with the farm set back to the northwest of the road in the centre of the village.

The What3Words location of the main entrance to the farmyard is ///forgiven.drags.mega
The postcode if using Satnav is CA15 6SH, but please be advised that some Satnav's do not link to the correct location.

Viewing

Viewing by prior appointment only with the Sole Agents,
Ian Ritchie Land Agents Ltd, Shannondale,
Newbiggin, Penrith CA11 0HT.

Tel: 07885 813 686 or 07719 470 597

Email: office@ianritchielandagents.co.uk

Method of Sale

The property will be offered for sale by private treaty as a Whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd using the offer form which can be downloaded from the Sole Agent's website.

The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd.

The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

Summary of Property/Guide Prices

The property has a guide price of £550,000 for the house, cottage, buildings, yards and land extending as a Whole to 2.42 acres (0.97 ha) or thereabouts.

Guide Price - £550,000

Midtown Farm	Ha	Ac
Farmyard	0.41 (est)	1.02 (est)
4269 pt	0.24 (est)	0.60 (est)
5172 pt	0.32 (est)	0.80 (est)
TOTAL	0.97 (est)	2.42 (est)

Additional Land

A further block of excellent quality farmland extending to 50.15 acres (20.30 hectares) or thereabouts situated to the southwest could be made available by separate negotiation if desired.

General Description

The house and cottage is of stone construction, pebble dashed and rendered walls under a slate roof and benefits from uPVC double glazed units and can be described as:

Ground Floor

Front Door to Hallway

3.37m x 2.68m. 1724 Date stone. Solid wood door. Phone point. Carpet flooring.

Sitting Room

4.57m max x 4.59m max. Open fire with granite surround and oak mantle. Shelving display cupboard. Carpet flooring.

Dining Room

3.09m max x 4.50m. Carpet flooring.

Kitchen

3.66m max x 4.54m max. Original ceiling bacon hooks. Fitted wall and floor units. 1½ sink unit with mixer tap. Worktops and splashbacks. Integrated halogen hob, electric double oven, integrated dishwasher and integrated fridge. Open fire with back boiler, tiled hearth and brick surround. Lino flooring.

Small staircase from the kitchen leading to:

Hobby/Craft/Reading Room

3.55m x 5.10m max. Built in shelving/storage unit and cupboard.

Rear Entrance Hall and Cloakroom

3.43m x 2.74m. uPVC door. Tiled flooring.

Utility Room

4.07m x 2.76m. Fitted wall and floor units. Worktops and splashbacks. Stainless steel sink unit and drainer. Plumbed for washing machine and dryer. Tiled flooring.

Former Dairy

3.54m x 1.75m max. Fitted floor cupboards and worktop. Tiled flooring.

Downstairs WC

2.51m x 1.45m. Wash handbasin with built in vanity unit. WC. Heated towel rail. Tiled flooring.

Sitting Room



Dining Room



Kitchen



First Floor

Access to the first floor is taken via staircase from the hallway. The first-floor accommodation comprises:



Bathroom

1.64m max x 2.37m. Wash handbasin with built in vanity unit. WC. Bath with overhead electric shower and bifold screen. Underfloor heating. Tiled walls and flooring.



Bedroom 1

Double Room. 2.72m max x 4.66m. Fitted cupboards and side cabinets. Carpet flooring.



Bedroom 2

Single Room. 3.24m x 2.83m. Carpet flooring.



Bedroom 3

Double Room. 3.92m x 4.58m. Fitted cupboards.



Bedroom 4

Single Room. 2.78m max x 4.68m. Airing cupboard with hot water cylinder. Carpet flooring.



Midtown Cottage

The cottage is attached to the main farmhouse, is 2 bedrooomed and has a shared front lawn area with the main house.



uPVC Front Door to Hallway

Sitting Room

3.11 m max x 4.62m. Open fire with tile hearth and surround. Carpet flooring



Snug

2.82m x 2.20m. Open fire. Carpet flooring.

Understair Cupboard

Kitchen

1.76m x 2.87m. Fitted units and worktops. Stainless steel sink unit and mixer tap. Cooker point. Lino flooring.

First Floor

Bedroom 1

Double Room. 3.10m max x 4.65m. Cupboard. Carpet flooring.



Bathroom

1.88m x 2.89m max. 3-piece suite. Part tiled.

Bedroom 2

3.75m x 2.67m. Fitted cupboard. Loft access. Carpet flooring.

Outside

To the front elevation of the main house and cottage is a well-maintained garden area consisting of lawns, flower beds and mature shrubs. Each house benefits from its own access path. To the rear is the farmyard providing parking space.

Services

The property benefits from mains electricity, mains water and mains sewerage. The telephone is installed subject to British Telecommunications Regulations.

Renewable Energy

A solar array is fitted to the roof of one of the buildings in the farmyard. We understand the panels were fitted in 2014 and that they provide electricity for use in the farmhouse.

Council Tax

We understand that Cumberland Council has scheduled the farmhouse as lying within Band D and the cottage as lying within Band A.

Buildings

The buildings are located next to the farmhouse and cottage and are of both traditional and modern construction and can be described as follows:

- 1. Barn attached to the house** of stone construction under a slate roof comprising:
 - a) Workshop with electric grain crusher and grain storage on loft above.
 - b) Outside WC.
 - c) Coal House.
- 2. Former Cooling House** of stone construction under box profile steel sheeted roof.
- 3. Former Byre for 22** now used as lambing shed and general storage. Box profile steel and asbestos cement roof sheeting.
- 4. Adjoining Former Byre for 16** used as general storage and lambing shed. Box profile steel sheeted roof.
- 5. Single Story Traditional Building** used for general storage. Asbestos cement roof with solar panels.
- 6. Traditional Stone Range** under marley tile roof.
- 7. Sheep Handling Pens**
- 8. Stable** under box profile steel sheet roof.
- 9. 3-Bay Cattle loose House** of steel portal framed construction with concrete block walls, central feeding stance with tubular steel feed barriers. Vent air box profile side cladding. Fibre cement roof.
- 10. 2-Bay Machinery Shed** also used for crop storage with 2-bay lean-to. Stone floor, fibre cement roof, clad with mixture of corrugated steel and box profile steel sheeting.
- 11. 4-Bay Atcost Concrete Framed Building** used for crop storage with earth floor. Asbestos cement roof sheeting.
- 12. Steel Framed Lean-To** to above building used for machinery storage. Stone floor. Fibre cement roof sheeting (with some missing).
- 13. Further Steel Framed Lean-To** to building 11 used for livestock loose housing. Concrete floor.
- 14. Stone Built Bull Pen.**

Building 6



Buildings 11, 13 and 14



Farmyard from northeast



Building 9 to the right



Land

The land is currently sown down to permanent pasture and is being grazed by sheep and cattle, lying in two adjoining paddocks to the north western elevation of the farm buildings. Both paddocks extend to 1.40 acres (0.56 hectares).



General Remarks

Tenure

We understand that the title of the property is freehold. The property will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and Completion

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. Vacant possession will be given on completion.

Ingoings

There are to be no other ingoing claims effecting the property.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

At the time of preparation of these particulars the fenceline marked A-B on the sale plan had yet to be erected, but it will be erected by the vendors with its future maintenance liability to be the responsibility of the neighbouring property to the north.

Purchaser Registration

As part of Government Anti-Money Laundering Regulations relating to the sale of property, we as Sole Agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F		
1-20	G	3 G	

Further Photographs and Drone Footage

Additional photographs, drone footage and videos of the farmhouse, buildings and land can all be viewed on the website of the Sole Agents, www.ianritchielandagents.co.uk.

From the Home page, select 'Property for Sale' and then click on the text saying 'Midtown Farm' which is located to the right of the photograph of the farmhouse. From here it is possible to view particulars, offer form, additional photographs of the property and video/drone footage.

Image Capture Dates

All of the photographs and video footage were taken during March 2025.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. **The vendors reserve the right to sell the property without notice.**

Solicitors

If you require any information of a legal nature, please contact the vendors solicitors Alex Keegan at:



Bendles Solicitors
1 Victoria Place
Wigton
Cumbria
CA7 9PJ
Tel: 016973 42121
Email: ak@bendlessolicitors.co.uk

Sole Agents



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Particulars prepared: May 2025
Photos taken March 2025
Video footage taken March 2025

Sale Plan

