



Fellside Farm  
Mosser, Cockermouth, Cumbria

For the finer things in property.



# Fellside Farm

## Mosser, Cockermouth, Cumbria, CA13 0SR

A traditional Lake District family farm set in a stunning location on the edge of the Lake District National Park with breathtaking panoramic views and with planning permission for the conversion of the farm buildings into tourist accommodation.

Cockermouth 4 miles, Keswick 12 miles, Carlisle 30 miles, Penrith 33 miles

**For sale as a whole**

### The property

The land extends to approximately 211.89 acres (85.75 ha) in total with a mixture of 159.79 acres of productive pastureland/permanent grassland, 9.28 acres of woodland/rough grazing land and 42.82 acres of allotment land. Residential accommodation is provided by a traditional Cumbrian Long House which although requiring refurbishment offers plenty of potential to create a lovely family home. Close to the farmhouse are a set of traditional farm buildings which benefit from the grant of planning permission for conversion to tourist accommodation.

### Situation

Fellside Farm is pleasantly situated at the end of a long private drive and in the centre of its own land and sits within a ring fence in idyllic countryside close to the village of Mosser, on the edge of the Lake District National Park. The local town of Cockermouth has most of the day-to-day facilities required with the larger centres of Keswick, Carlisle and Penrith being within easy driving distance. The Lake District is a UNESCO World Heritage Site and being one of the major UK tourist destinations affords

Fellside Farm with great opportunities for further developing the tourism potential.

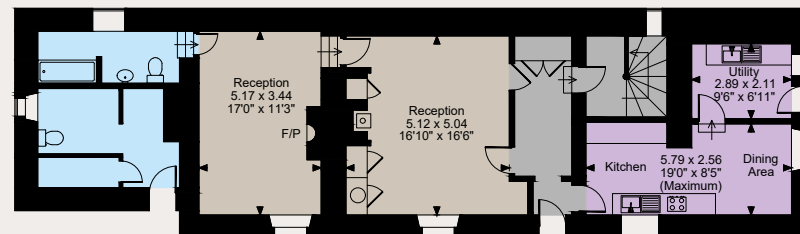
The City of Carlisle is about 30 miles away and has a wide range of shopping and leisure facilities, along with a mainline train service connecting to national and international transport links.



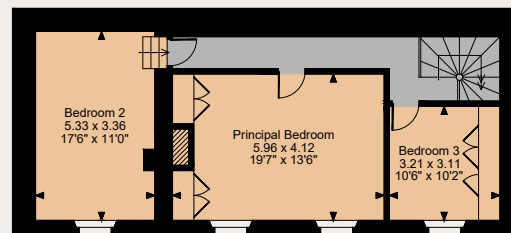
### The farmhouse

Fellside Farmhouse is a traditional Cumbrian Long House of stone rendered elevations under a slate roof and is approached from Mosser village by way of a long private drive. The accommodation briefly comprises; entrance/hallway, kitchen, utility room, sitting room, dining room, bathroom with three bedrooms on the first floor. Attached to the side of the farmhouse is a stone built shed with loft over which offers further potential.

Floorplans  
Internal area 1,828 sq ft (170 sq m)  
For identification purposes only.

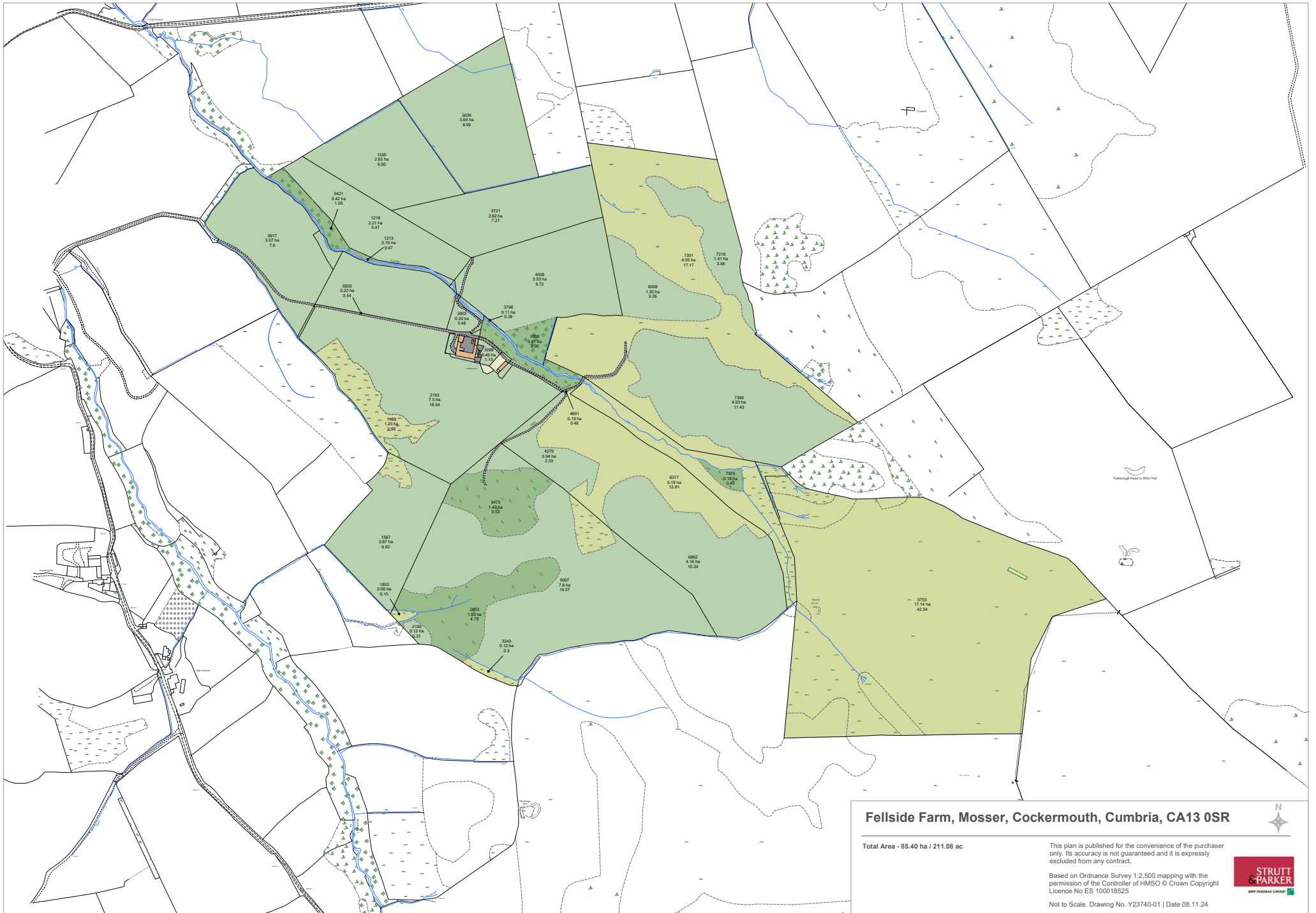


Ground Floor



First Floor

NGN	Area (hectares)	Area (acres)	Land Use
0421	0.42	1.05	Woodland
0505	0.22	0.54	Track
0753	17.14	42.34	Rough Grass
1189	1.20	2.98	Rough Grass
1213	0.19	0.47	Water
1219	2.21	5.47	Pasture
1530	2.63	6.50	Pasture
1567	2.67	6.62	Pasture
1853	0.06	0.15	Rough Grass
2150	0.12	0.31	Pasture
2193	7.50	18.54	Pasture
2803	0.20	0.48	Pasture
2853	1.93	4.78	Woodland
3036	3.64	8.99	Pasture
3098	0.46	1.13	Farm Buildings
3243	0.12	0.30	Rough Grass
3473	1.43	3.53	Woodland
3721	2.92	7.21	Pasture
3798	0.11	0.28	Water
3998	0.81	2.00	Woodland
4009	3.53	8.72	Pasture
4279	0.94	2.33	Pasture
4691	0.19	0.46	Track
5057	7.80	19.27	Pasture
6008	1.35	3.35	Pasture
6377	5.19	12.81	Rough Grass
6862	4.18	10.34	Pasture
7216	1.41	3.48	Pasture
7301	6.95	17.17	Rough Grass
7376	0.18	0.45	Woodland
7389	4.63	11.43	Pasture
9617	3.07	7.60	Pasture
	85.40	211.08	



**Fellside Farm, Mosser, Cockerthwaite, Cumbria, CA13 0SR**

Total Area - 85.40 ha / 211.08 ac

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## The farm buildings

The traditional farm buildings are situated to the west of the farmhouse and comprise;

- A. **Traditional range** of stone construction under a slate roof (approx GEA 8.05m x 34.64m)
- B. **Byre/workshop** of stone construction under a slate roof (approx GEA 5.40m x 14.60m)
- C. **Implement shed** of stone construction under an asbestos roof (approx GEA 11m x 8m)
- D. **Lean-to** of stone construction under a tin roof (approx GEA 4.60m x 9.10m)
- E. **Livestock building** of steel portal frame construction on concrete columns and with stone and block walls under a corrugated tin roof (approx GEA 6.45m x 26.50m)
- F. **Bull pen** of block wall construction under an asbestos roof (approx GEA 4.80m x 3.30m)
- G. **Sheep handling pens**
- H. **Concrete yard and midden**

Planning permission was granted in June 2021 for the conversion of these existing agricultural buildings to provide tourist accommodation (farm diversification). The Planning Permission can be viewed on the Lake District National Park planning portal under reference 7/2021/2193. Copies of the planning permission and Architect drawings for the scheme can be obtained from the vendor's agent.

## The land

The land is hilly in nature and classified by DEFRA as being of Grade 4/5 status and according to the Soil Survey of England and Wales the soil is of the Brickfield 2 Series which is a slowly permeable and seasonally waterlogged fine loam over clay which is best suited to the production of grassland, forestry and rough grazing for livestock production. The land is undulating and rises up from the village of Mosser at the northern boundary to the moorland line at the southern boundary from which spectacular views are enjoyed over the Solway Firth to the north and the Cumbrian mountains to the south.







## General

**Method of Sale:** The property is offered for sale as a whole by private treaty.

**Tenure and Possession:** The freehold of the farm is offered for sale.

**Guide Price:** £1,500,000 for the whole.

**Services:** The farmhouse is served by a private water supply, mains electricity and private drainage. Prospective purchasers should however make their own enquiries of the relevant utility providers for the possible provision of further services. We understand that the private drainage system has not been checked and therefore it may not comply with the relevant regulations and further enquiries are advised.

**Council Tax and EPC Rating:** The farmhouse is in Council Tax Band B and has an EPC rating of G.

**Wayleaves, Easements and Rights of Way:** The land is sold subject to and with the benefit of all rights including, rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

**Basic Payment:** We understand that the land is registered with the Rural Payments Agency under the Basic Payment Scheme. The delinked payments will be retained by the Vendor.

**Environmental Schemes:** The land is entered into an Entry-Level plus Higher-Level Countryside Stewardship Scheme. Further details are available from the vendor's agents. The land is not entered into the Sustainable Farming Incentive (SFI).

**Holdover & Ingoing Valuation:** Subject to the timing of completion of sale, holdover of the land and buildings may be reserved to permit the disposal of livestock, storage and the disposal of crops.

**Employment:** There are no TUPE obligations connected with this sale.

**VAT:** Is not chargeable on this property. In the event that the sale of the property or any part of it, or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

**Sporting, Timber and Mineral Rights:** The sporting, timber and mineral rights are included in the sale, in so far as they are owned.

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority as to the current status and future potential of the land and buildings being sold.

**Local Authorities:** Lake District National Park, Wayfaring House, Murley Moss Business Park, Oxenholme Road, Kendal, LA9 7RL. Tel: 01539 724555.

Cumberland Council. Tel: 0300 373 3730.

**Solicitors:** Jonathan Carroll Esq, Cartmell Shepherd, Montgomery Way, Rosehill Industrial Estate, Carlisle, CA1 2RW. Tel: 01228 514077.

**Health and Safety:** Given the potential hazards of working farms and farmland we ask you to be as vigilant and careful as possible when making your inspection. Beware of moving vehicles and keep away from machinery. The ground may also be uneven, slippery and possibly potholed where cattle have been grazing or tractors working.

**Postcode:** CA13 0SR

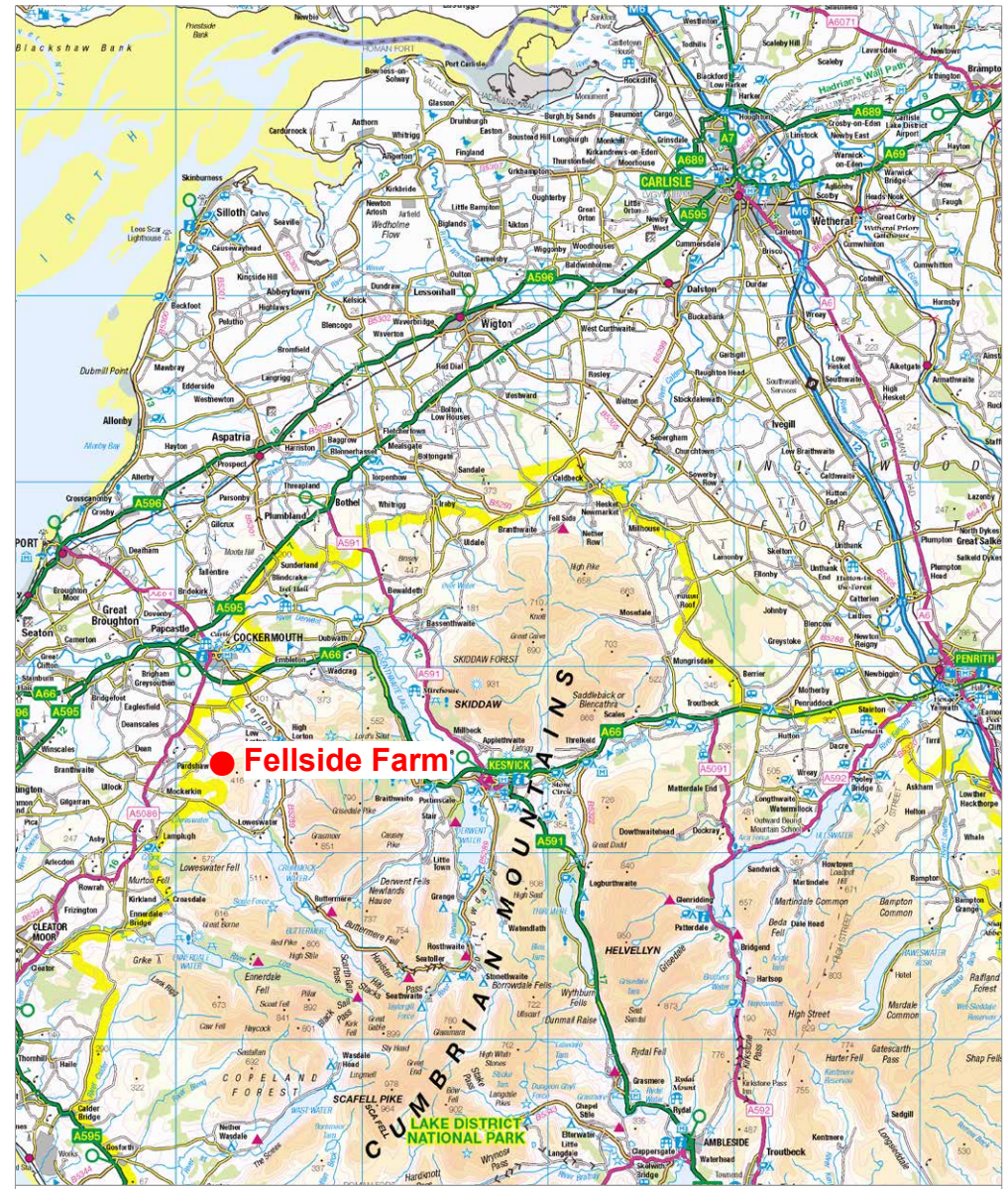
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## Directions

From Keswick take the A66 heading North towards Cockermouth and upon reaching the Lamplugh roundabout take the first exit onto the A5086. After about 1.7 miles take the left turn and continue for about 1.5 miles and then again taking the left turn and the farm entrance will be found on the left hand side. Follow the farm track and just keep going until you see the farm buildings in front of Fellside farmhouse.

## Viewing

Strictly by confirmed appointment with the vendor's agents.



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## Northern Estates & Farm Agency

Thornfield Business Park, Standard Way,  
Northallerton, DL6 2XQ

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