



Land & Buildings at Broom Farm

Long Marton, Appleby in Westmorland CA16 6JP

A total of 76.88 acres (31.11ha) of good quality mowing and grazing land, including riverside woodland, along with a range of agricultural buildings, available as a Whole or in Six Lots.

The property is located in the heart of the Eden Valley with roadside/track access and mains/natural water supplies. The Leeds Settle Railway runs adjacent to Lots 4, 5 and 6.

Guide Price as a Whole: £975,000



Location & Directions

The land & buildings are located on the outskirts of the village of Long Marton with access to the A66 being less than 1.5 miles. Penrith & Junction 40 of the M6 lies 11 miles to the West.

Take the A66 heading East from Junction 40 of the M6, after passing Kirkby Thore take the road on your left signposted Long Marton/Brampton/Dufton.

What3Words

- Lot 1: [//what3words.com/chestnuts.spearhead.unclaimed](https://what3words.com/chestnuts.spearhead.unclaimed)
- Lot 2: [//what3words.com/scooped.tasters.massaging](https://what3words.com/scooped.tasters.massaging)
- Lot 3: [//what3words.com/geese.emeralds.graduated](https://what3words.com/geese.emeralds.graduated)
- Lot 4: [//what3words.com/noble.cabbage.mixes](https://what3words.com/noble.cabbage.mixes)
- Lot 5: [//what3words.com/bracing.thatched.duet](https://what3words.com/bracing.thatched.duet)
- Lot 6: [//what3words.com/funds.pacifist.romantics](https://what3words.com/funds.pacifist.romantics)

Method of Sale

The property is being sold by Private Treaty as a Whole or in Six Lots.

The Seller reserves the right to amalgamate, withdraw or exclude any of the property at any time or to generally amend the sales particulars.

Lot 1: 9.11 Acres of Mowing/Grazing Land Guide Price: £110,000

An excellent single field enclosure of mowing/grazing land which is capable of being ploughed with natural water. Boundaries of post & wire fences and hedgerows.

The Buyer will be granted a right of way over the line shown green on the attached plans, it will be their responsibility to install a new hardcore track and gateway into the field within 6 months of completion.

Lot No	Field No	Ha	Acre
Lot 1	NY6623 8280	3.69	9.11



Lot 2: Buildings

Guide Price: £250,000

A building plan is available on Page 7 of these particulars. The buildings are subject to various leases at present, vacant possession of all with the exception of No's 6, 8 & 12 will be available 31st December 2025. The aforementioned buildings will be held on a Lease by the Sellers for a maximum of 5 years at an annual rent of £1. The Buyer will be required to insure the buildings with the Sellers being responsible for insurance of their contents.

The buildings benefit from mains water and three phase electricity. The water supply extends to the neighbouring residential property which has a sub meter fitted, the Buyer will be responsible for the management of this.

No 1: Former Silage Pit

17.65m x 41.15m. 9 bay steel portal frame with timber sleeper walls with Yorkshire boarding above, cement fibre roof and concrete floor.

No 2: Former Cubicle Shed

21.00m x 41.15m. 9 bay steel portal frame with rendered block walls and cement fibre cladding and roof, concrete floor, part slatted channels, feed barrier, doors to both gable elevations. The cubicles have been removed.

No 3: Former Bull Pens

Rendered block walls with cement fibre roof and concrete floor.

No 4: Concrete Yard

No 5: Former Open Silage Pit with Earth Base.

No 6: Block Walled Midden Subject to Lease to the Sellers

No 7: Hardstanding

No 8: Former Cubicle Shed

17.85m x 25.40m. Timber frame with timber panel walls, profile steel and corrugated iron roof, concrete and earth floors. This building & concrete yards to front and rear will be subject to the Lease to the Sellers.

No 9: Redundant 116 Tonne Silo

No 10: Lean-To Store

10.40m x 8.10m. 2 bay steel portal frame, block walls with cement fibre cladding & Yorkshire boarding above, cement fibre roof.

No 11: General Purpose Store

12.10m x 15.50m. 3 bay steel portal frame, block walls, profile steel and cement fibre roof cladding, part mezzanine level. Offices & WC's (the Sellers are unaware where the WC's drain to and accept no liability in this regard).

No 12: Former Potato Store

15.35m x 13.25m. Insulated cement fibre roof and cladding. This building & a right of access will be subject to the Lease to the Sellers.

No 13: Lean-To

15.30m x 6.5m. Block walls, cement fibre roof, corrugated iron cladding, concrete floor.

No 14: Dutch Barn

14.30m x 6.00m. Timber frame with block & brick and timber clad walls, corrugated iron cladding a& roof, concrete floor.

No 15: Electrics Room

No 16: Former Byre

15.30m x 4.50m. Brick with mono pitched corrugated iron roof cladding, concrete floor.

No 17: Former Dairy

4.50m x 7.10m. Brick and block with mono pitched cement fibre roof and concrete floor

No 18: Workshop & Lean-To Store

18.10m x 3.40m. Steel portal frame, block walls, corrugated iron cladding & roof, concrete floor. 7.05m x 4.40m. Timber frame with corrugated iron cladding, concrete floor.

No 19: Store

9.30m x 5.85m. 1 bay steel portal frame with cement fibre roof, concrete floor.

No 20: Atcost Shed

9.00m x 27.45m. 6 bay Atcost frame with block walls, concrete floor.

No 21: Lean-To Open Fronted Store

6.40 x 4.30. Timber frame with corrugated iron cladding earth floor.

No 22: Lean-To Store

4.30m x 4.40m. Timber frame, corrugated iron cladding, concrete floor.

No 23: Atcost Lean-To

27.70m x 7.45. Atcost frame with block walls and cement fibre cladding.

Please note the Buyer of Lot 1 will be permitted to install a new hardcore access track and gate as shown by the green line on the Building Plan.



Lot 3: 10.68 Acres of Grazing Land
Guide Price: £110,000

Two field enclosures of grazing land with small area of native woodland and river frontage, benefitting from a right of access as shown on the attached plan together with mains (trough rated) and natural water.

Boundaries are a mixture of stone walls, post & wire fences and hedgerows. Public footpaths cross the land. A right of way is permitted to the Church as shown by the orange line on the plan.

Lot No	Field No	Ha	Acre
Lot 3	NY6624 5719	1.07	2.64
Lot 3	NY6624 5608	3.26	8.04
		4.32	10.68



Lot 4: 40.83 Acres of Grazing Land & Woodland
Guide Price: £350,000

An excellent block of grazing & mowing land with parcels of native woodland with river frontage benefitting from roadside access then from field to field. The land benefits from mains (metered and trough rated) and natural water.

Boundaries are a mixture of post & wire fences and hedgerows.

Lot No	Field No	Ha	Acre
Lot 4	NY6624 9233	0.06	0.15
Lot 4	NY6724 1750	2.45	6.05
Lot 4	NY6724 1534	3.72	9.20
Lot 4	NY6623 8997	1.81	4.47
Lot 4	NY6624 8616	0.10	0.24
Lot 4	NY6624 9225	1.87	4.62
Lot 4	NY6624 7216	1.96	4.83
Lot 4	NY6624 8910	4.55	11.26
		16.52	40.83

Field Parcel 1750 is subject to an English Woodland Grant Scheme, we understand that an annual payment of £129.60 is received and that these payments will cease 2028. The Seller will notify The Forestry Commission upon completion and the Buyer must notify The Forestry Commission of their interest to take on the scheme within 3 months of completion date.



**Lot 5: 9.94 Acres of Grazing & Mowing Land & Woodland
Guide Price: £90,000**

A single field enclosure of grazing/mowing land extending to 8.54 acres (3.45ha) together with a parcel of mature native woodland extending to 1.41 acres (0.57ha). The land is accessed by a shared access track leading from the public highway and benefits from mains water (trough rated).

Boundaries are post & wire fences and hedgerows.

Lot No	Field No	Ha	Acre
Lot 5	NY6724 3306	3.45	8.54
Lot 5	NY6724 4119	0.57	1.41
		4.02	9.94



**Lot 6: 6.32 Acres of Mowing/Grazing Land
Guide Price: £65,000**

Two field enclosures of excellent mowing and grazing land with good roadside access and mains water (metered).

Boundaries are post and wire fences.

Lot No	Field No	Ha	Acre
Lot 6	NY6723 1787	1.76	4.36
Lot 6	NY6723 1877	0.79	1.96
		2.56	6.32





Viewing

Viewing of Lot 2 is strictly by appointment only please contact us on 07714 215627.

Viewings of the remaining Lots can take place on foot at any time during daylight hours with possession of these particulars. Please ensure gates are closed at all times and do not take dogs.

Tenure

The land is being sold Freehold, with Vacant Possession being available for all agricultural land on 1st October 2025.

Vacant Possession of part of the agricultural buildings is available 31 December 2025, with the exception of the buildings referred to above, which will be held on a Lease by the Sellers for up to 5 years.

SFI Agreement

Lot 1, 3, 4, 6 and the majority of Lot 5 are subject to a Sustainable Farming Incentive Agreement which ends 30.04.2027 with the following actions: MPA1 SAM1A, SAM1 and LIG1. The advice from DEFRA is that Agreements are “not usually transferrable”. If it transpires that a transfers will be allowed the Buyer will be bound to take over the Agreement for the remaining period.

Nitrate Vulnerable Zone

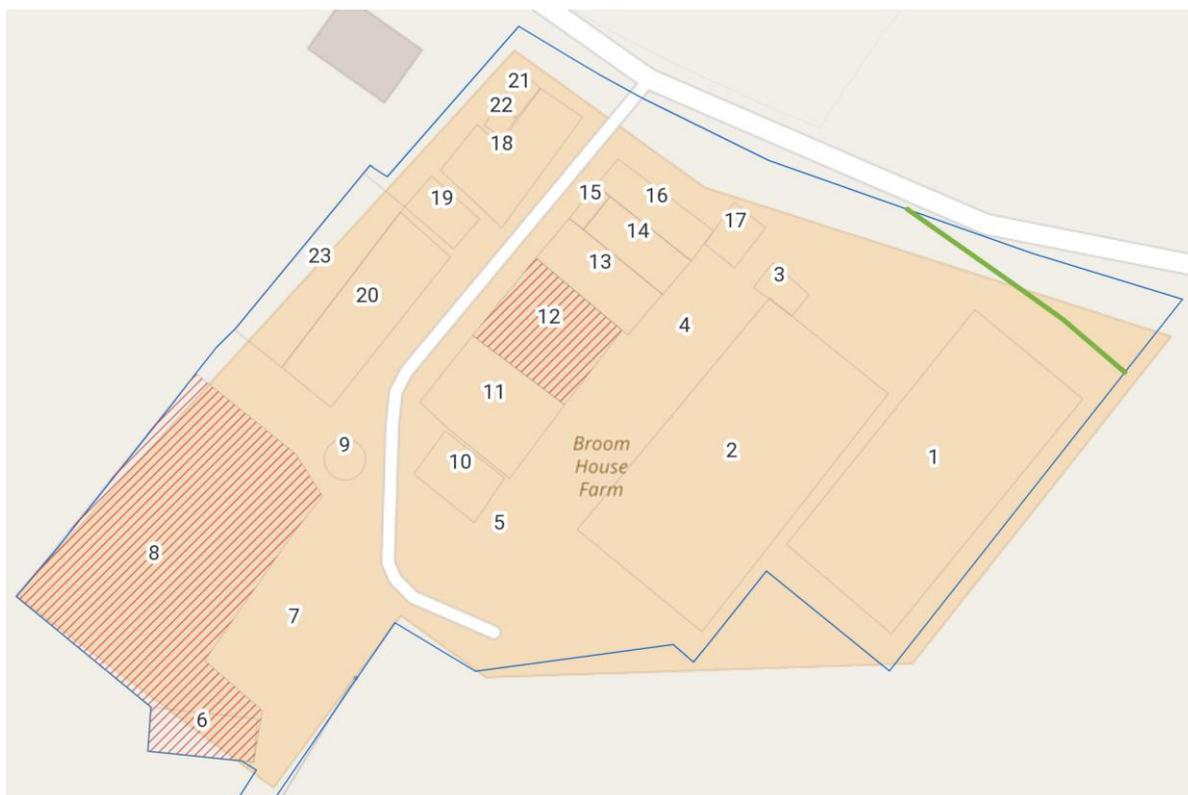
The property is located within a Nitrate Vulnerable Zone.

Legal

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, world heritage sites, sites of special scientific interest etc) whether public or private and whether constituted in the title deeds or not. The Buyer(s) will be held to have satisfied themselves as to the nature of such burdens. The Sellers’ solicitor is Charlotte Birtles of Arnison Heelis.

Money Laundering Regulations

Buyers should be aware we are legally required to undertake checks in connection with Money Laundering Regulations All Buyers must provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill (no older than 3 months).



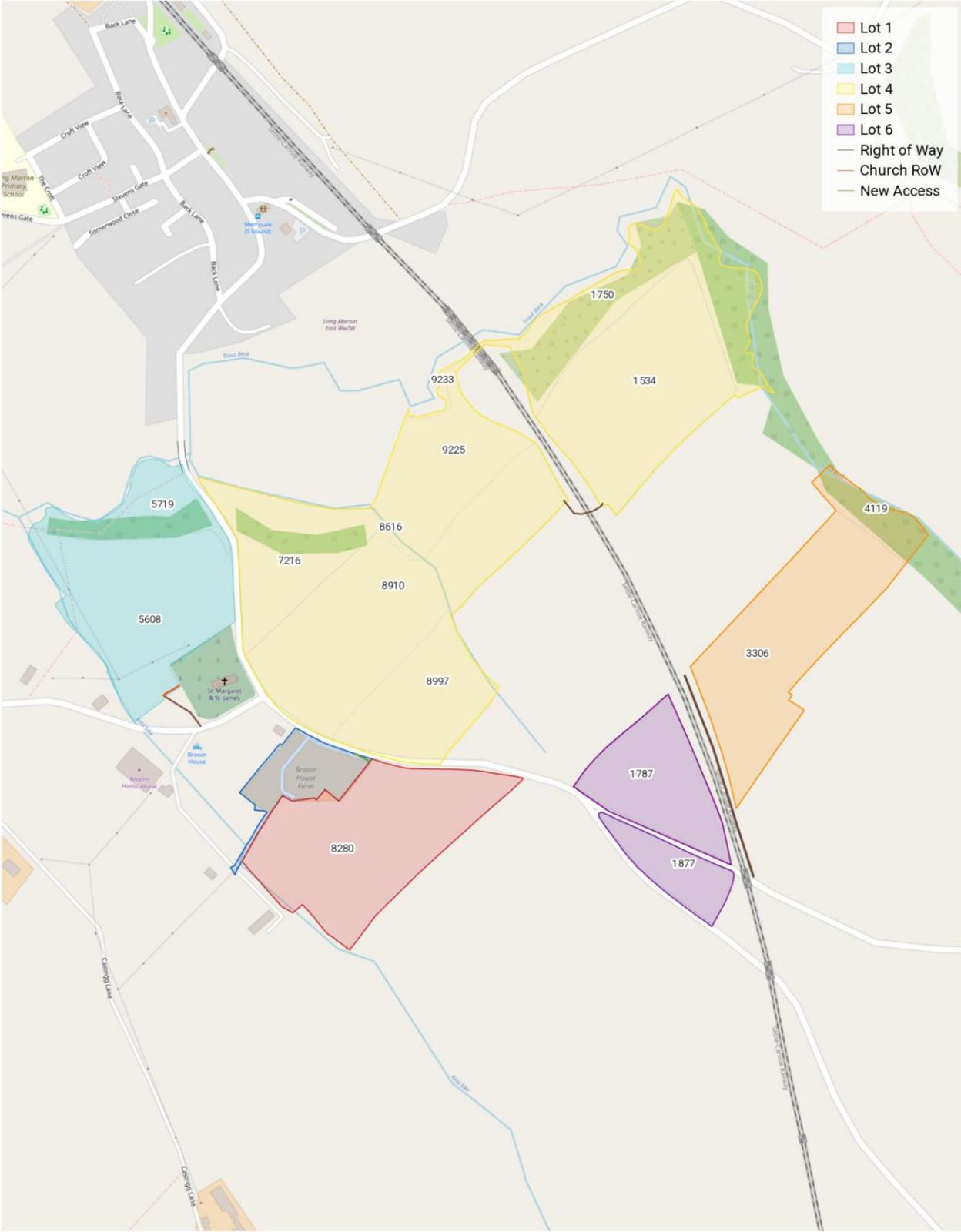
NOTICE

- The particulars are set out as a general outline only for the guidance of intending Buyers or Tenants and do not form any part of, an offer or contract
- All descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them
- Employees of the agent do not has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by the Agent or the Seller.
- The making of any offer for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- Where any reference is made to potential uses or planning, such information is given in good faith. Prospective Purchasers should make their own enquiries into such matters.
- The Seller reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- The Seller does not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars Prepared & Photographs Taken: April 2025

Land & Buildings at Broom Farm, Long Marton



Produced on Land App, May 1, 2025.
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100 m
Scale 1:5500 (at A4)

