

Edwin  
Thompson



**LAND AT KIRKLAND**  
WIGTON, CUMBRIA, CA7 0LH

A BLOCK OF GOOD QUALITY AGRICULTURAL LAND EXTENDING IN TOTAL  
TO APPROXIMATELY 22.65 HECTARES (55.99 ACRES)

GUIDE PRICE (AS A WHOLE): £790,000



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# Land at Kirkland

## Wigton, CA7 0LH

Deanscales  
0.4 miles

Aspatria  
9.8 miles

Cockermouth  
16.5 miles

Carlisle  
11.20 miles

(all distances are approximate)

Lot 1: What3Words:///music.blame.fancy

Lot 2: What3Words:///ramming.inspects.minivans

A BLOCK OF GOOD QUALITY AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 22.65 HECTARES (55.99 ACRES)

FOR SALE IN TWO SEPARATE LOTS

Lot 1: Land at Kirkland extending to approximately 7.03 hectares (17.39 acres) of agricultural land.

**Offers Over - £280,000 (Two Hundred and Eighty Thousand Pounds)**

Lot 2: Land at Kirkland extending to approximately 15.62 hectares (38.60 acres) of agricultural land.

**Offers Over - £510,000 (Five Hundred and Ten Thousand Pounds)**

**£790,000 (Seven Hundred and Ninety Thousand Pounds)**

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

## LOCATION

The property is situated in close proximity to the market town of Wigton, in the Cumberland Council district in the County of Cumbria approximately 11.20 miles west of Carlisle. The land is located in a single block with access from the public highway and then from field to field.

## DESCRIPTION

The sale of the land at Kirkland, offers an opportunity to acquire useful parcels of productive agricultural land of which all has been ploughed and grown arable crops in the past. Extending in total to 22.65 hectares (55.99 acres). All of the land is classed as Grade 3 agricultural land and the soils are described as freely draining, slightly acidic loamy soils, best suited to arable and grassland production.

The land is accessed directly from the public highway and then from field to field. The majority of the field parcels benefit from a mains water supply with others benefitting from a spring supply.

### Lot 1 (Red) Land at Kirkland, extending to approximately 7.03 hectares (17.39 acres)

#### Offers Over - £280,000 (Two Hundred and Eighty Thousand Pounds)

A good parcel of agricultural land, split into two separate field parcels and benefitting from access off Kirkland Road.

### Lot 2 (Blue): Extending in total to approximately 15.62 hectares (38.60 acres)

#### Offers Over - £510,000 (Five Hundred and Ten Thousand Pounds)

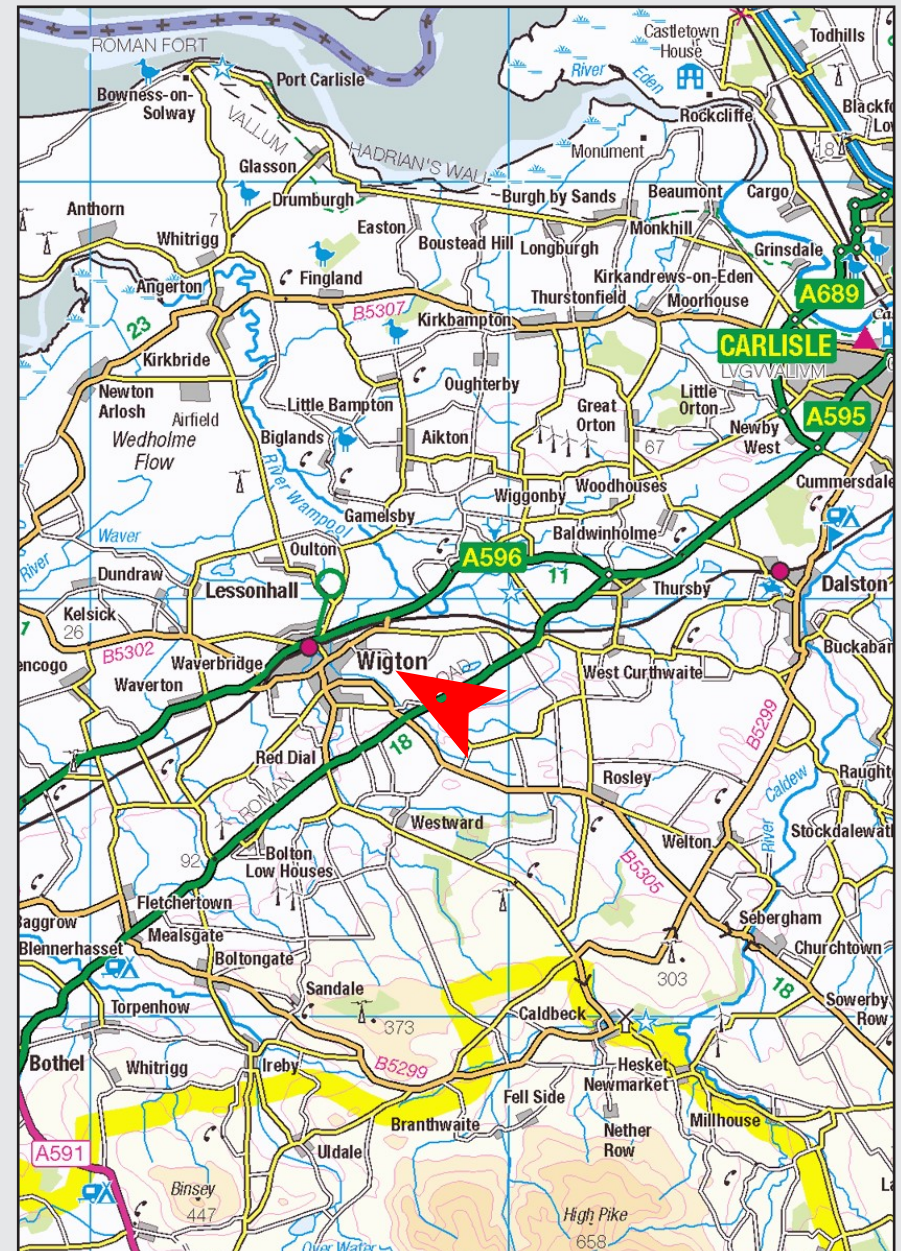
A good parcel of agricultural land split into six separate field parcels with amenity pond and benefitting from access off Kirkland Road.

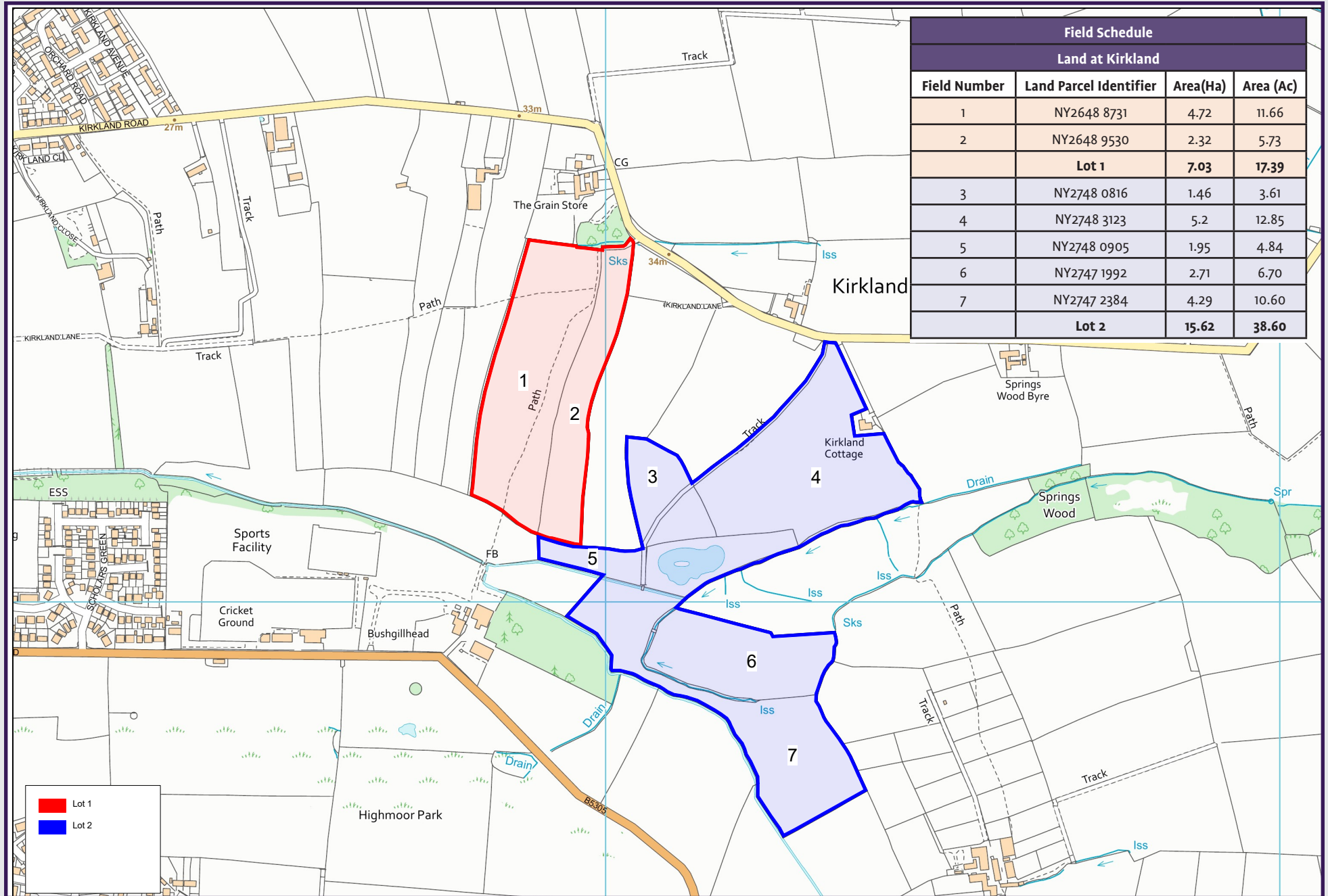
## METHOD OF SALE

The property is offered for sale in Lots by Private Treaty. Offers should be submitted in writing to Mr Matthew Bell, Edwin Thompson, FIFTEEN, Rosehill, Carlisle, CA1 2RW

The vendor reserves the right to withdraw / exclude any of the land shown at any time or sell the land without notice and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents.

Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.





### **WATER**

Lot 1 benefits from a mains water supply.

Lot 2 benefits from a mains water and spring supply feeding troughs. If the lots are sold separately the trough located in Field 5 will be disconnected.

The purchaser of Lot 2 will be responsible for installing a sub metre between Lot 2 and a field which is not included within the sale.

Please note the services have not been tested. Potential Purchaser(s) should satisfy themselves of the availability and quality of these services, as they are sold as seen.

### **TENURE & POSSESSION**

The property is offered for sale freehold with vacant possession being given upon completion.

### **SPORTING AND MINERAL RIGHTS**

The sporting rights are included; however the mineral rights are excluded as are owned by a third party.

### **ENVIRONMENTAL STEWARDSHIP SCHEME / SFI**

The land is not entered into any Environmental Stewardship Scheme or SFI Scheme.

### **RIGHTS OF WAY, WAYLEAVES AND EASEMENTS**

The property is sold subject to and with any benefit of all rights of way, whether public or private and any existing or proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to satisfy himself or herself on all such matters.

There is a public right of way which crosses the property.

### **VIEWING**

The property can be viewed during daylight hours with a set of these details to hand. If there are any queries, please do not

hesitate to contact Matthew Bell in the Carlisle office on 01228 548385.

### **FENCING**

A new boundary fence will be erected in Lot 2 Field 5 within three months of completion of the sale.

### **MONEY LAUNDERING REGULATIONS**

The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

### **SELLING AGENT**

Mr Matthew Bell MRICS FAAV

Edwin Thompson  
FIFTEEN  
Rosehill  
Carlisle  
CA1 2RW

Tel: 01228 548385

Email: [m.bell@edwin-thompson.co.uk](mailto:m.bell@edwin-thompson.co.uk)





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#### IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in March 2024