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LAND AND STABLES AT CUDDY LONNING

WIGTON, CA7 8NR

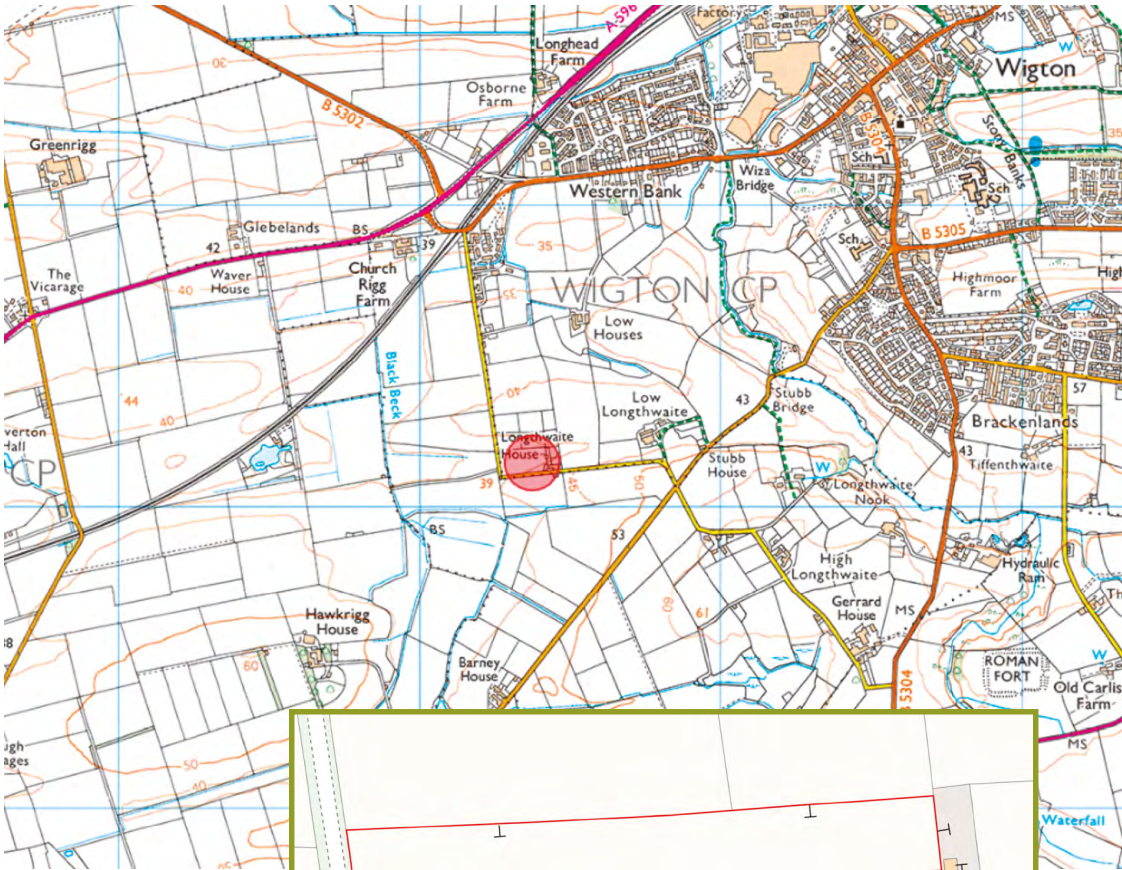
Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897

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This is a detailed topographic map of the Wighton Civil Parish (CP). The map shows a variety of geographical features including fields, roads, and buildings. Key locations labeled include Greenrigg, The Vicarage, Glebelands, Church Rigg Farm, Longhead Farm, Osborne Farm, Western Bank, Wiza Bridge, Highmoor Farm, Brackenlands, Tiffenthwaite, Longwaite Nook, High Longwaite, Gerrard House, Old Carlisle Farm, and Waterfall. Roads are shown as orange lines, with B5302 and B5305 clearly marked. Contour lines are drawn at intervals of 10 meters, ranging from 40 to 60. A prominent pink line runs diagonally across the upper left portion of the map. A red circle is drawn around 'Longwaite House', which is located near the center of the map. An inset map at the bottom shows a larger area with a red rectangle indicating the location of the main map. The map also includes labels for 'WIGTON CP' and 'ROMAN FORT'.

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- This is a detailed topographical map of Wighton CP. The map shows the River Great Ouse flowing through the area, with several tributaries including Black Beck and the River Nidd. Key locations marked include Wighton, Western Bank, Longhead Farm, and various houses such as Longhouse, Stubb House, and High Longwaite. A red circle highlights the Longhouse area. The map also shows the Roman Fort and the Old Carls Farm. A scale bar at the bottom indicates distances in meters.

SCAN HERE



Location

This delightful property is situated 1.02 miles from the market town of Wigton where a range of services are available. The city of Carlisle is located 11.14 miles northeast of the property providing a further range of services. The A595 is within close proximity providing easy access to the M6 Motorway and beyond.
What3Words: ///pizza.most.foggy

Directions

When travelling through Wigton on the B5304 turn along Longthwaite Road, follow this road for 0.67 miles and turn right along Cuddy Lonning. The property is situated 0.30 miles along Cuddy Lonning on the right-hand side with a private access via the galvanised gateway.

Property Description

Included within this pleasant property is:

Stable Block

10.9m x 9.2m

Brick pillars with timber frame and corrugated tin cladding, a tin roof and concrete flooring. This stable block has been designed by an animal welfare expert for the behavioural needs of animals, it consists of 4 large looseboxes, 1 small loosebox each with their own lockable storage area. There is an additional service bay with storage cupboards, water tap, lighting and an electrical socket. The stable benefits from a mains water, mains electricity and natural drainage.

An Enclosed Hard Standing Yard

Enclosed Garth

12.1m x 13.2m

With an access gate to the yard and an access gate to the main paddocks.

Agricultural Land

The land extends to 3.05 acres comprising of 2 useful quality permanent mixed meadow grassland paddocks divided by a natural stream and both benefiting from a mains water supply. They are bounded by mature mixed species hedges with mature trees providing a stock proof boundary, shade and shelter.

NB: The property is sold as seen, subject to all materials and buildings in situ.

Services

The property benefits from a mains water and single-phase mains electricity supply. The stable block benefits from drainage.

Access

Access to the property is gained from a private access from Cuddy Lonning. Planning permission is in place for a new hardstanding access track to be created details under Cumberland Council Planning Application Reference- AFRN/2025/0005.

Method of Sale

The property will be offered for sale by Private Treaty as a Whole. Offers are to be made in writing to the selling Agents. The Vendors reserve the right to sell the property without setting a closing date and any potential purchasers are therefore advised to register their interest with the selling Agents. The Vendors reserve the right to amend the sales particulars.

Tenure

We understand that the title of the property is freehold.

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. This is to take place within 8 weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser(s) being able to complete a sale for any reason not attributable to the Vendors or their agents. Vacant possession of the holding will be given on completion.



Environmental Schemes

The holding is not managed within any environmental schemes.

Sporting and Mineral Rights

It is understood that the sporting and mineral rights are included insofar as they are owned.

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.

Ingoings

There are to be no ingoing claims affecting the property.

Boundary Maintenance

The ownership and maintenance responsibilities of the boundaries are indicated with the "T" marks on the sale plan. Where no "T" marks are shown, the responsibilities are unknown.

Viewing

Viewing of the property is strictly by appointment with the Sole Agents. Hopes Auction Co Ltd, Syke Road, Wigton, Cumbria CA7 9NS. Tel: 016973 44901 Email: landagent@hopesauction.co.uk



Purchaser Registration

As a requirement of the Money Laundering Regulations (Money Laundering Terrorist Financing and Transfer Funds (information on the payer) Regulations 2017) relating to property transactions, the Selling Agents are obliged to carry out Customer Due Diligence checks on all prospective Purchasers prior to any transaction being completed. Therefore, anyone wishing to offer to purchase the property must provide the sole Selling Agents with Proof of Identity prior to an offer being made.

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 whatever 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 Vendor Reserves the right to sell the property without notice.

Prepared October 2025

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