


West End Farm | Newton Arlosh | Kirkbride | Wigton | Cumbria | CA7

An aerial photograph of a rural farmstead. The scene is dominated by large, vibrant green agricultural fields. A network of roads and paths, some paved and some unpaved, crisscrosses the landscape. In the upper-middle section, a cluster of buildings is visible, including a large, light-colored farmhouse with a dark roof, several smaller outbuildings, and a long, low structure that could be a barn or a covered walkway. A line of trees, mostly without leaves, separates the buildings from the fields. The lighting suggests a sunny day, with long shadows cast across the fields.

Nestled in the peaceful rural hamlet of Newton Arlosh, near Wigton, this impressive 117 Acre (47.7ha) farm presents a rare opportunity to acquire an excellent agricultural farm, complete with a 3 bed farmhouse and a comprehensive range of traditional and modern buildings.

The property offers versatility for livestock, arable, or mixed farming enterprises, as well as significant potential for diversification or development. This is an exceptional opportunity to secure a productive farm in one of Cumbria's most sought-after locations.

For Sale by Private Treaty as a Whole, in 3 Lots or a Combination of Lots.

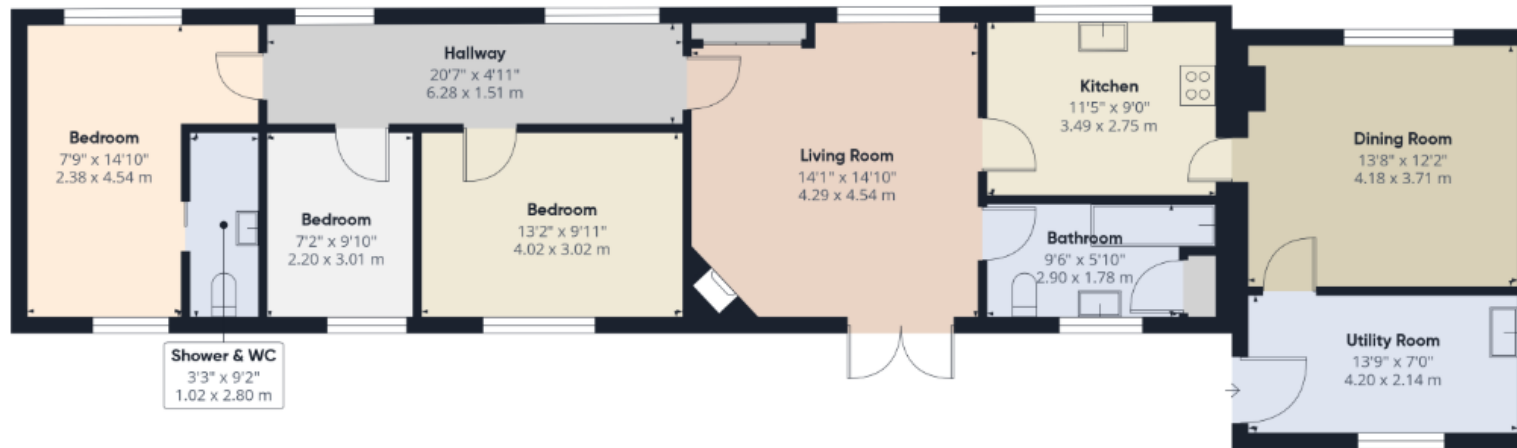
Guide Price as a Whole £1,500,000

Lot 1: Farmhouse, steading 1.02ha (2.51 Acres) and 3.60ha (8.90 Acres) of agricultural land
Guide Price: 450,000



Description:

Charming single-story home boasting 1100 sq. ft. (102.3m²) Located on a generously sized lot, this properties comfortable living with its thoughtful floor plan, offering ample space for a family. The utility of the property is heightened by a dedicated utility room and an attractive kitchen complete with a stove. The living room becomes the heart of the house with a heart-warming fireplace. The dining room is spacious enough to host family dinners or small gatherings. The property also features two bathrooms; one of them conveniently located on the ground floor. This house offers an exceptional blend of practicality and elegance that promises a delightful living experience as shown on the plan:



Fixtures and Fittings in the Farmhouse:

The farmhouse has been recently renovated having damp proofing and re-plastered walls. The property is ready to complete to individual taste.

Outside:

The farmhouse has a walled entrance to a tarmacked drive and parking area where there is a detached garage. There are secluded lawned gardens at the rear of the property.

Services:

BT telephone line connected. Water and electricity are via a mains supply. Central heating and hot water are via an oil-based system. Mains Drainage

Council Tax:

West End Farm has been placed in band 'D' by Cumberland Council.

Energy Performance Certificate (EPC):

The farmhouse EPC ratings are available from the selling agent on request.



Farm buildings

The farm buildings at West End farm are a mixture of traditional and modern, there are two entrances from the public road leading to the following:

- On the roadside there is a steel framed open fronted building, of block construction under an asbestos roof. The 5 bay 75' x 22' 10" (33m x 23m) has a concrete floor.
- A general storage, loose housing building 77' x 61' (23.5m x 18.6m), steel framed with block walls with Yorkshire boarding, part concrete and part earth floor.
- There are two traditional buildings used for livestock handling, they are of stone and brick construction under slate roofs attached to the above buildings 29'6" x 22' (9m x 6.7m) and 43' x 22' (13.2m x 6.7m)
- A 7 bay silage barn 105' x 43' (32m x 13.2m) steel framed with concrete panel walls under an asbestos roof, with loose housing on either side, on the west side the enclosed loose housing, 105' x 36' (32m x 11m) and on the east side open fronted with feed barriers 105' x 33' (32m x 10m). The feed area opens on to a concrete walled bale pad.

Development Potential

An application for the development of the site was submitted in 2020. There was a grant of Outline Planning Permission for the demolition of the agricultural buildings and the erection of 4 residential dwellings. This approval has since expired although there remains an opportunity to develop the site subject to necessary permissions.

Land with Lot 1: - 3.6 ha (8.90 ac)

The land associated with Lot 1 comprises two parcels of pastureland which is all mainly suitable for arable, mowing or grazing. The land is serviced by a mains water supply via field troughs. The boundaries are predominantly of post and wire fencing with hedgerows.



Lot 2 – 20.21 ha (49.94 Acres)

Guide Price: £500,000

This excellent block of land comprises four parcels of pastureland and over winter stubble, which is suitable for arable, mowing or grazing. The land has roadside frontage and is accessed via a Concrete and hardcore track leading through Lot 1 from the public road (Shown by a red dotted line on the plan), also via an accommodation hardcore track north of the steading. Boundaries are mainly of post and wire fencing with hedgerows. There is a mains water supply to some parcels. The land is generally quite flat and is well drained.



Lot 3 – 22.88 ha (56.55 Acres)

Guide Price: £550,000

Comprising 4 ring fenced parcels of pastureland, which is suitable for arable crops, mowing and grazing. The land is accessed via a Concrete and hardcore track leading through Lot 1 & 2 from the public road (Shown by a red dotted line on the plan). Boundaries are of mainly post and wire fences with hedgerows. Water is provided by a mains supply. The land is mainly low lying, flat and well drained.



Tenure and Title:

The property has freehold title, and vacant possession will be given on completion.

The following affect the property:

- The land is affected by a single Electricity Northwest apparatus and oversailing line (Lot 2).

The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi-easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers and are advised to contact the Vendor's solicitor in order to do so.

Water Supply:

Mains water troughs are located in each lot.

Basic Payment Scheme:

The land is classified as Non-SDA by the Rural Payments Agency / Entitlements are retained by the vendor. There are no entitlements for sale either with the land or separately.

Boundaries:

Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan. Where no mark is shown no further information is available.

Environment:

In so far as the Vendor is aware, the property is not affected by any environmental, historical, archaeological or other statutory designation. The land is in a designated Area of Outstanding Natural Beauty (AONB).

The land is **not** subject to any agri-environment scheme obligations or restrictions which could affect agricultural operations or future land use. Therefore, providing the purchaser with flexibility for the future management of the land or agricultural enterprise. If you wish to discuss agri-environment scheme or grant options available for this land, please contact a member of our Farm & Environmental Advisory team.

Our Farm & Environmental Advisory team can transfer and register land through the Rural Payments Agency for you, please contact them to discuss this request further.

Sandy Brown:

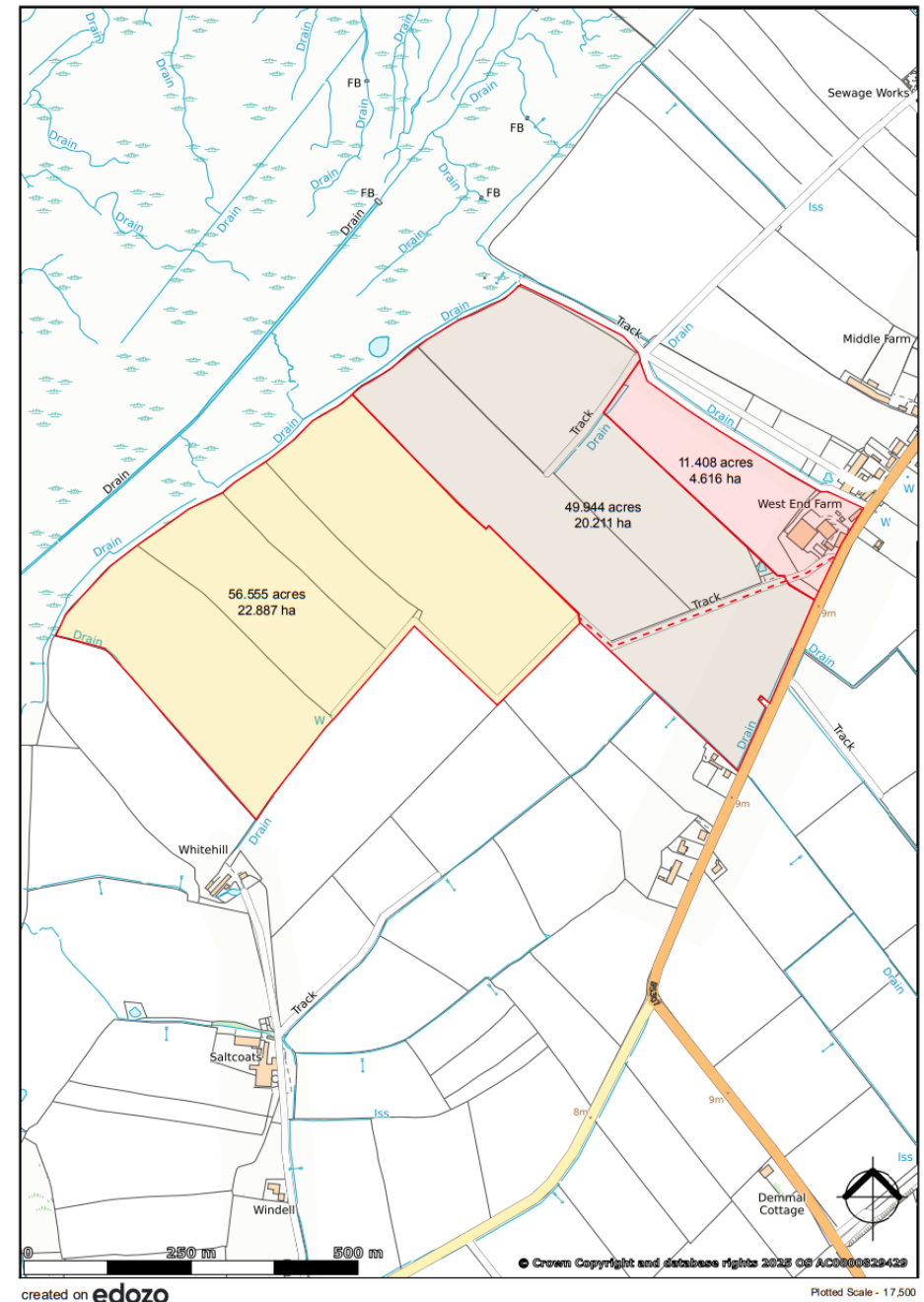
07801864254

sandy@mitchellslandagency.co.uk

Kirsten Evans:

07515997867

kirsten@mitchellslandagency.co.uk



Method Of Sale

The property is offered for sale by Private Treaty in three Lots, combination of lots or as a whole. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. Offers should be submitted to: Mitchells Land Agency, Lakeland Business Centre, Cockermouth, Cumbria CA13 0QQ. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection

Viewing

Lot 1 strictly by appointment with the selling agent. Lot 2 and 3 can be viewed during daylight hours providing a set of Sales Particulars are to hand and whilst being respectful of any stock currently grazing the land.

Vendors Solicitor:

TBC

Sporting and Mineral Rights:

The sporting and mineral rights over the land belong to a third party.

Energy Performance Certificate:

The Farmhouse EPC rating: TBC

Ingoings/Outgoings:

There are no ingoings or outgoings.

Money Laundering Regulations:

As part of the Money Laundering Regulations relating to the sale of property, we, as selling agents are obliged to carry out 'Customer Due Diligence' checks on potential purchasers prior to a transaction being completed. We are therefore bound by law to ensure we have appropriate identification of purchasers. Please be aware that we will require the purchaser(s) to provide suitable identification to us prior to completion.

Value Added Tax (VAT):

VAT will not be charged on the sale.

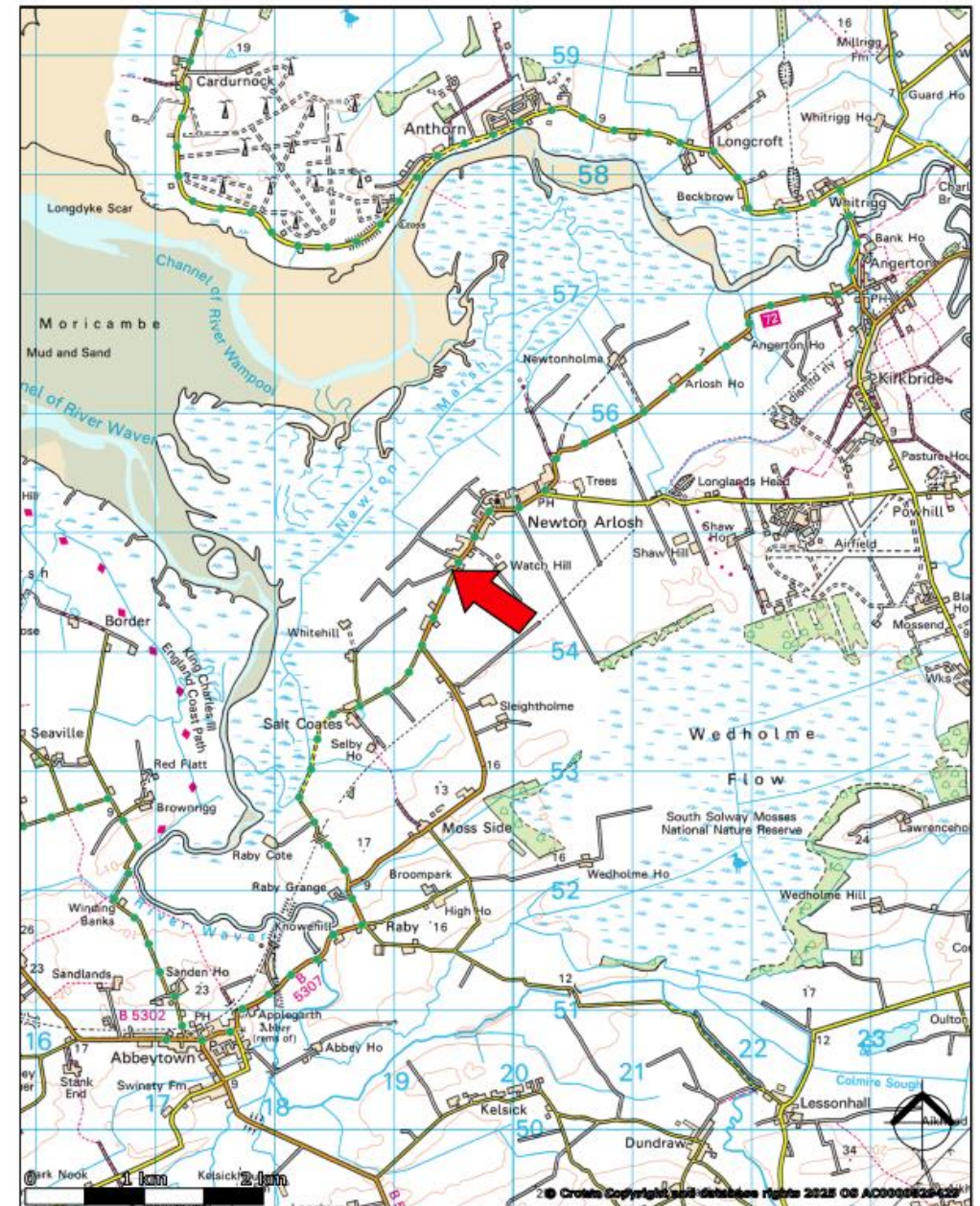
Date of Preparation:

December 2025.

LOCATION



What3Words: hope.apartment.fills



created on edozo

Plotted Scale - 1:50,000



rightmove

A member of  OnTheMarket

IMPORTANT NOTICE

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken November 2025. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; Odozo mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable or being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.