



Lot 1

Land at Thurstonfield
Carlisle, Cumbria

PEK
RURAL

barbersRURAL
rural surveyors & property agents



Land at Thurstonfield

Carlisle | Cumbria

Carlisle 6 miles | Wigton 7 miles
M6 J44 7 miles | Penrith 29 miles

A NUMBER OF USEFUL BLOCKS OF LAND FOUND
WITHIN CLOSE PROXIMITY OF CARLISLE

137.69 Acres (55.72 Ha) offered for sale as a whole or in five lots:

Lot 1 (orange) - 45.05 Acres (18.23 Ha)

Lot 2 (purple) - 22.46 Acres (9.09 Ha)

Lot 3 (green) - 20.07 Acres (8.12 Ha)

Lot 4 (blue) - 10.84 Acres (4.39 Ha)

Lot 5 (red) - 39.27 Acres (15.90 Ha)





Lot 4

The sale of this land is a unique opportunity for interested parties to purchase agricultural land close to Thurstonfield. The village is situated approximately six miles west of Carlisle and is one of six villages on the Solway Plain within the designated Area of Outstanding Natural Beauty (AONB).

The land totals 137.69 Acres (55.72 Ha) and is available as a whole or in five lots.

The land is all in grass and is classified as Grade 3 on the Soil Survey of England & Wales, the soils are classified as freely draining slightly acid loamy soils and seasonally wet slightly acid but base-rich loamy and clayey soils.

Lot 1 (shaded orange)

45.05 Acres (18.23 Ha), currently in grass. The lot is made up of two fields with a lonning dividing the two. The fields are gently undulating with the easternmost field dropping away to the south. Access is via the lonning either from the north or via Thurstonfield to the south.

Lot 2 (shaded purple)

22.46 Acres (9.09 Ha), currently in grass. The Lot is made up of four fields and has the benefit of access from the council road to the east and the unmade lonning to the west.

Lot 3 (shaded green)

20.07 Acres (8.12 Ha), currently in grass. The land drops away towards the brook and woodland to the east. Access is via the lonning which runs from Thurstonfield village towards Burgh by Sands.

Lot 4 (shaded blue)

10.84 Acres (4.39 Ha) currently in grass, the field is accessed directly from the B5307.

Lot 5 (shaded red)

39.27 Acres (15.90 Ha), part in grass part uncultivated. The land is split in to three parcels, two have road frontage with the smallest field, to the south of the road, being accessed via an unmade track.

Site Special Scientific Interest

The land is all within an area designated as SSSI.

Nitrate Vulnerable Zone

The land is located within the Nitrate Vulnerable Zone as designated by DEFRA.



Lot 5



Lot 5



Rights of Way and Easements

A public footpath follows the eastern boundary of the westernmost field of Lot 5. Access to the southernmost parcel of Lot 5 is over an unmade track with the field having the benefit of a right of way.

Access to Lot 1, the east side of Lot 2 and Lot 3 is via the lonning. Whilst this is unsurfaced it is adopted by the Local Authority.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the Sellers or their agents to specify them.

Method of Sale

For sale by Informal Tender. Tenders are to be submitted in writing, on the required form, to the Agents' office by no later than midday on Wednesday 8th October 2025. Please note that the Vendors reserve the right not to accept the highest, or any, tender.

Potential Contamination

We are aware that the current owner is in a dispute with an agro-chemical company in relation to products applied to the land which he believes have caused detriment to the soil. We, as selling Agents, only have very limited information about this and potential buyers must make their own enquiries and satisfy themselves.

Services

Water is connected to several parcels, buyers will be required to make their own investigations regarding these connections. If in doubt it should be assumed that no water is available and buyers will be required to make their own connection.

We are advised that the above services are available. Neither Barbers Rural nor PFK have tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the property is freehold with vacant possession on completion. This will be confirmed by solicitors.

Local Authority

Cumberland Council, Civic Centre, Rickergate, Carlisle, CA3 8QG

Viewing

Viewing of the land is permitted during any daylight hour provided a copy of these particulars is to hand. Please do not obstruct any gateways or the public highway or any property belonging to a third party whilst viewing the land. All viewings are to be undertaken on foot on all occasions. No vehicular access is to be taken to the land. Further information can be gained from either of the Joint Selling Agents:

PFK Rural on 01768 866 611 or martharichards@pfk.co.uk.

Barbers Rural on 01630 692500 or sales@barbers-rural.co.uk.

Location

Postcode (centre of village) CA5 6HG

What3words (centre of village) ///peach.craftsmen.smart

14746 05.08.2025

rightmove



01768 866 611

10 The Courtyard, Penrith
CA11 8ST



Connect with us

@barbersrural



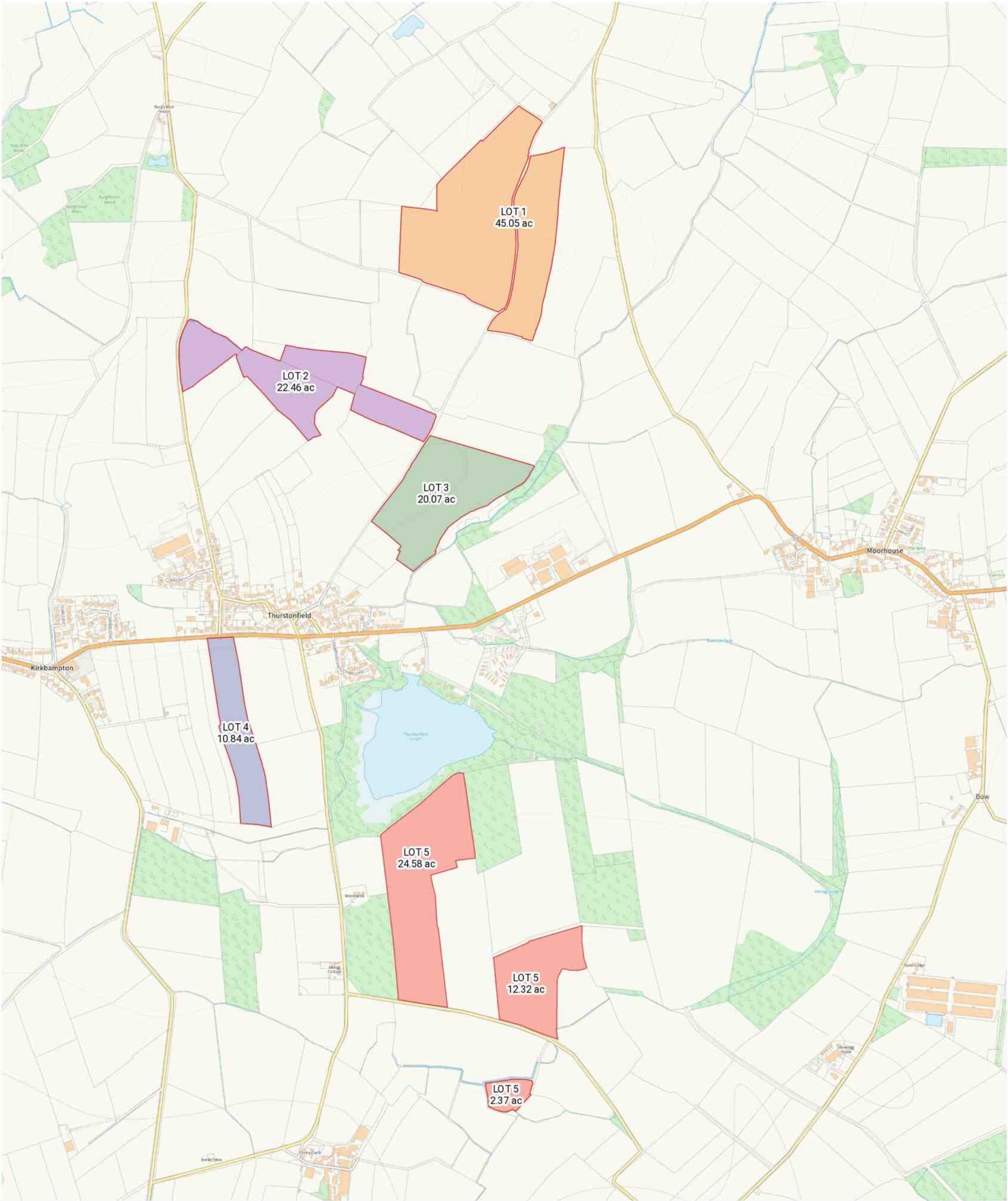
www.barbers-rural.co.uk

sales@barbers-rural.co.uk



Smithfield House, Market Drayton,
TF9 1EW

01630 692500





Informal Tender Form (Subject to Contract)

Land at Thurstonfield, Carlisle, Cumbria

To be submitted by: **Wednesday 8th October 2025 at 12 noon**

Please read the terms and conditions shown on this form

Name(s)

Current Address

.....

Telephone No

Mobile No

Email Address

Offer in the sum of :

Lot One - £..... (figures)(words)

Lot Two - £..... (figures)(words)

Lot Three - £..... (figures)(words)

Lot Four - £..... (figures)(words)

Lot Five - £..... (figures)(words)

The Whole - £.....(figures)(words)



NB. If your offer for any lots is conditional on you being successful on all lots please make this clear. Offers will also be considered for alternative lots or a different form of lotting but you must make this clear on an accompanying schedule.

1. Please confirm your current buying position:

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.....
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- If you are selling a property, please confirm whether an offer has been accepted. If this is the case, please also provide the details of your estate agent so that we can confirm your position.

2. Please confirm whether your offer is subject to any surveys or conditions:

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.....

3. Funding. Please confirm how the purchase is to be financed:

Cash/ finance funded by borrowing (please delete as appropriate)

Explain the source of funds (e.g third party finance from a regulated lender, sale proceeds, assets held, business income, savings, cash funds)

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- If your offer is subject to a mortgage, please provide us with a copy of your agreement in principle together with your proof of remaining capital. Please also provide us with details of your level of borrowing against a cash deposit.
- If your offer is not subject to any finance, please provide us with full proof of funds. This can be a bank statement or written confirmation from your bank/financial advisor confirming that full funds are available
- **Your offer will not be considered without providing evidence of your funding arrangements**



4. Please indicate your proposed timescale for exchange of contracts and completion:

.....
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5. Please confirm the Name, address and contact details for your Solicitor:

Name

Address.....
.....
.....

Tel No

Email Address

6. Please provide two forms of identification for all named buyers in order that we can complete online Anti Money Laundering (AML) checks. One form of ID must be photographic, such as a current passport or driving licence, and one must provide proof of address, ideally driving licence. If proof of address is in the form of a utility bill it must be dated within the last three months.

You confirm that you agree to us completing AML checks for all individuals listed in your offer.



Conditions of Tender

1. All offers should be based on the attached particulars of sale, as produced by PFK Rural and Barbers Rural, for **Land at Thurstonfield, Carlisle, Cumbria**
2. The offer should be emailed to martharichards@pfk.co.uk and verified by a phone call from the offeror to the PFK Rural office prior to the offer being emailed. The offer must be received by PFK Rural before 12 noon on Wednesday 8th October 2025.
3. All offers must be made on behalf of a named purchaser/company with full home address provided
4. All offers should be in pounds sterling, and it is recommended that offers are made for an uneven sum to avoid identical bids
5. All offers must be for a fixed sum and no escalating bids or any offers which are made calculable by reference to another offer will be considered
6. All offers received will be submitted to the vendor as soon as possible and you will be notified of our client's instructions at the earliest opportunity
7. Prospective purchasers are advised that acceptance or otherwise of any offer is at the sole discretion of the vendors who are not bound to accept the highest, or any, offer.

I / We confirm that the offer set out herein is submitted subject to the above conditions.

Signed Dated.....

Signed Dated.....