

FLAGSTAFF

BLACKDYKE, WIGTON, CUMBRIA CA7 4PY

Mitchells SINCE 1873
LAND & PROPERTY

FLAGSTAFF

Blackdyke, Wigton, CUMBRIA CA7 4PY

Silloth 3 miles | Wigton 8 miles | Carlisle 17 miles | Keswick 25 miles

Ideal smallholding – Equestrian – lifestyle – Amenity

53.78 Acres (21.76ha) in total

500m private access track from public road

The property is situated on the Solway Plain

Extensive views north to the southern Scottish hills, south to the Fells of the Lake District National Park

Guide Price: £1,100,000

Available as a whole or as two separate lots

Lot 1 - £550,000

Lot 2 - £550,000

A rare opportunity to acquire an exceptional beautifully presented and maintained small farm extending in total 53.78 acres. The farmhouse is a modern three bed property built in 2002, a versatile range of agricultural buildings and adjoining ring fenced land.

PROPERTY DESCRIPTION

Flagstaff presents a rare opportunity to acquire a versatile smallholding extending to approximately 53.78 acres (21.76 hectares), comprising a modern four-bedroom farmhouse, an extensive range of agricultural buildings and productive grazing and cropping land. Set in the open countryside of the Solway Plain, the property enjoys far-reaching views towards the southern Scottish hills and the fells of the Lake District, offering an appealing combination of rural living, agricultural potential and lifestyle opportunity.

The detached farmhouse was built by the current owners in approximately 2001 and is presented in excellent, turnkey condition. Complemented by an attached carport, storage facilities and a substantial courtyard range of traditional and modern agricultural buildings, the residential holding provides a practical base for a variety of rural pursuits. A further 47.65 acres of predominantly quality grazing and cropping land is arranged in four parcels, with stockproof fencing, water and access from a private track.

The property is approached via a private access track extending approximately 500 metres from the public road and is offered for sale as a whole or in two separate lots, providing flexibility for purchasers seeking a smallholding with a farmhouse and buildings, or a larger area of agricultural land.



LOT 1

Farmhouse, Buildings and approx. 6.12 Acres (2.28ha) Agricultural Land

Detached spacious 4 bed

Built in approx. 2001 by the current owners

Turnkey excellent condition

Attached car port and storage buildings

Courtyard range of farm buildings

Buildings

- Brick built, box profile roof, former byre/storage attached to the farmhouse 18m x 7.5m
- 3 bay steel framed open fronted storage shed, 12m x 7.5m box profile and Yorkshire boarded clad, stone-faced walls.
- Brick built under a box profile roof, former byer 16m x 8m
- 3 bay steel portal framed open fronted storage shed with extension. Concrete panelled walls, box profile and Yorkshire boarded. 22m x 12m
- Steel framed and stone walled loose housing with corrugated metal roof and sides. 23m x 7.8m Max.

Agricultural Land

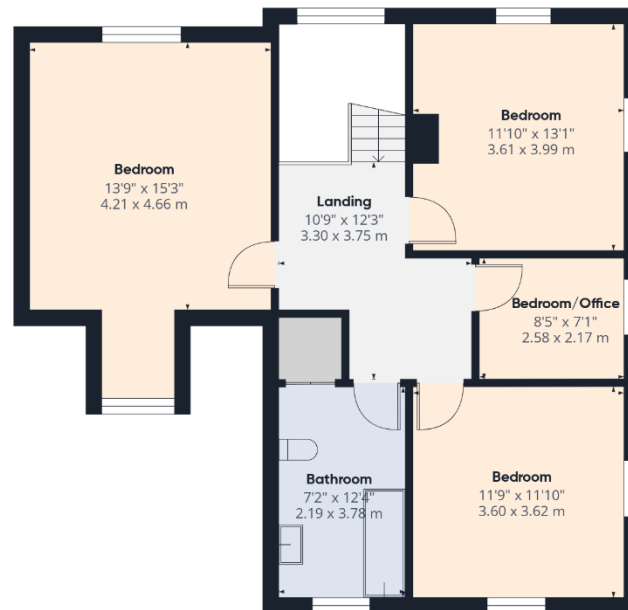
A single parcel of quality land extending to approx. 6 Acres. Direct access from the farm buildings. Mains water.

Guide Price: £550,000





Floor 0



Floor 1

Approximate total area⁽¹⁾

2138 ft²

198.7 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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LOT 2

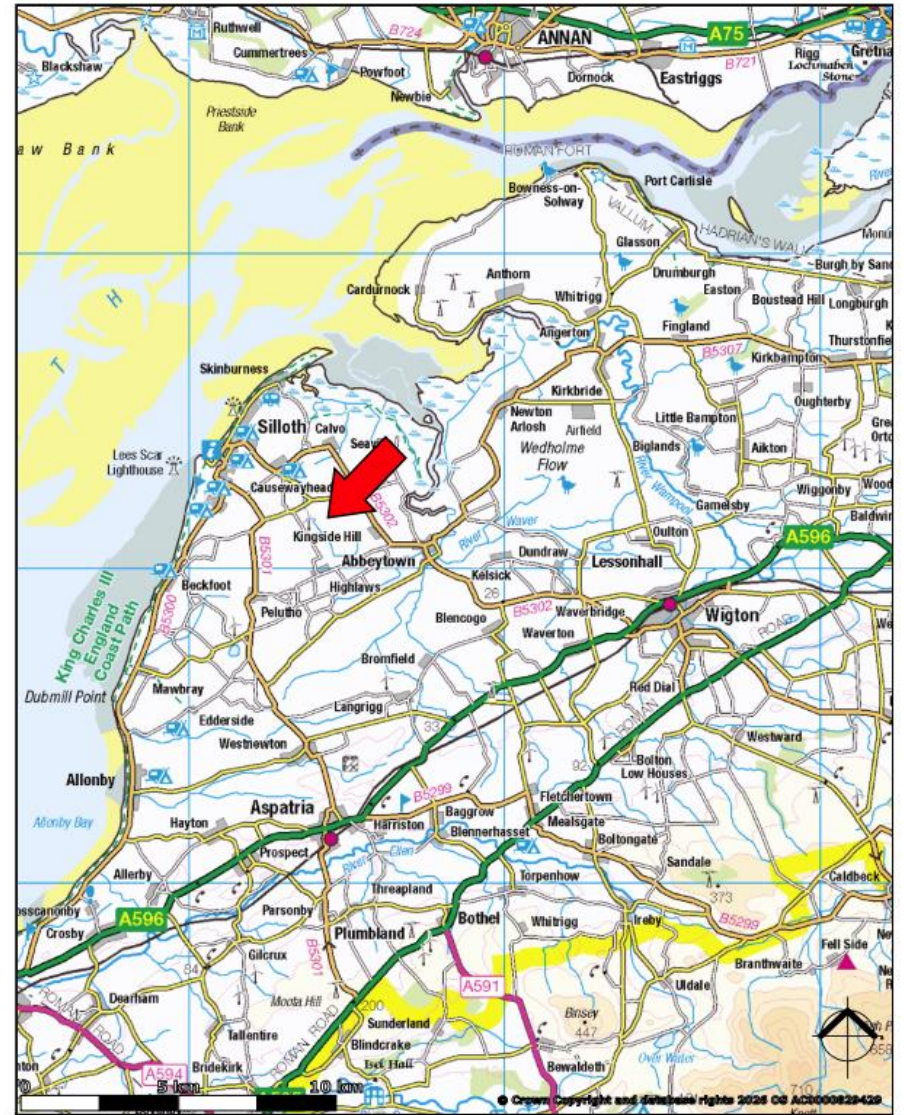
47.65 Acres (19.28ha) Agricultural Land

Extending to approximately 47.65 acres (19.28 hectares), Lot 2 comprises four parcels of predominantly quality grazing and cropping land, offering an excellent opportunity for farmers seeking to expand an existing holding or purchasers looking for a substantial block of agricultural land in the Solway Plain area.

The land is arranged in four parcels and benefits from stockproof fencing and water, providing practical facilities for the grazing of livestock. Access is available from a private track, allowing convenient access to the individual parcels for agricultural operations and general land management.

Guide Price: £550,000





FURTHER DETAILS

METHOD OF SALE:

The property is offered for sale by Private Treaty as a whole or in two separate lots. 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. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents. Offers are to be made to the Land Agency Department at Mitchells Auction Company Ltd.

VIEWING:

The farmhouse and buildings, strictly by appointment with the selling agent:

Land Agency Dept., Mitchell's Auction Co. Ltd., Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: info@mitchellslandagency.co.uk

Agricultural land can be viewed on foot at any time during daylight hours provided a copy of these particulars is to hand having first registered with the agents and whilst being respectful of any stock currently grazing the land. The vendors and their agents do not accept any responsibility for accidents or personal injury caused or suffered at viewings whether accompanied or not.

TENURE AND TITLE:

We are advised that the tenure of the Property is freehold. Vacant possession will be granted on completion.

WAYLEAVES AND EASEMENTS

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 will be held

to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendor's solicitor in order to do so.

VENDOR'S SOLICITOR:

TBC

ENVIRONMENTAL STEWARDSHIP SCHEME:

The property is not affected by any environmental, historical, archaeological or other statutory designation.

If you wish to discuss agri-environment scheme or grant options available for this farm, 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

BOUNDARIES:

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

SPORTING & MINERAL RIGHTS:

The mines and mineral and sporting rights are included in the sale insofar as they are owned.

INGOINGS/OUTGOINGS:

There are no ingoing or outgoings.

ENERGY PERFORMANCE CERTIFICATE (EPC):

Copies of the EPC for the dwelling are available from the Sole Agent on request.

MONEY LAUNDERING REGULATIONS:

Under the 2017 AML regulations we are legally required to carry out AML checks against purchasers. Purchasers will be required to provide photo ID, proof of address and confirmation of funding.

LOCAL AUTHORITY:

Cumberland Council

VALUE ADDED TAX (VAT):

VAT will not be charged on the sale.

DATE OF PREPARATION:

October 2026.





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 September 2026. 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; *Edozo* 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 of 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.