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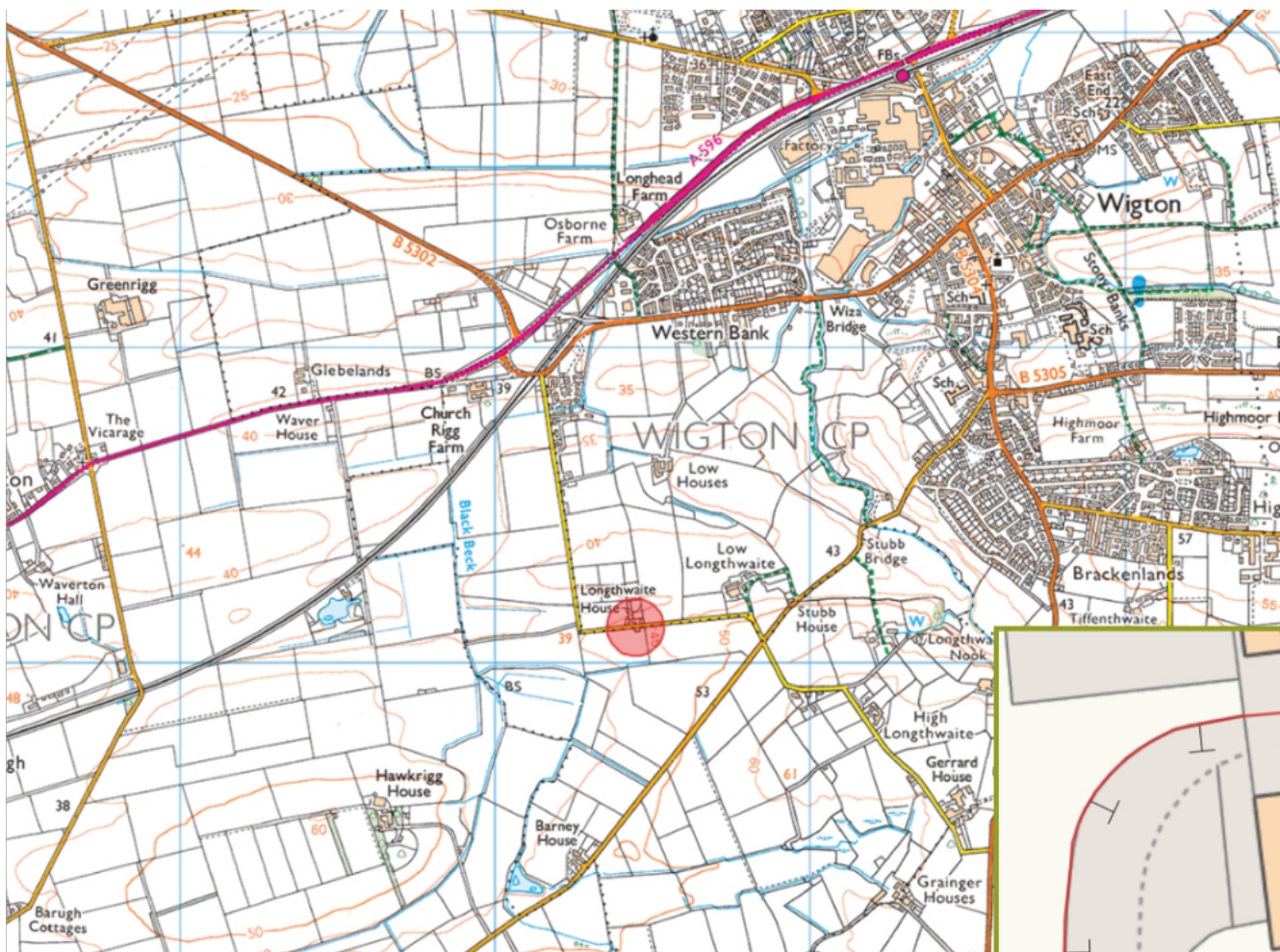
HOPE'S
AUCTIONEERS & LAND AGENTS



LONGTHWAITE LODGE

CUDDY LONNING, WIGTON, CA7 8NR

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897



Introduction/Location

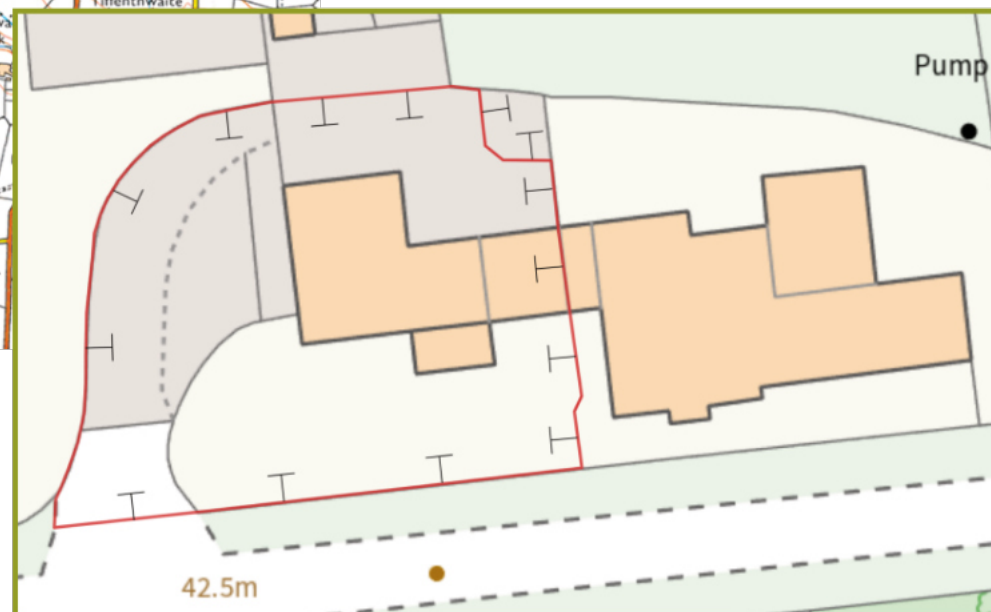
Longthwaite Lodge is conveniently located in a quiet rural location to the south of the market town of Wigton benefiting from its own entrance drive. The plot extends to approximately 0.18 acres and comprises a one-bedroom lodge with an adjoining two-story traditional barn which offers excellent potential for development subject to obtaining relevant planning consents. The property benefits from a large south facing private garden and an area of hardstanding parking to the rear.

Longthwaite Lodge is situated 1.02 miles from the market town of Wigton where a range of services, shops and schools are available. The city of Carlisle is located 11.14 miles northeast of the property providing a further range of amenities and services. The property is situated 10 miles from the Lake District National Park and the Solway Coast AONB.

What3Words: [///blanked.crunched.reader](https://www.what3words.com/blanked.crunched.reader)

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.





LONGTHWAITE LODGE

CUDDY LONNING, WIGTON, CA7 8NR

For sale by Private Treaty, as whole.

Guide price: £160,000

A rare opportunity to acquire a plot extending to 0.18 acres (0.07 hectares) comprising a one-bedroom lodge with an adjoining two story barn. This offers excellent potential for development into a substantial property, subject to obtaining relevant planning consent. Located near Wigton, the property enjoys a peaceful countryside location.



- PLOT EXTENDING TO 0.18 ACRES (0.07 HECTARES)
- A PROJECT PROPERTY FULL OF POTENTIAL OFFERING SIGNIFICANT SCOPE FOR ENHANCEMENT AND DEVELOPMENT, SUBJECT TO OBTAINING THE RELEVANT PLANNING CONSENTS
- BENEFITING FROM A PRIVATE SOUTH FACING GARDEN AND AMPLE PARKING
- HIGHLY DESIRABLE COUNTRYSIDE LOCATION, ONLY 1 MILE FROM WIGTON



Description

Longhwaite Lodge is of stone construction with a rendered finish under a slate roof.

Ground Floor

Kitchen

2.09m x 2.58m

Sink, formica base and wall units, exposed wooden beam. Electric cooker, washing machine and fridge-freezer.

Bathroom

1.73m x 2.22m

WC, sink bath with overhead shower. Radiator and airing cupboard with hot water tank and shelves. Loft access hatch.

Living Room

4.05m x 2.65m

Radiator. Entrance door. Loft access hatch.

Bedroom

4.05m x 2.42m

Double. Radiator and skylight window. Loft access hatch.



External

To the rear of the property there is a large concrete yard providing ample parking, with further parking off the entrance drive.

The property benefits from a private south-facing garden to the front with shrubbery, lawns and flowerbeds, the garden is bounded by a high mature hedge.

Adjoining Lofted Traditional Barn.

Brick and stone built with a slate roof. This is split into various storage compartments.

Ground Floor

Store

4.05m x 2.32m

Part lofted.

Barn

5.81m x 2.54m

Lofted.

Barn

5.81m x 2.63m

Lofted.

Barn

3.97m x 2.54m

Lofted.

Barn

3.97m x 2.63m

Wooden base and wall units. Lofted.

First Floor

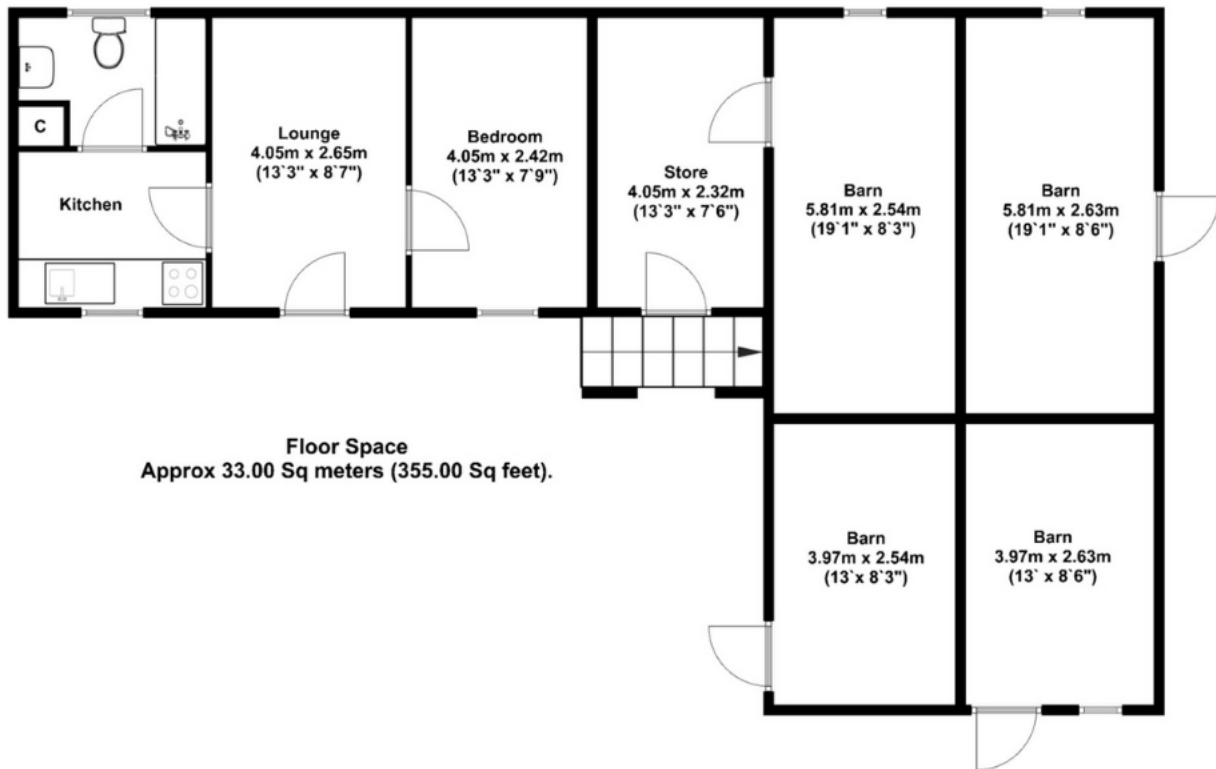
Barn

5.53m x 5.79m

Barn

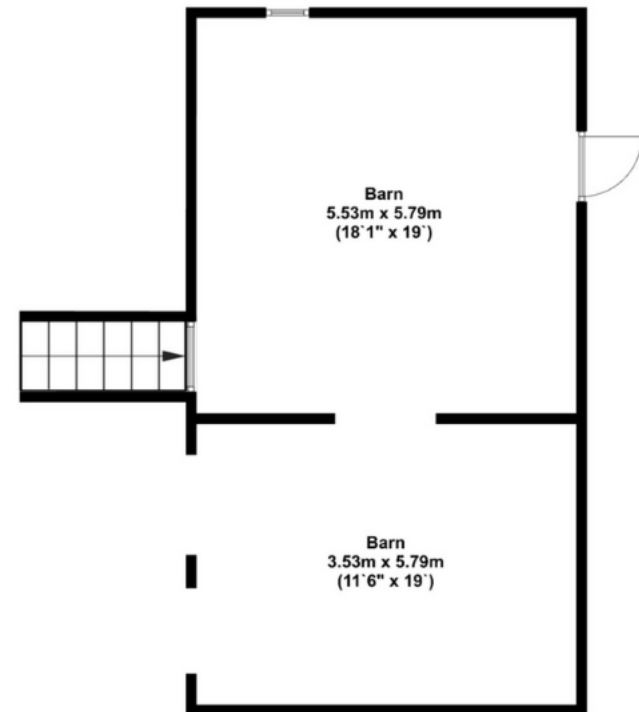
3.53m x 5.79m

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



Floor Space
Approx 33.00 Sq meters (355.00 Sq feet).

**Barn
Ground Floor**
Approx 53.00 Sq meters (570.00 Sq feet).



**Barn
First Floor**
Approx 53.00 Sq meters (570.00 Sq feet).



Services

The property benefits from a mains water and mains single phase electricity supply, these are currently sub-metered from the main house supply but are in the process of being separated. Drainage is to a shared sewerage treatment plant. The windows are a mixture of single and double glazing. Hot water and heating are currently sub-metered. The adjoining barn benefits from electricity and lighting and has a mains water tap on the ground floor.

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

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 four weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession of the holding will be given on completion

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.

Council Tax

We understand that Cumberland Council has scheduled the property as lying within band A.

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.

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.

Energy Performance Certificate (EPC)

An extract from the EPC'S showing the current and potential Energy Efficiency Rating of the lodge is shown below. A full copy of the EPC can be obtained from the Sole Agents (by prior appointment only).

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

Particulars Prepared July 2026.

SCAN HERE



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