



ORCHARD COTTAGE

Wetheral Shields, Wetheral, Carlisle



GSC GRAYS
PROPERTY • ESTATES • LAND

ORCHARD COTTAGE

Carlisle, Wetheral, CA4 8JA

Wetheral 2 Miles | Carlisle 5 miles | Gretna 16 miles | Penrith 18 mile
(all distances are approximate).

A substantial mixed-use property offering residential, commercial and investment potential, comprising an office building, a large barn with an attached workshop, and six self-contained letting units. The property also includes a paddock, stable block and field shelters, presenting an exceptional opportunity for redevelopment or further enhancement, subject to the necessary consents.

- Varied range of buildings for commercial and ancillary use
 - Excellent redevelopment opportunity
- Self-contained single storey units with strong letting and income-generating potential
 - Paddock, stable block and two field shelters
- Conveniently located in close proximity to the M6 motorway
 - No Onward Chain



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Unit 9, Underley Business Centre, Kearnstwick, Kirkby Lonsdale,
LA6 2DY

01524 880320

farmagency@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation

The property occupies an attractive rural position whilst remaining accessible, being conveniently located close to Junction 42 of the M6 motorway. The location provides excellent transport links to Carlisle and the Scottish Borders to the north, and Penrith and the wider Lake District to the south.

Nearby Wetheral is one of Cumbria's most sought-after villages, situated on the banks of the River Eden and renowned for its historic character, attractive sandstone buildings and range of local amenities.

Just a few miles to the west lies Carlisle, Cumbria's only city, offering a comprehensive range of shopping, leisure, educational and healthcare facilities. Rich in heritage, the city is home to landmarks such as Carlisle Castle and Carlisle Cathedral, whilst also benefiting from mainline rail services and excellent connectivity to the wider North West, Scotland and beyond.





Description

A rare opportunity to acquire a versatile property comprising a range of buildings and land with income generating potential. The property includes a substantial detached property which obtained consent for change of use from residential to commercial in 2023 and is currently used as offices. The property offers the possibility of conversion back to a residential house, subject to the necessary consents.

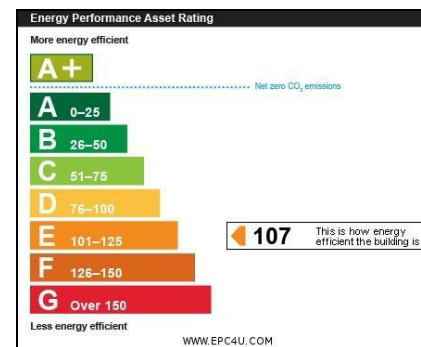
The site includes a substantial traditional sandstone barn beneath a pitched roof, currently subdivided to provide a number of individual storage rooms. To the rear, a large workshop offers further ancillary space.

The property also features an attractive courtyard development of single-storey units, which have collectively, provided versatile accommodation suitable for a wide range of commercial and business uses, having historically accommodated a dog grooming business, veterinary clinic, retail premises, storage and staff welfare facilities.

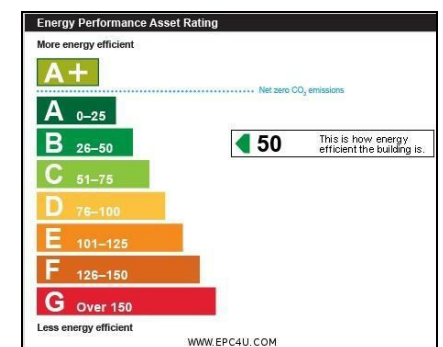
Externally, the property benefits from an area of hardstanding currently utilised for parking.

Beyond the buildings there are three adjoining paddocks extending to approximately half an acre, with a menage, double stable block, tack room and two field shelters. The stable block is well-established, constructed of concrete block with concrete flooring overlaid by rubberised matting, and benefit from mains water and electricity supplies.

The diverse range of buildings and land offers considerable scope for commercial, equestrian, leisure, lifestyle or potential redevelopment opportunities, subject to the necessary planning consents.



Orchard Cottage



Unit Block



GENERAL INFORMATION

Services

The property is served by a mains electricity and water supply, together with a newly installed waste water treatment plant and associated drainage.

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity, and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Local Authority

Cumberland Council
Civic Centre, Rickergate, Carlisle CA3 8QG
Tel: 0300 373 3730

Council Tax

Band E

Energy Performance Certificate

Orchard Cottage (Office) - E (107)
Unit Block - B (50)

Method of Sale

Orchard Cottage is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specifically mentioned in these particulars are included in the sale.

Boundaries

Neither the Seller nor the Seller's Agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by the T marks on the transfer plan.

Sporting Rights and Mineral Rights

The sporting and mineral rights are included in the sale so far as they are owned.



Timber

All standing and fallen timber will be included in the sale.

VAT

Any guide price quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No election to tax has been made in respect to the property.

Viewing

Appointments will be arranged through the Selling Agent only by calling 01524 880320.

What3words

///exploring.important.walks

Postcode

CA4 8JA

CONDITIONS OF SALE

Purchase Price & Deposit

Upon exchange of contracts, a non-refundable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate 5% above the bank of England base rate.

Anti-Money Laundering and Proof of Funds

All offers to purchase the property from the UK or overseas based purchases (regardless of whether the offer is on a cash basis or subject to funding) must be accompanied by evidence of source of funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank or funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. Anti-Money Laundering Regulations require us to undertake ID verification checks on all purchasers. A charge of £37.50 plus VAT per purchaser will apply for these checks.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agency whose decision acting experts will be final.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is responsible for the Sellers.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error misstatement shall not annul the sale and does not entitle either party to compensation in respect of thereof.

Office (House)	
Reception 1	4.43m x 4.83m - 14'6" x 15'10"
Reception 2	3.68m x 4.46m - 12'1" x 14'8"
Reception 3	4.54m x 4.61m - 14'11" x 15'2"
Kitchen	5.26m x 3.03m - 17'3" x 9'11"
Ground floor bathroom	2.25m x 4.17m - 7'5" x 13'8"
First floor bathroom	1.45m x 4.30m - 4'9" x 14'1"
Office 1	3.62m x 4.41m - 11'11" x 14'6"
Office 2	4.81m x 3.40m - 15'9" x 11'2"
Office 3	4.69m x 2.34m - 15'5" x 7'8"
Office 4	3.44m x 2.15m - 11'3" x 7'1"
Barn attached to cottage	3.91m x 5.37m - 12'10" x 17'7"

Units	
Room	Dimensions
Unit 1	3.64m x 3.72m - 11'11" x 12'2"
Unit 2	4.04m x 2.06m - 13'3" x 6'9"
Unit 3 (Part)	2.12m x 2.58m - 6'11" x 8'6"
Unit 3 (Part)	4.53m x 3.75m - 14'10" x 12'4"
Unit 4 (Part)	2.52m x 3.83m - 8'3" x 12'7"
Unit 4 (Part)	2.76m x 3.80m - 9'1" x 12'6"
Unit 5	3.78m x 4.72m - 12'5" x 15'6"
Unit 6	4.12m x 2.59m - 13'6" x 8'6"

Stable Buildings	
Stable 1	3.35m x 4.58m - 11'0" x 15'0"
Stable 2	3.52m x 3.31m - 11'7" x 10'10"
Tack Room	8.76m x 8.67m - 28'9" x 28'5"

Barn	
Cattery	14.82m x 6.69m - 48'7" x 21'11"
Garage	5.90m x 3.66m - 19'4" x 12'0"
Adjacent Store Room	1.88m x 3.56m - 6'2" x 11'8"
Red Door Store	
	4.28m x 6.09m - 14'1" x 20'0"
	4.70m x 3.70m - 15'5" x 12'2"
Yellow Door Store	
	14.39m x 4.34m - 47'2" x 14'3"
Green Door Store	
	2.92m x 2.23m - 9'7" x 7'4"
	10.05m x 4.19m - 33'0" x 13'9"
Former Animal Hospital	
Room 1	2.69m x 2.92m - 8'10" x 9'7"
Room 2	1.83m x 3.01m - 6'0" x 9'10"
Room 3	1.82m x 1.80m - 6'0" x 5'11"
Room 4	4.50m x 1.89m - 14'9" x 6'2"
Room 5	1.92m x 1.52m - 6'4" x 5'0"
Room 6	1.63m x 3.07m - 5'4" x 10'1"
Room 7	3.65m x 5.42m - 12'0" x 17'9"



Lotting

It is intended to offer the property for sale as described but the Seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoing will be apportioned between the Seller and the Purchaser(s) as at the date of completion.

Photographs Taken: May 2026

Particulars Drafted: June 2026



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.