



**SALTCOATS FARM**

**KIRKBRIDE, WIGTON, CUMBRIA CA7 5HL**

**Mitchells** SINCE 1873  
LAND & PROPERTY

# SALTCOATS FARM

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KIRKBRIDE, WIGTON CA7 5HL

Carlisle 16 miles | Cockermouth 19 miles | Penrith 31 miles

A rare opportunity to purchase an established ring-fenced former dairy farm extending to approx. 27.46 ha (68.04 acres) comprising of 3 bed traditional farmhouse, a range of traditional and modern farm buildings and two blocks of excellent productive agricultural land.

Being offered for sale as a whole or in 4 separate lots.

Guide price for the whole 1,000,000.

For Sale by Private Treaty.

**Saltcoats Farm** is a former dairy farm extending in total to approx. 27.46ha (68.04 Acres) the property lies on a “no through” unclassified public road. There are two blocks of agricultural land, across the road from the steading there are 8 parcels of land extending to approx. 16.42ha (40.57 Acres) and to the west of the steading there are 6 parcels of land extending to approx. 10.46ha (25.84 Acres). The farm is adjacent to the Solway Firth Area of Outstanding Natural Beauty.

The farm is being offered for sale by Private Treaty available as a whole or in four individual lots.

## LOCATION

The property is situated at the end of a short no-through road leading from Saltcoats, approx. 1 mile from Newton Arlosh village and 500m from the Morecambe estuary and immediately adjacent to Newton Marsh on the Solway Firth. Village amenities are available at Kirkbride approx. 5 miles, town amenities are 6 miles to the southeast at Wigton, city amenities are 12 miles northeast at Carlisle where there are M6 motorway and national rail connections.

## Description:

The sale presents an opportunity for prospective purchasers wanting to expand farming enterprise or expand the environmental and bio-diversity opportunities.

Lot 1 – The Farmhouse, Farm buildings and approx. 6.4 Acres of land.

Guide price: £400,000

Lot 2 – Agricultural Land 2.52 Acres (1.02ha)

Guide Price: £40,000

Lot 3 – Agricultural land 16.85 Acres (6.82ha)

Guide Price: £160,000

Lot 4 – Agricultural land 40.57 Acres (16.42ha)

Guide Price: £400,000

**Lot 1** comprises of the farmhouse, farm buildings and a single enclosure of land immediately behind and to the west of the steading. The steading is on the roadside, extends to approx. 0.65 ha (1.62 Acres). The single parcel of agricultural land extends to 2.62ha (6.47 acres).

The farmhouse has attached a range of traditional farm buildings; there is a range of more modern farm buildings surrounding the farmhouse. The farmhouse is of traditional stone construction with roughcast elevations under a pitched slate roof. Attached on the southern side of the dwelling there is a range of traditional buildings under a slate roof.

#### Services:

Mains water, electricity, BT telephone line are connected, sewerage is to a traditional septic tank. There are solar panels on the roof of the attached barn, these provide electricity for the use of the property and there is also a Feed in Tariff (FIT) to the national grid.

The property benefits from Oil central heating with radiators located throughout, hot water is provided from an Oil-fired Aga situated in the Kitchen.

#### Accommodation:

The accommodation is over two floors and briefly comprises:

##### Ground Floor

Hall leading from the external door on the eastern elevation

Utility room with plumbing for a washing machine, stainless steel sink unit. There is an external door to the rear western side of the yard.

There is an oil fired boiler providing central heating.

Pantry with fitted cupboards.

Family bathroom containing a white 3-piece suit and a separate corner shower unit. The walls and floors are fully ceramic tiled.

Dining Kitchen containing fitted wall and floor units. There is an oil-fired Aga which provides hot water.

Directly from the kitchen there is an open arch way leading to a living or dining room.

Through the kitchen there is a stairway to the first floor and a sitting room beyond, the sitting room has an open fire with a stone surround and hearth.



## First Floor

Large double bedroom at either side of the staircase.

### Outside:

On the eastern roadside there is a concrete yard leading to the traditional farm buildings and to the rear of the property there is a further garden area on the western elevation with block paving and raised shrub beds.

### Council Tax Band:

Band D by Cumberland Council.

### Farm Buildings

The farm buildings are a mixture of both traditional and modern construction. They are compactly constructed around the farmhouse, they briefly comprise:

Brick construction barn attached to the farmhouse containing a former byres and workshop, fully lofted.

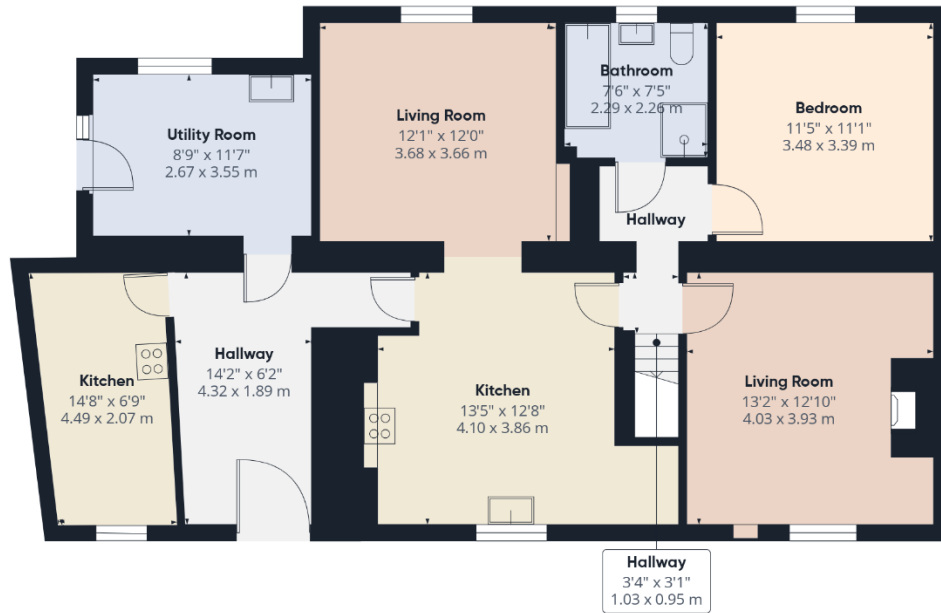
Lofted byre of similar construction, this is attached to another barn which has been partly converted to provide cubicle housing. Within these buildings is the former dairy complex with a block constructed building under a sloping mono pitched roof.

On the northern side of the yard there is a single-story brick constructed range of loose boxes under a corrugated metal roof.

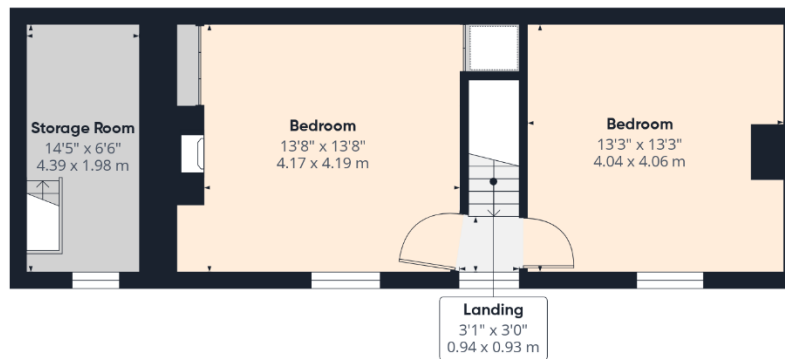
Behind the farmhouse there is a range of loose housing and cubicle buildings of steel frame construction, block walls and under mono pitched corrugated asbestos roofs. Also, a three-bay storage building.

On the southern side of the buildings there are a mixture of cubicles for 32 and 25 and loose housing buildings mainly of steel construction, block walls and under asbestos roofs. Within this complex there are two silage bays with concrete and sleeper walls, also lean-to cubicle shed. On the roadside there is a four-ring slurry store with collection pits from the buildings.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1517 ft<sup>2</sup>

140.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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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**Development Potential** The range of traditional buildings offer purchasers the opportunity to expand the Accommodation to the farmhouse or as a separate dwelling, or other diverse uses (subject to necessary consents) prospective purchasers are advised to make their own enquiries with Cumberland Planning Authority.

**Agricultural Land** A single parcel of agricultural land extends to 2.62ha (6.47 acres). The land is well fenced and has a mains water supply.



## **LOT 2.**

A single parcel of agricultural land extends to 1.02ha (2.52 acres). There is access from the public road. The land is well fenced and has a mains water supply. This quality field is ideal for equestrian or amenity purchasers.

### LOT 3.

A block of three ring-fenced parcels of agricultural land identified shaded blue on the sale plan, situated on the western side of the farm and bordered by Newton Marsh. The block extends in total to approx. 6.82ha (16.85 Acres). There is access from the public road and there is a metered mains water supply to troughs in most fields, the fields are interlinked by internal gates. Parcels 4780 and 4770 are good quality land capable of cultivation, parcel 3073 is an area of natural marshland vegetation.

The land is low lying approx. 5-8m above sea level. The parcels on the western fridge are susceptible to flooding at seasonal high tides. The boundaries are in good stock proof condition and are a mixture of thorn hedges and post and wire fencing. The soil structure is mainly sandy loam, most of the land has been drained. Please note that the land is not in a Special Area of Conservation or a SSSI.

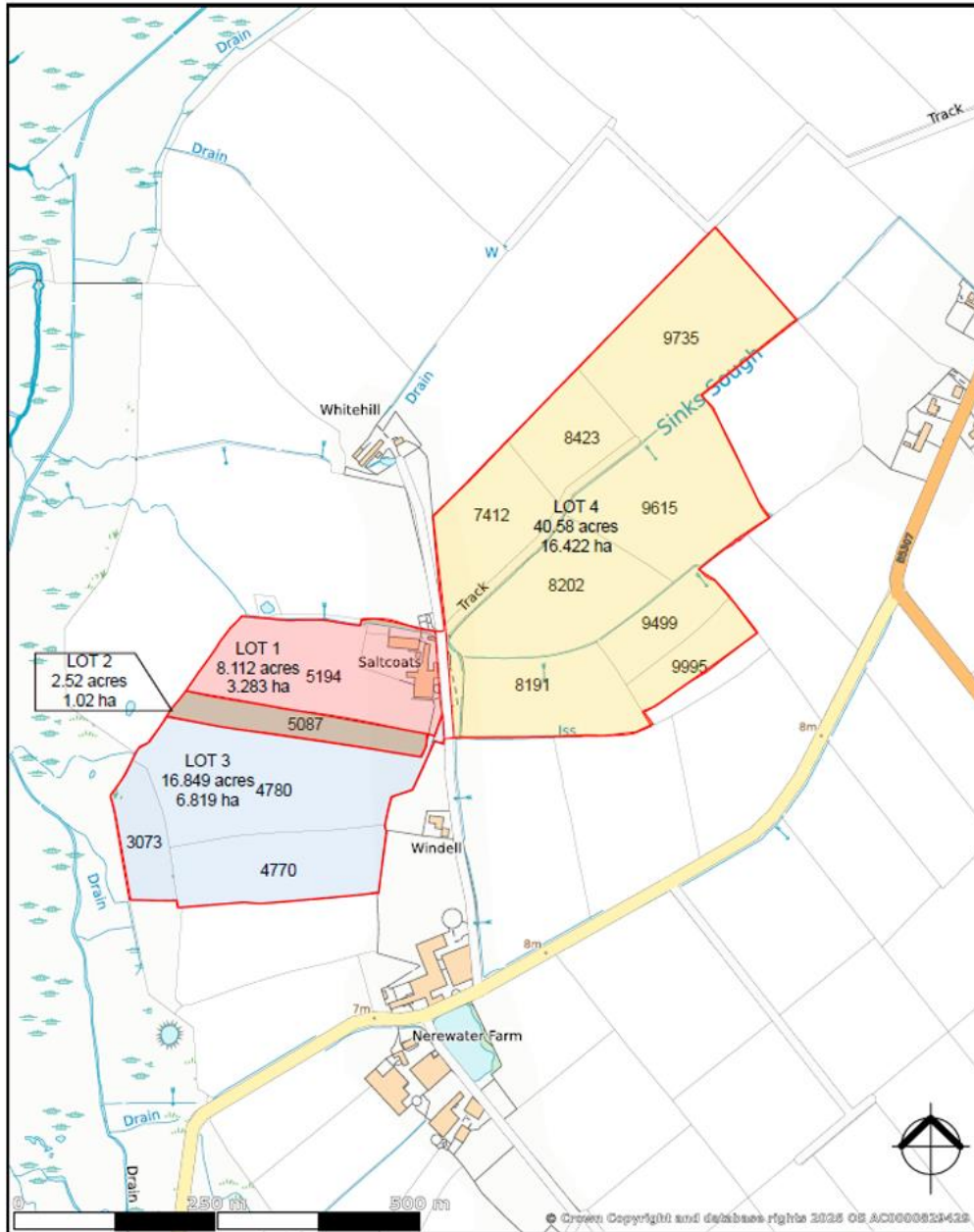


### LOT 4.

The land lying to the east of the steading has access from the public road extends in total to 16.42ha (40.57 acres), there is a hard-core track through these parcels which gives good access to most of the fields. There are eight parcels, the boundaries are in good stock proof condition and are a mixture of thorn hedges and post and wire fencing. The fields are interlinked by internal gates, there are mains water troughs in most fields.

Land Classification:

The agricultural land is classified as Grade 3 under the DEFRA Agricultural Land Classification (Provisional) Scheme.



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Plotted Scale - 1:7,500

### SCHEDULE OF ENCLOSURES

Field No.	OS Sheet No.	Enclosure No.	Area (Ha)	Area (acres)
<b>LOT 1</b>	Farmhouse, farm Buildings		0.66	1.63
	NY1853	5194	2.62	6.47
<b>TOTAL</b>			<b>3.2</b>	<b>8.1</b>
<b>LOT 2</b>	NY1853	5087	1.02	2.52
<b>TOTAL</b>			<b>1.02</b>	<b>2.52</b>
<b>LOT 3</b>	NY1853	3073	0.91	2.24
	NY1853	4770	2.13	5.26
	NY1853	4780	3.78	9.34
<b>TOTAL</b>			<b>6.82</b>	<b>16.85</b>
<b>LOT 4</b>	NY1853	8191	2.1	5.18
	NY1853	9499	1.02	2.52
	NY1853	9995	0.79	1.95
	NY1854	7412	1.86	4.59
	NY1854	8202	2.58	6.37
	NY1854	8423	1.27	3.13
	NY1854	9615	3.04	7.51
	NY1854	9735	3.34	8.25
<b>TOTAL</b>			<b>16.42</b>	<b>40.57</b>
<b>Farm Total</b>			<b>27.46</b>	<b>68.04</b>

## FURTHER DETAILS

### METHOD OF SALE:

The property is offered for sale by Private Treaty as a whole or in four 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:

Lot 1 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](mailto:info@mitchellslandagency.co.uk)

Agricultural land can be viewed 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 in any stewardship scheme. In so far as the Vendor is aware, 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](mailto:sandy@mitchellslandagency.co.uk)

Kirsten Evans:

07515997867

[kirsten@mitchellslandagency.co.uk](mailto: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:

We are advised that the mineral rights and sporting rights are included in the sale in so far 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.

**FARM SALE:** The Vendor reserves the right to hold a farm sale on the Property prior to completion.

**LOCAL AUTHORITY:**

Cumberland Council

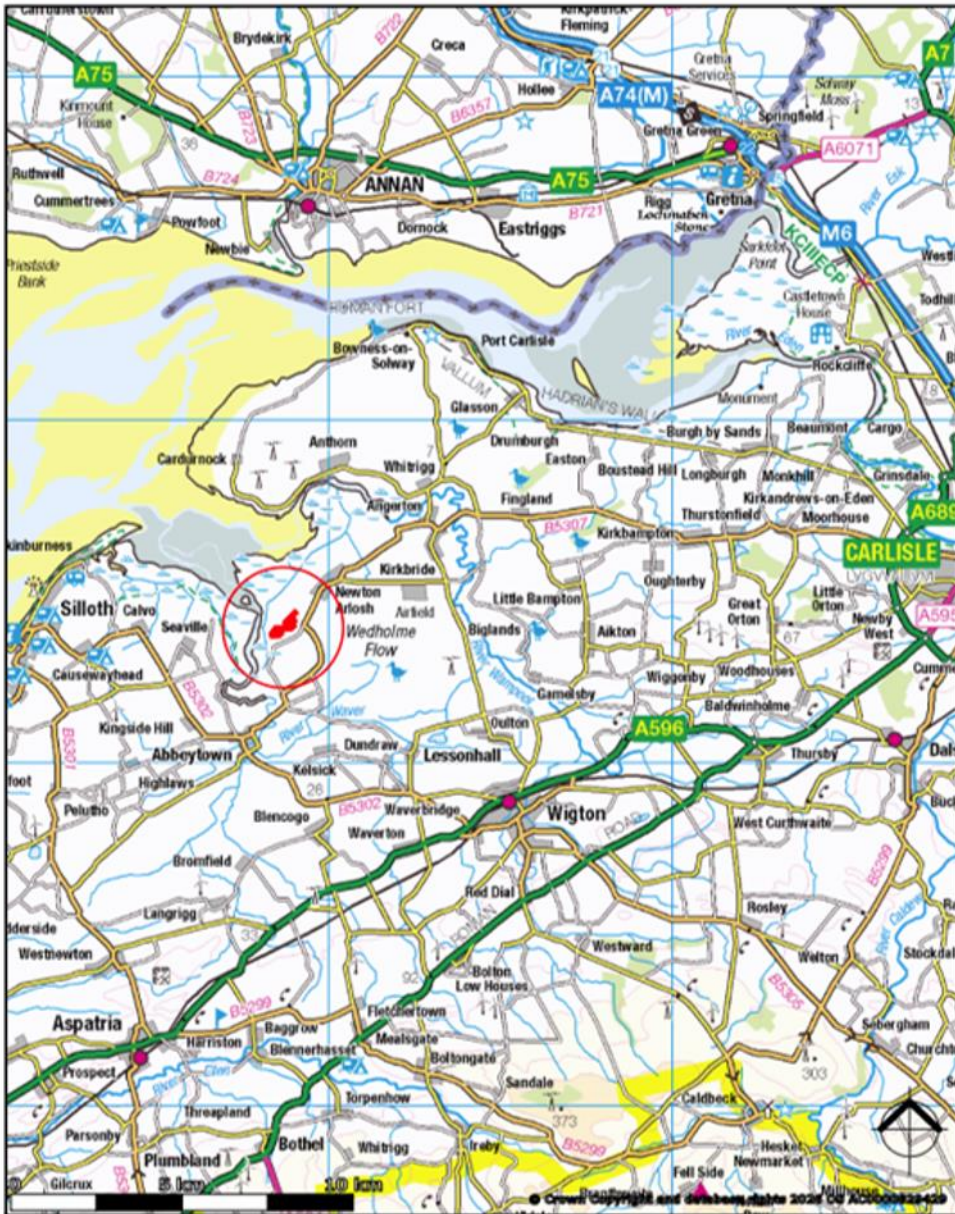
**VALUE ADDED TAX (VAT):**

VAT will not be charged on the sale.

**DATE OF PREPARATION:**

May 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 May 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 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.