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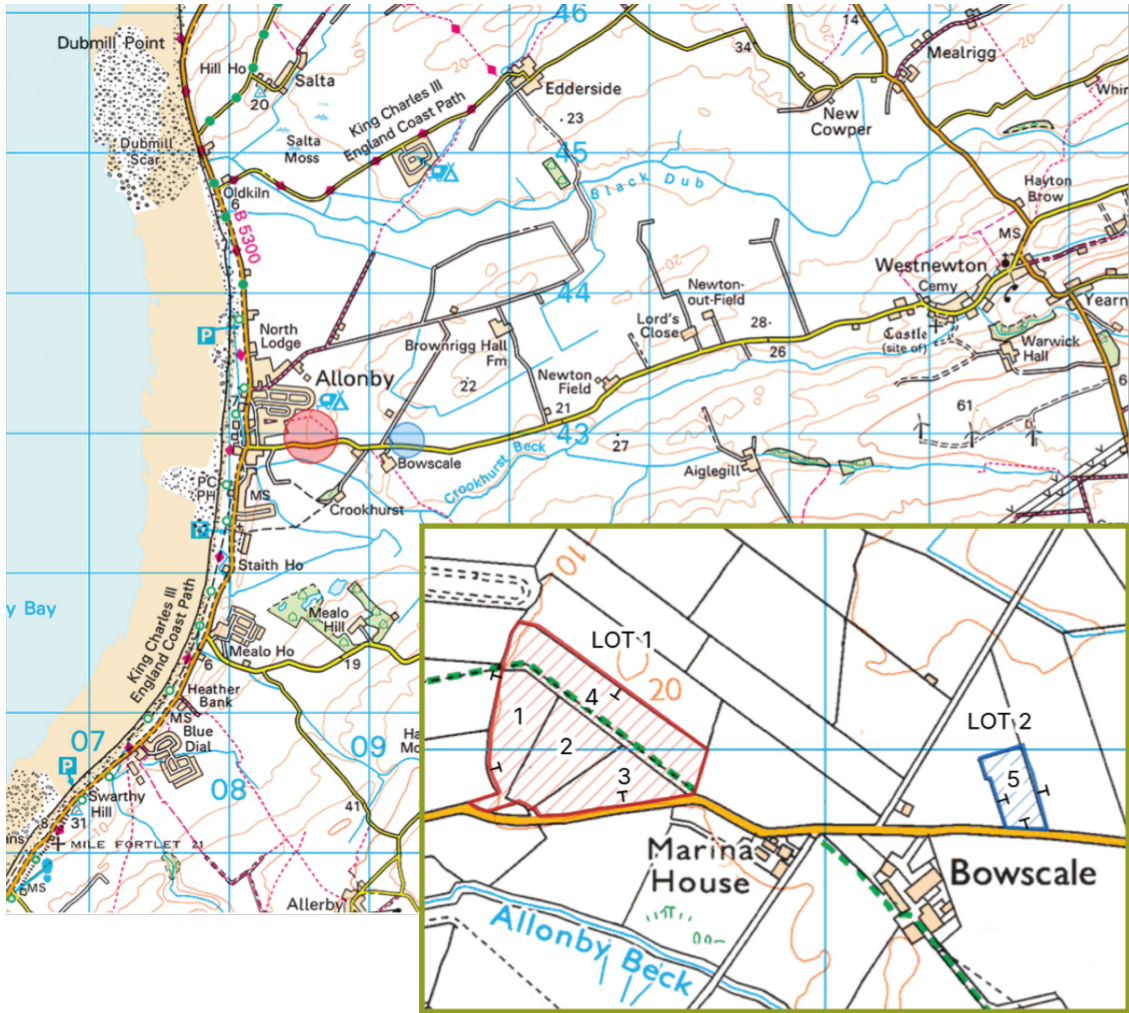
HOPE'S
AUCTIONEERS & LAND AGENTS



**FOR SALE
LAND NEAR ALLONBY**

CUMBRIA

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897



Lot	Guide Price
1	£112,500
2	£20,000
The Whole	£132,500

FOR SALE LAND NEAR ALLONBY CUMBRIA

**FOR SALE IN TWO LOTS OR AS A WHOLE BY
PRIVATE TREATY.**

An opportunity to purchase useful agricultural land extending to approximately 15.32 acres (6.20 hectares) of grazing and mowing ground located near the village of Allonby on the Solway Coast.

- 15.32 ACRES (6.20 HECTARES) OR THEREABOUTS OFFERED IN TWO LOTS OR AS A WHOLE.
- PERMANENT PASTURE SUITABLE FOR GRAZING AND MOWING.
- IDEAL FOR LOCAL FARMERS OR THOSE WITH AMENITY, SMALLHOLDER, OR EQUESTRIAN INTERESTS.



Description

The land lies in two blocks and is offered for sale in two lots.

Lot 1: coloured red on enclosed plan. 13.64 acres (5.52 hectares). This comprises four field enclosures. The land is currently permanent pasture suitable for grazing and cropping. The land benefits from two points of roadside frontage.

Lot 2: coloured blue on enclosed plan. 1.68 acres (0.68 hectares). This comprises a single field enclosure of permanent pasture suitable for grazing and mowing. Both lots have roadside access.

The external boundaries are made up of post and wire fencing and the majority are in good condition. It is believed the land benefits from a mains water connection, though this has not been actively used for a number of years. Both lots are ideal for those with agricultural, amenity, or equestrian interests.

Field Schedule

Lot	Field Number	Hectares	Acres
1 (1)	5501	1.21	2.99
1 (2)	6198	1.21	2.99
1 (3)	6794	1.07	2.64
1 (4)	6906	2.03	5.02
		5.52	13.64
2 (5)	2794	0.68	1.68
	TOTAL	6.20	15.32

Location

The blocks of land are located east of the village of Allonby on the Solway Coast. Both blocks have roadside access to 'Wigton Road'.

Directions

Lot 1 - What3Words: ///mornings.discusses.fresh

Lot 2 - What3Words: ///closed.deodorant.link

Take Wigton Road east from the Village of Allonby signposted Westnewton and Carlisle. Lot 1 is located approximately 0.2 miles along the road on the left-hand side, and Lot 2 is located approximately 0.7 miles along the road on the left-hand side.

Method of Sale

The property will be offered for sale by Private Treaty in two lots or 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 agent. The vendors reserve the right to amend the sales particulars.

Tenure

We understand 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 the purchase for any reason not attributable to the vendors or their Agent. Vacant possession of the holding will be given on completion.

Environmental Schemes

The land is not managed within any environmental schemes.

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.

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, right 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.

Viewing

Viewing may take place on foot only, at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

Purchaser Registration and Anti Money Laundering Regulations

Please note that in connection with the Money Laundering Regulations (The Money Laundering Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017) we are legally required 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 along with their offer, proof of primary (e.g. passport) and secondary (e.g. current council tax or utility bill) identity documents. Failure to provide this information may result in an offer not being considered.

Sole Agents

Hope's Auction Company Limited, Syke Road, Wigton, Cumbria, CA7 9NS.
Tel: 016973 44901
Email: landagent@hopesauction.co.uk

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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