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**Ref: H6**

**Preliminary Particulars**

**Auctioneers • Surveyors • Valuers • Land Agents**

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**Particulars of Sale of**

## **DEVELOPMENT LAND AT THE OAKS, CROSS LANE, WIGTON, CUMBRIA, CA7 9JB**



**AN EXCELLENT RE-DEVELOPMENT AND GREENFIELD SITE OPPORTUNITY LYING WITHIN THE DEVELOPMENT BOUNDARY OF WIGTON. THE SITE EXTENDS TO 3.78 ACRES (1.53HA) CURRENTLY CONTAINING A SINGLE DETACHED DWELLING WITH EXTENSIVE VIEWS TO THE LAKE DISTRICT HILLS. THE SITE LIES IN THE DESIRABLE STATION HILL AREA OF WIGTON.**

**Sole Agents:**

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

**Solicitors:**

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1 Victoria Place  
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### **Introduction/Location**

The land lies to the northern edge of the town of Wigton in North Cumbria.

Wigton is a popular and prosperous market town 10 miles south west of Carlisle serving a large area of the Solway Plain in north west Cumbria. Major employers Innovia and Futamura are based in the town which has a good range of local shops and the excellent Nelson Thomlinson School.

### **Description**

The site of the dwelling known as The Oaks is being offered for sale as suitable for re-development. The land will include an additional area of garden land in the ownership of Ringinlow, on Cross Lane, to facilitate an acceptable access point.

The land is gently sloping to the south, to the bypass. It offers far reaching views over the town towards the Lakeland Fells, from the northern section of the land.

The oaks comprises of a detached timber framed dwelling constructed in 1902. It has an entrance hall, WC., living room, kitchen/dining room and billiards room to the ground floor.

There are 5 bedrooms, a shower room and a bathroom to the first floor.

### **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.

The property is offered Freehold with vacant possession

The mineral rights on part of the site are subject to a third party claim. No contact has been made with the mineral owner.

### **Viewing**

Are to be made strictly by appointment with the sole selling agents Hopes Auction Company on 01697344901

### **Method of Sale**

We are seeking expressions of interest to enter either an immediate Vacant Possession sale or Conditional Contract subject to the grant of detailed planning permission.

Expression of interest are to be made in writing to the sole selling agents Hopes Auction Company Ltd, Wigton for the attention of Craig Brough, Head of Land Agency.





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#### **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 June 2022





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