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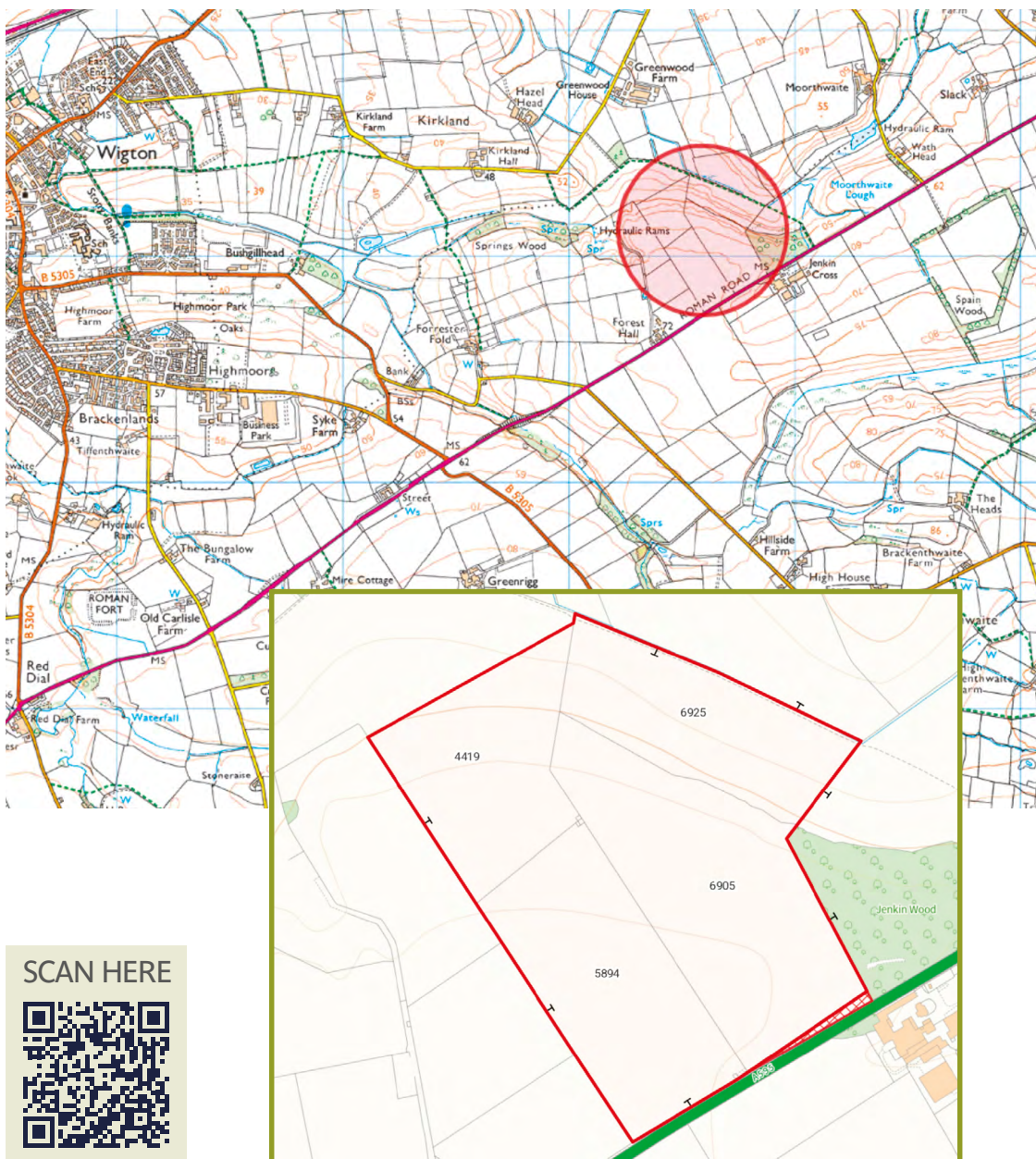
HOPE'S
AUCTIONEERS & LAND AGENTS



**LAND OPPOSITE
JENKIN CROSS**

WIGTON, CA7 8AE

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897



LAND OPPOSITE JENKIN CROSS

WIGTON, CA7 8AE

FOR SALE BY PUBLIC AUCTION

on Tuesday 30th September 2025 within Hopes Auction Mart at 2.00pm.

FOR SALE AS A WHOLE

Guide Price £650,000

A productive and well-located block of land extending to 50.35 acres in four parcels, with direct roadside access to the A595.

Of excellent quality, with free-draining loamy Grade 3 soils, it offers quality pasture and arable ground. The land is well fenced, with mains and natural water supplies, good shelter, and a useful livestock fixed handling area.

- APPROXIMATELY 50.35 ACRES (20.38 HECTARES)
- PRIME AGRICULTURAL LAND SUITED TO ARABLE CROPPING, MOWING AND GRAZING
- RING FENCED BLOCK SPLIT INTO FOUR USEFUL PARCELS
- BENEFITS FROM ROADSIDE ACCESS TO THE A595 AND A MAINS WATER CONNECTION
- USEFUL HANDLING PENS INSTALLED UPON THE PROPERTY
- BOUNDED BY MATURE HEDGEROWS AND WELL-MAINTAINED, STOCK-PROOF FENCING, OFFERING GOOD SHELTER FOR LIVESTOCK
- FOR SALE AS A WHOLE

Property Description

The property comprises approximately 50.35 acres, divided into four useful and productive parcels of land. It benefits from roadside access to the A595 providing excellent transport links to Wigton, located just 2 miles away, as well as north-east towards Carlisle and south-west towards Cockermouth.

This is high quality land, with part of it suitable for arable cropping and the majority possessing free-draining, loamy soils. Field 5894 is currently sown with spring barley with the remaining acreage providing sound permanent and temporary pasture for grazing and mowing. Each parcel benefits from either a mains or natural water supply. In addition, there is a useful fixed handling area on site, providing excellent facilities for those farming from a distance.

Directions

The land is situated on the outskirts of Wigton. From Wigton, take the A595 heading towards Carlisle, the property is located approximately 1 mile along this road on the left-hand side.

What3Words: ///chilled.spaces.limitless

Method of Sale

The property will be offered for sale by Public Auction as a whole, subject to reaching an undisclosed reserve price on **Tuesday 30th September 2025**. The Vendors reserve the right to alter, divide, amalgamate or withdraw any part of the lots and to generally amend the order of sale. Any changes will be made clear at the public auction.

Tenure

We understand that the title of the property is freehold and is offered for sale with vacant possession.

Schedule

Field Number	Hectares	Acres
NY2847 5894	5.36	13.24
NY2848 6905	6.67	16.70
NY2848 6925	4.06	10.03
NY2848 4419	4.20	10.38
TOTAL	20.38	50.35

Sale Plan

Please note that within 6905 there is a small area registered to Cumbria County Council (hatched red on enclosed plan), and whilst this has always formed part of the field, it cannot be transferred to the purchaser.

Exchange of Contracts, Vacant Possession and Completion

A ten percent deposit of the purchase price will be payable on the fall of the auctioneer's hammer and the contract of sale is to be signed at that time. At this point, the purchaser must provide proof of identity and source of the deposit. Cash deposits cannot be accepted due to Money Laundering Regulations. Copies of the sale contract will be available for inspection by prior appointment only, at the offices of the Sole Agents during the week prior to the Public Auction.

Completion is to take place six weeks after the date of auction with vacant possession given upon completion.

Environmental Schemes

The land is currently entered into a Sustainable Farming Incentive Agreement, though this will be terminated by the sellers. There are no other schemes affecting the property.

Designations

A public footpath runs along the north-eastern boundary of 6925. The land is not subject to any other designations of which we are aware.

Sporting and Mineral Rights

It is understood the sporting and mineral rights are excluded from the title of the property.

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 with any queries.

Ingoings

There are to be no ingoing claims affecting the property.

Water

The property benefits from mains and natural water supplies.

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.

Viewing

Prospective purchasers of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of the sales particulars. All prospective purchasers view the land at their own risk.



Money Laundering Obligations

As a requirement of the Money Laundering Regulations (Money Laundering Terrorist Financing and Transfer Of 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, ALL prospective Purchasers MUST register with the sole Selling Agents prior to the Auction. Please contact the Selling Agents for information required to register.

FOR THE AVOIDANCE OF DOUBT, NO-ONE WILL BE ABLE TO BID FOR THE LAND AT AUCTION UNLESS THEY ARE REGISTERED WITH THE SOLE SELLING AGENTS AND HAVE PROVIDED THE NECESSARY ID DOCUMENTS PRIOR TO THE AUCTION.

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.

Prepared July 2025

SCAN HERE



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