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HOPE'S
AUCTIONEERS & LAND AGENTS



LAND AT ROOKERY PARK

SCOTBY, CUMBRIA

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897



LAND AT ROOKERY PARK

SCOTBY, CUMBRIA

**FOR SALE AS A WHOLE, BY PUBLIC AUCTION
ON TUESDAY 1ST SEPTEMBER 2026, 7PM AT
SCOTBY VILLAGE HALL.**

An exciting opportunity to acquire a single enclosed field parcel extending to 16.80 acres located in the heart of the village of Scotby. Offering excellent long term planning potential strategically located in the centre of the village.

Guide Price: £280,000

- PLOT EXTENDING TO 16.08 ACRES (6.51 HA) LOCATED IN THE HEART OF THE VILLAGE OF SCOTBY
- SIGNIFICANT POTENTIAL FOR A FULL RANGE OF USES, SUBJECT TO OBTAINING RELEVANT PLANNING CONSENT
- BENEFITTING FROM MAINS WATER
- DIRECT ROADSIDE ACCESS

SCAN HERE



Property Description

The sale of land at Rookery Park provides a rare opportunity to acquire a single enclosed field parcel of permanent pasture extending to approximately 16.08 acres (6.51ha).

Situated in the heart of the village of Scotby, the land offers significant potential for a variety of uses subject to obtaining relevant consent.

The land benefits from roadside access directly off Scotby Road, from Scotby to Wetheral.

The land is situated in the village of Scotby in north Cumbria. The city of Carlisle is located only 2.53 miles west of the property where a range of services and amenities are available.

The M6 Motorway is in close proximity, providing an excellent access route to the land.

What3Words: ///relishing.cake.carpets

Directions

At Junction 43 of the M6 motorway, take the A69 and turn right down Scotby Road into the village of Scotby. Take the left turn across from Scotby Village Shop and Post Office, follow down Scotby Road for approximately 0.03 miles where the field entrance is situated on the right-hand side.

The Land

The land extends to approximately 16.08 acres and comprises a single enclosed field parcel of productive Grade 3 agricultural land, well suited to mowing or grazing. The land benefits from direct roadside access, a mains water supply and secure stock-proof boundaries.

Field Schedule

Parcel Number	Hectares	Acres
NY4454 3494	6.51	16.08

Services

The land benefits from a mains water supply.

Access

Access to the property is gained directly from Scotby Road.

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.

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 1st September 2026, 7pm at Scotby Village Hall. The vendors reserve the right to alter, divide or withdraw any part or to generally amend the order of sale. Any changes will be made clear at the auction.

Tenure

We understand that the title of the property is freehold.

Exchange of Contracts, Vacant Possession and Completion

On the fall of the auctioneer's hammer the contract of sale is to be signed. The purchaser's solicitor will be required to pay a 10% deposit of the purchase price on behalf of the purchaser to the seller's solicitor by 5pm on Friday the 4th September.

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 property is not currently entered into any environmental or stewardship schemes.

Sporting and Mineral Rights

It is understood 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, 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.

Ingoings

There are to be no ingoing claims affecting the property.

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.

Money Laundering Obligation

As a requirement of the Money Laundering Regulations (Money Laundering Terrorist Financing and Transfer 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. We reserve the right to undertake further checks in line with our Anti-Money Laundering Policy. Further information is available on request.

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.

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.

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Hope's Auction Co. Ltd.

Syke Road
Wigton
Cumbria
CA7 9NS

T 016973 44901

E landagent@hopesauction.co.uk



HOPE'S
AUCTIONEERS & LAND AGENTS

Newtons Solicitors Limited

Martin House
3 High Street
Stokesley
North Yorkshire
TS9 5AD

T 01642 711354

E info@newtons.co.uk

www.hopesauction.co.uk



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