

KIRKBRIDE AIRFIELD

CUMBRIA





'Former World War II Airfield with enormous potential'

KIRKBRIDE AIRFIELD

CUMBRIA, CA7 5HP

DISTANCES

Wigton - 5.7 miles | Carlisle - 13.4 miles | Penrith - 28.2 miles
(All mileages are approximate)

PROPERTY SUMMARY

32.84 acres of runways, hardstanding & helipad | Control Tower, club house & offices
Modern hangar with taxiway | 127.93 acres of grassland & arable

Established aviation fuel sales location

Potential for diversification to commercial, logistics, storage,
leisure or holiday uses (subject to consents)

Accessible location with good road connections

Total annual income in the region of £60,000 per annum

In all about 160.77 acres (65.06 Hectares)

Available as a whole, offers for part may be considered

For sale by private treaty



savills



HISTORY

Royal Air Force Kirkbride opened in June 1939 predominantly as an aircraft repair depot, far enough away from the threat of enemy aircraft. After the Second World War, the site remained open as a maintenance unit and a disposal airfield for redundant aircraft, closing in 1960.

SUMMARY

The sale comprises of a significant portion of the former World War II RAF Kirkbride, including significant runways, hard standings and access ways. Between the runways and service roads are a series of agricultural fields which are predominantly good quality meadowland. The sale also includes a control tower and club house with office, WC and kitchen facilities, adjacent to which is a steel framed aircraft hangar. There is also a helipad near the control tower and a further redundant building in the rougher pasture to the south. Beyond aviation, the site is used for a number of events which generate additional income, such as motorsports, storage and demonstrations. Kirkbride Airfield also offers a significant range of opportunities for further development and commercialisation, subject to consents. The scale of the site is well suited to storage, logistics, manufacturing or leisure uses.





HANGAR

The hangar is a steel portal frame building with concrete apron adjacent (20m x 24m). The building provides storage for aircraft and is a steel frame construction, with steel profile roof and cladding and a concrete floor.

DISUSED BUILDING

South of the core site, is a brick built former service building associated with the historic RAF use, this sits within a grassland parcel and although derelict, could be repurposed or developed (subject to consents).



CONTROL TOWER

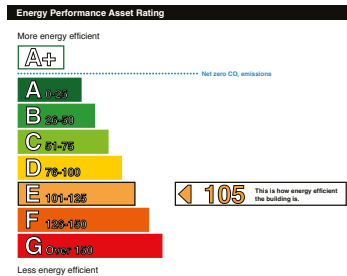
Control Tower extends to approximately 753 sq. ft. over three floors and includes a reception, club house, meeting rooms and office, with WC and kitchen facilities. This could be further developed into a range of uses (subject to consents).

RUNWAYS

The principal runway is predominantly included in the sale, with two sections leased from third party adjoining owners, to complete the full runway for ease of operation. The secondary runway is partially grassed over, and the remainder used for model aircraft, storage or events.

CONTROL TOWER
Approximate Gross Internal Area:
Ground Floor - 517 sq ft (48 sq m)
First Floor - 118 sq ft (11 sq m)
Second Floor - 118 sq ft (11 sq m)

For identification only. Not to scale.



Second Floor
 Approx 11.00 Sq meters (118.00 Sq feet).



First Floor
 Approx 11.00 Sq meters (118.00 Sq feet).



Ground Floor
 Approx 48.00 Sq meters (517.00 Sq feet).





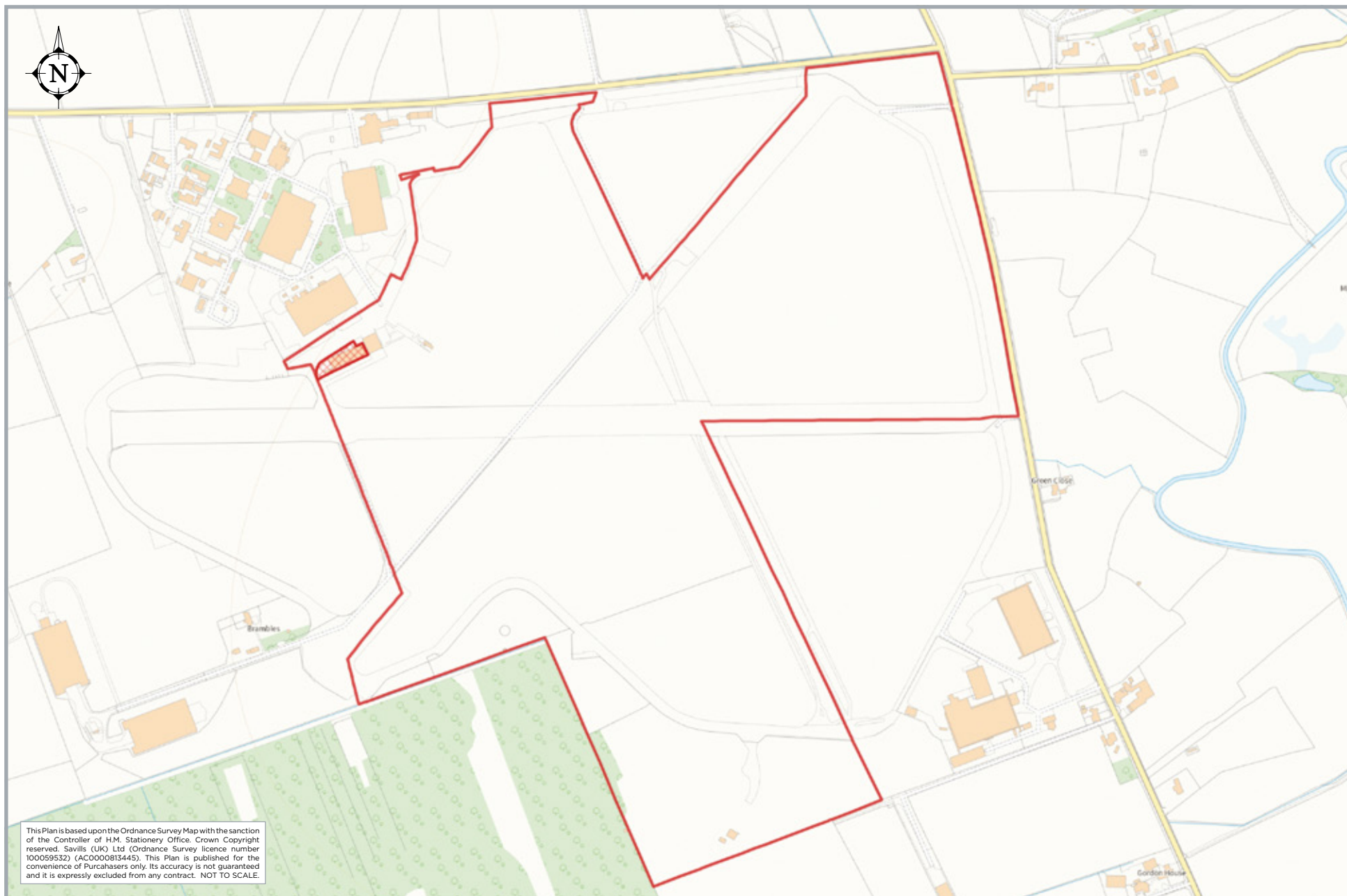
LAND

Between the runways and service roads are a series of agricultural fields which are predominantly good quality meadowland, but have historically provided arable acreage. There are further areas of land which are rougher pasture to the south. The land is predominantly Grade 3 with soils from the 'Rockcliffe' series, typical to the area, a deep silty and fine sandy soil.

BREAKDOWN OF AREAS

- 104.75 acres of arable and temporary grassland
- 32.84 acres of buildings, runways, former runways and perimeter tracks
- 23.18 acres of permanent pasture and rough grazing, including the dog agility field

Field schedule and accompanying plan available on request from the joint selling agents.





GENERAL REMARKS

TENURE

The site is occupied on a series of short term arrangements, the farmland being let on annual grazing or mowing licences to local farmers, the hangar building provides light aircraft storage. The control tower and office forms a base for a company operating from the site selling aviation fuel. There is a small paddock to the north east corner adjacent to the road junction which is occupied and used for a dog walking and exercising business. Other income streams include grant schemes, such as the sustainable farming incentive scheme over the farmland, aircraft landing fees and various other short terms uses, such as demonstration days, storage and motorsport events.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way whether public or private whether mentioned or not. Typical of former airfields, various reciprocal private rights of way cross land, runways and service roads.

SERVICES

Mains electricity (60kva 3 phase supply) and main water, with private drainage. The private drainage system is unlikely to comply with the current regulations and will require replacement by the purchaser with a new system.

SUBSIDIES & GRANTS

The land is registered on the Rural Land Registry, the owners have claimed and will retain the Basic Payment (BPS) and any subsequent payments based on previous entitlements and historical claims. We are not aware of any stewardship schemes or agreements, the land is entered into a Sustainable Farming Incentive (SFI) Scheme which is non-transferable and will terminate when the property is sold.

SPORTING RIGHTS

The sporting rights are included in the sale, in so far as they are owned.

MINERAL RIGHTS

The mineral rights are included in the sale, in so far as they are owned.

SALE CONDITIONS

The property is sold without sale restrictions, overage or clawback.

LOCAL AUTHORITY

Cumberland Council

ENERGY PERFORMANCE CERTIFICATE

Control Tower – Band E

BUSINESS RATES

We understand no business rates are paid for the site.

TENURE

The freehold of the property is offered for sale with vacant possession on completion, subject to the aforementioned licences and agreements.

DESIGNATIONS

The land adjoins, but is not part of the South Solway Mosses National Nature Reserve.

SOLICITORS

Minihan McAlister

Warwick Mill Business Park, Carlisle, CA4 8RR

METHOD OF SALE

Kirkbride Airfield is offered for sale by private treaty as a whole, offers for part may be considered. All prospective purchasers are encouraged to register their interest with Savills or Hope's Land Agency.

GUIDE PRICE

£1,500,000

NEAREST POSTCODE

CA7 5HP

WHAT3WORDS

///northward.tripods.happening

VIEWING

Strictly by appointment with the joint selling agents Savills and Hope's Land Agency.

HEALTH & SAFETY

Given the potential hazards around a working airfield all viewers must make formal appointments to visit the site, and be as vigilant as possible when inspecting for their own personal safety and only view within pre-agreed appointments.

CONTACT

Viewings are strictly by prior appointment with the Vendor's Agents:

Savills York

River House
17 Museum Street
York YO1 7DJ

Contact: Will Douglas

+44 (0)1904 617 800
wdouglas@savills.com

Savills Carlisle

64 Warwick Rd
Carlisle
CA1 1DR

+44 (0)1228 527 586
carlisle@savills.com

www.savills.co.uk

Hope's Land Agency

Syke Road
Wigton
Cumbria CA7 9NS

Contact: Craig Brough

+44 (0)1697 344 901
Cbrough@hopesauction.co.uk

Contact: Joanne Ridley

+44 (0)1697 344 901
jridley@hopesauction.co.uk

www.hopesauction.co.uk



Important Notice: Savills and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and neither Savills nor their clients have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared: July 2026. Photographs taken: May 2026 and date unknown. 261003WDLS