

**FOR
SALE**



HOPE'S
AUCTIONEERS & LAND AGENTS

FOR SALE

Land at Silloth

For sale as a Whole or in Two Lots



An opportunity to purchase approximately 0.92 acres (0.37 hectares) of land situated within the town of Silloth on the Solway Coast. This property comprises a former gas works site, now providing an enclosed area of hardstanding, together with a parcel of open grassland, offering opportunities for regeneration, investment, amenity or other uses, subject to obtaining the necessary planning permissions.

For Sale by Private Treaty.

Hope's Auction Co. Ltd.

Syke Road, Wigton, Cumbria, CA7 9NS

Auctioneers T 016973 42202 E auktioners@hopesaution.co.uk

Land Agents T 016973 44901 E landagent@hopesaution.co.uk

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Key Features

- 0.92 acres of land situated off Skiddaw Street.
- Lot 1 – unenclosed green space
- Lot 2 – Former gas works site comprising an enclosed brownfield site with areas of hardstanding.
- Opportunity to utilise the land for a variety of uses, subject to obtaining the relevant planning consents.

Description

The land lies in two parcels and is offered for sale in two Lots or as a whole.

Lot 1 - An area of unenclosed green space extending to approximately 0.27 acres (0.11 hectares).

Lot 2 - An enclosed area of brownfield site extending to approximately 0.65 acres (0.26 hectares). This site is understood to have formerly been occupied by the town gas works. The land has stone and brick walls for some boundaries and contains remnants of former buildings and structures, together with areas of hardstanding and vegetation and scrub.

Both parcels are conveniently located within the town of Silloth and may be suitable for a variety of uses, including amenity or recreation, subject to obtaining the necessary consents.

Location

The two parcels of land are situated within Silloth on the Solway Coast, close to established amenities. Silloth lies approximately 22 miles west of Carlisle and benefits from a range of local services.

Access is granted via Skiddaw Street. Access is granted to Lot 1 via a right of way over the track leading from Skiddaw St towards Hylton Caravan Park, providing easy access to the public highway.

Directions

Lot 1 - What3Words: [///interacts.labs.shock](#)

Lot 2 - What3Words: [////fondest.purchaser.physics](#)

From Silloth, take Eden Street heading towards the B5300 which leads to Blitterlees, at the Albion Inn, turn left onto Skiddaw Street. There is a road leading to the right towards Hylton Caravan Park. Take this road. The parcels of land are located approximately 87 metres down here on your left and right.

Services

Prospective purchasers should make their own enquiries regarding the availability and connection of services.

Environmental Matters

Prospective purchasers should satisfy themselves as to the condition of the land and any planning, environmental, or remediation requirements. Neither the Vendor nor the Selling Agent make any representation regarding the suitability of the land for any particular purpose, and purchasers should rely on their own investigations. The property is sold as seen, and no allowances will be made.





Method of Sale

The property will be offered for sale by Private Treaty as a whole or in two lots. 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 a sale for any reason not attributable to the Vendors or their Agent. Vacant possession of the holding will be given on completion.

Sporting and Mineral Rights

So far as the Vendor is aware, the mines and minerals are excluded from the sale.

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 deemed to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors' solicitors on any matters arising. It is understood there may be a gas pipe running under Lot 1. Further details should be sought from the Vendors' solicitors.

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.

Ingoings

There are to be no ingoing claims affecting the property.

Viewing

Viewing is to occur strictly on foot only, at any reasonable daylight hour whilst in possession of a copy of these sales particulars.





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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, CA7 9NS

Solicitors: Brockbanks Solicitors, Norham House, 71 Main Street, Cockermouth, CA13 9JS

For Further information:

Contact Joanne Ridley MRICS FAAV within the Land Agency Department

Tel: 016973 44901

E: 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 June 2026

[Scan for further information](#)



Lot 1

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