

Edwin  
Thompson



**FOR SALE**  
**LAND AT OULTON, WIGTON, CA7 0NG**  
**A PRODUCTIVE BLOCK OF GRAZING LAND EXTENDING IN TOTAL TO APPROXIMATELY 1.37 HECTARES (3.40 ACRES).**

**THE LAND MAY BE SUITABLE FOR A VARIETY OF USES SUCH AS PONY Paddock, REGENERATIVE AGRICULTURE, CARBON OFFSETTING AND TREE PLANTING, SUBJECT TO OBTAINING THE RELEVANT CONSENT.**

**GUIDE PRICE: OFFERS OVER - £30,000 (THIRTY THOUSAND POUNDS)**

Berwick upon Tweed | Carlisle | Galashiels | Kendal | Keswick | Newcastle | Windermere

Ref



## LOCATION

The land is situated within the hamlet of Oulton, approximately 1.8 miles from the small market town of Wigton just outside of the Lake District National Park. Located between the rolling Lakeland Fells and the Solway Firth.

What3Words:///shatters.introduce.sheep

## DESCRIPTION

The sale of the Land at Oulton, Wigton offers an opportunity to acquire a useful parcel of agricultural land situated just close to Wigton and the A596, extending in total to 1.37 hectares (3.40 acres). The land is currently down to permanent pasture and is classed as Grade 3 agricultural land. The soils are described as slowly permeable, seasonally wet, slightly acidic but base rich loamy and clayey soils, best suited to grassland and arable. The parcel benefits from an access right leading from the public highway.

The property has the opportunity to be used for a variety of different uses such as regenerative agriculture, carbon offsetting or tree planting subject to obtaining the relevant consents.

## SERVICES

The property benefits from a mains water supply. The successful purchaser will be required to install a sub metre and then pay the required water charges.

## METHOD OF SALE

The property is offered for sale as a whole by Private Treaty. Offers should be submitted in writing to Mr Matthew Bell, Edwin Thompson, FIFTEEN, Rosehill, Carlisle.

The vendor reserves the right to withdraw / exclude any of the land shown at any time and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents.

Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice. The sellers are also free to sell the property without notice.

## TENURE & POSSESSION

The property is offered for freehold tenure with vacant possession being given on completion.

## SPORTING AND MINERAL RIGHTS

The sporting rights are included within the sale so far as the sellers have title to them. The mines and minerals are owned by a third party and are therefore not included within the sale.

## OVERAGE

The property will be sold subject to overage provision. This will provide the vendors or their successors in title to receive 50% of any uplift in value of the land following the implementation or sale of the land with planning consent for a non agricultural purpose for a period of 25 years from the completion date.

## ENVIRONMENTAL STEWARDSHIP SCHEME

The land is not currently in a Countryside Stewardship Agreement.

## DELINKED PAYMENTS

The land is registered with the Rural Land Register. There are no reference years/de-linked payments included within the sale.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with any benefit of all rights of way, whether public or private and any existing or proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to satisfy himself or herself on all such matters.

## VIEWING

All viewings must be pre booked with the selling agents.

## MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

## SELLING AGENTS

Matthew Bell MRICS FAAV

Edwin Thompson

FIFTEEN

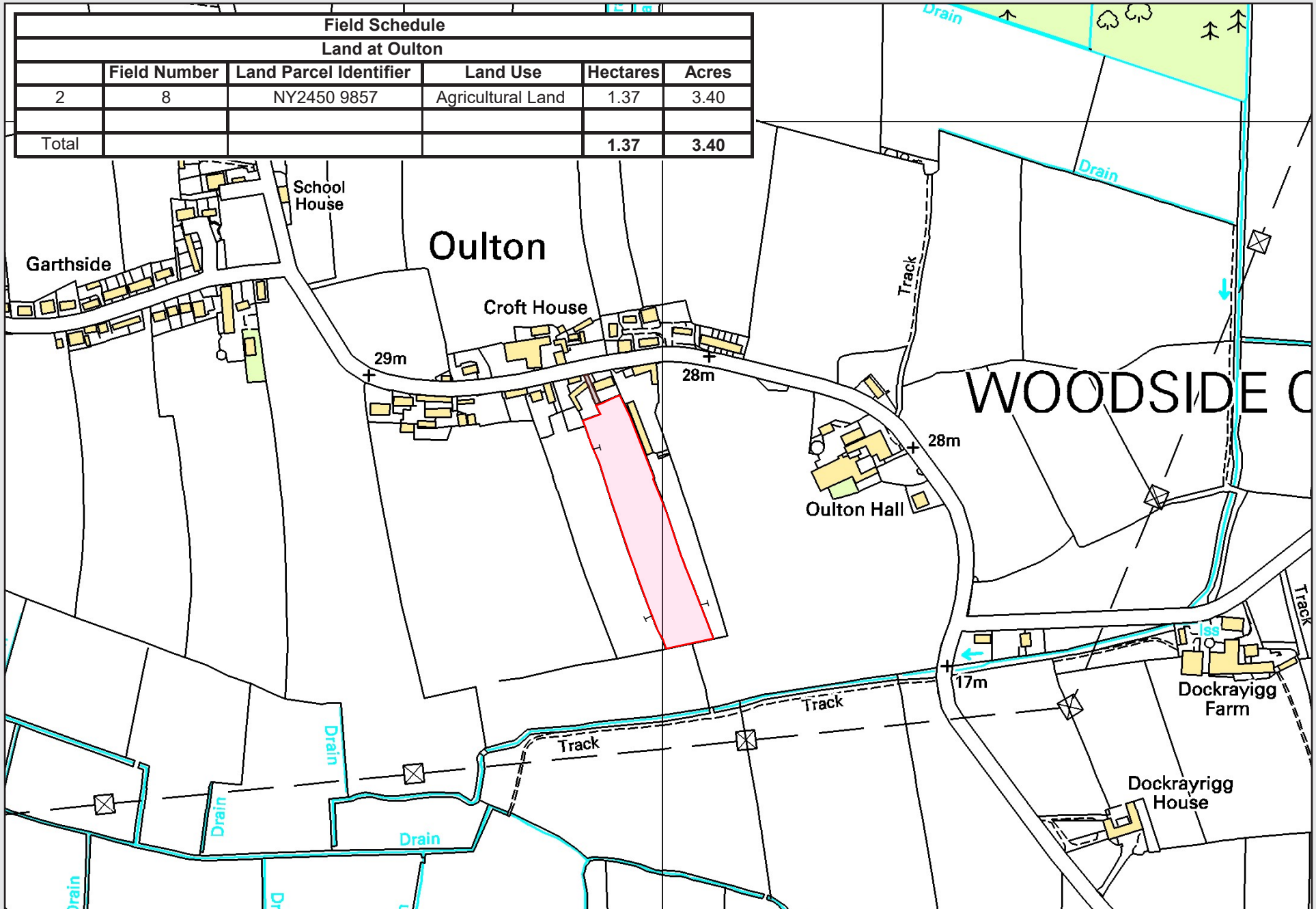
Rosehill

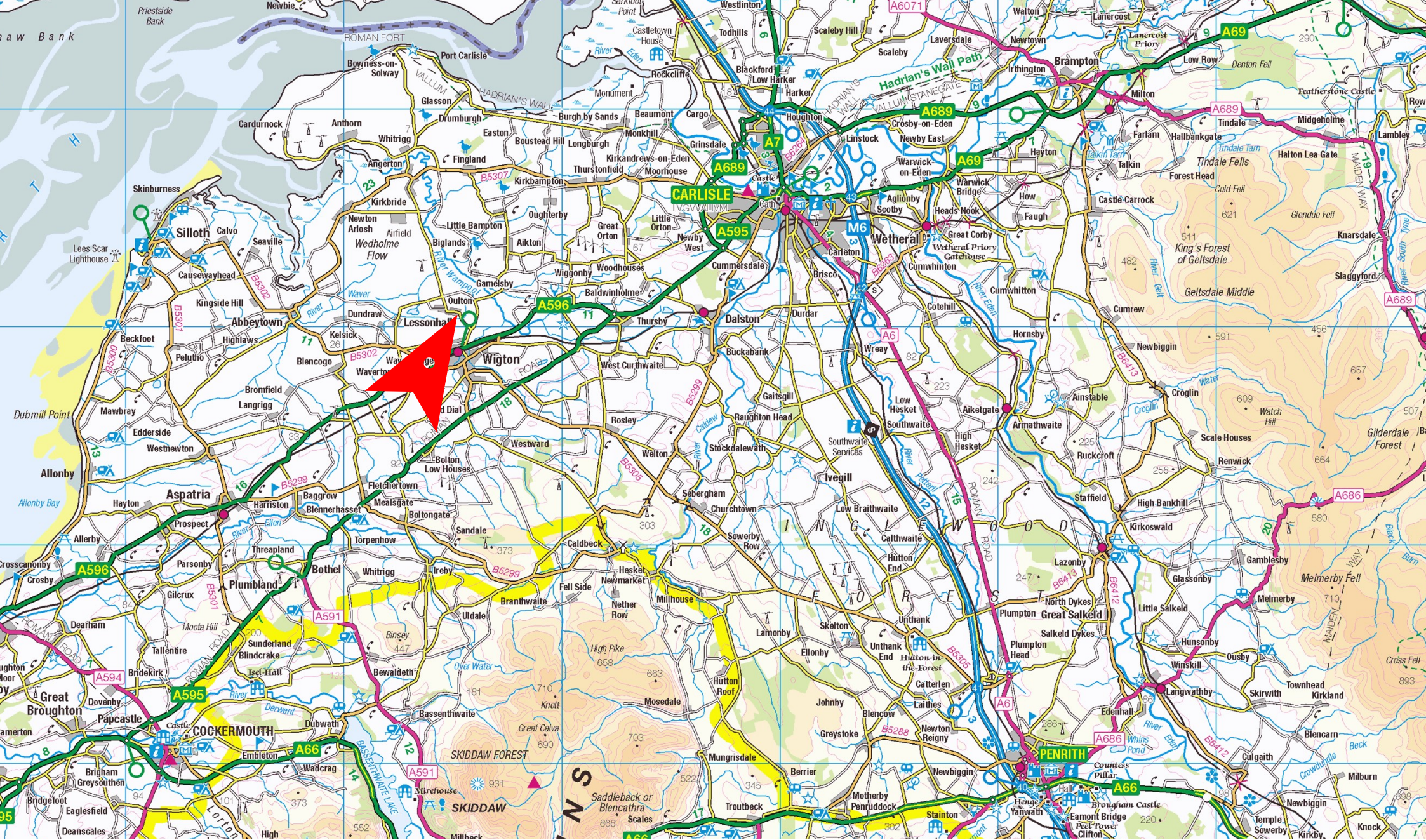
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Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



**IMPORTANT NOTICE**

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in November 2024