REF: V4

Ian Ritchie
Land Agents

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Guide Price £90,000

Particulars of sale of:

The Cottage & Barn with Planning Permission near Bolton Wood Lane Farm Wigton Cumbria CA7 8NE

The Cottage & Barn
Traditional Buildings to convert with Planning Permission

Near Bolton Wood Lane Farm, Wigton, Cumbria CA7 8NE

A UNIQUE DEVELOPMENT OPPORTUNITY

THE PROPERTY CONSISTS OF TWO TRADITIONAL BUILDINGS, (CURRENTLY USED FOR AGRICULTURAL STORAGE)

WITH FULL PLANNING PERMISSION FOR A CONVERSION INTO A SINGLE BEDROOMED BUNGALOW WITH LINKED NEW BUILD EXTENSION

The property is situated in open countryside approximately 2.5 miles south of Wigton and only 3 miles from the northern boundary of The Lake District National Park

Planning Permission to convert the buildings and build a new extension has been granted under

Cumberland Council Planning Application Ref No:

FUL/2024/0234 and CON/2025/0054

GUIDE PRICE: £90,000

The What3Words location for the barn is ///unstated.motivator.store
Please note if using Sat Nav the postcode may not take you to the barn

FOR SALE BY PRIVATE TREATY

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within

Introduction / Location:

The buildings are located in open countryside approximately 2.5 miles south of the Market Town of Wigton. Situated only 3 miles away from the northern boundary of the Lake District National Park this property could offer the perfect balance of peaceful rural living with easy access to some of England's most breathtaking landscapes. Step outside and enjoy immediate access to scenic walks, rolling fells and picturesque villages. Set in its position the property overlooks the Solway Coast and enjoys views to the northwest of Criffel, the prominent granite hill in Dumfries and Galloway.

Whether you're seeking a project, permanent move to the countryside or a weekend retreat, this property could be what you are looking for.

Along with the buildings is an adjoining former stackyard which could be used as a car parking and turning area together with a small area of land to be used to comply with bio-diversity rules attached to the planning permission conditions. The property is shown on the attached plan.

Method of Sale

The property will be offered for sale by private treaty as a single Lot. Offers are to be made in writing to Ian Ritchie Land Agents Ltd.
The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd. The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

Directions:

The What3Words location of the property is:
///unstated.motivator.store
The postcode of the property is CA7 8NE, but please note that if using Sat Nav the postcode may not take you to the correct location.

Viewing

Viewing of the property is to be strictly by appointment with the Sole Agents, Ian Ritchie Land Agents Ltd, Shannondale, Newbiggin, Penrith CA11 0HT.
Tel: 07885 813 686 or 07719 470 597
Email: office@ianritchielandagents.co.uk

Guide Price

The property has a guide price of £90,000.

General Description

Planning permission has been granted by Cumberland Council under reference FUL/2024/0234 and discharge of condition reference CON/2025/0054 giving permission for the conversion of the existing agricultural building and previous cottage along with the erection of a new build link extension to create dwelling.

Planning permission for the original application was granted on the 15th April 2025 with the condition relating to habitat management and monitoring plan and biodiversity gain plan being granted on 13th October 2025.

Full details of the planning permission together with all associated drawings, reports and decision notices etc can be viewed on Cumberland Council's website (www.cumberland.gov.uk).
To make this information easier to find, our website has a link to view the planning documents direct.

The property currently consists of the former cottage and separate agricultural building.

The former cottage is constructed with a mixture of traditional stone and concrete block walls, rendered under a roof consisting of a mixture of slates and sandstone flags. The building consists of two rooms with a full-length lean-to to the rear elevation.

Room 1 – 3.80m max x 3.78m with remains of open fire.

Room 2 – 3.55m max x 3.78m with remains of old range.

Lean-To to rear elevation – 1.90m wide along full northern elevation of the building.

Planning permission has been granted for this former cottage to be converted to create the main part of the living areas of the dwelling to create a living room, dining room, kitchen and toilet.

In addition to the above is an agricultural building of stone construction, rendered under a mixture of slate and corrugated steel sheet roofing. The building consists of a former byre which is partially lofted and an adjoining loose box. To the rear elevation is a semi-derelict timber framed storage shed. This part of the property is to be converted to create a bedroom which in turn would be connected to the main cottage by a new build link extension which would also form an ensuite, utility room and main entrance.

To the east is a former stackyard which is currently used as a sheep handling area which is to be used for car parking.

We understand that the property is not Listed, nor is it sited within a Conservation Area or a High-Risk Flood Zone.

The property is serviced by an existing mains water supply, and a mains electricity supply is laid in to the agricultural building. All wastewater from the property is to discharge into a wastewater treatment plant that will need to be installed by the purchaser as part of the conversion/rebuilding works. A Right of Way over the vendors retained land marked A-B on the site plan will be granted to the purchasers to install and maintain the Treatment Plant and Soakaway.

Biodiversity Net Gain

As part of the planning consent a condition was imposed to ensure that the property complies with biodiversity net gain regulations. This condition was discharged under planning reference CON/2025/0054. A wastewater treatment plant is to be installed which is then to discharge into a soakaway. The area required to comply with this lies to the north of the property and is included in the sale. As mentioned above the purchasers will be granted a Right of Way marked A-B on the sale plan to access this area. To comply with the condition the purchaser of the property will be required to submit monitoring reports at year 5, 10 and 25 in line with the planning consent. All planning permission details, drawings, reports, decision notices for the full planning permission and the discharge of condition can be viewed and downloaded from our website separately from these particulars.

Additional Land

The vendors may be willing to sell a small area of land to the north of the property by separate negotiation.

General Remarks

Tenure

We understand that the title of the property is freehold. The property will be sold with the benefit of vacant possession.

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. 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 will be given on completion.

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, world heritage sites, 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.

Purchaser Registration

As part of the Anti-Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

Further Photographs and Drone Footage

Additional photographs, and details of planning consents etc for the property can be viewed on www.ianritchielandagents.co.uk. From the Home page, select 'Property for Sale' and then click on the text saying 'The Cottage and Barn' which is located next to the photograph of the property.

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 whatsoever 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 vendors reserve the right to sell the property without notice.**

Solicitors

If you require any information of a legal nature, please contact Atkinson Ritson at their Wigton office at:

atkinson ritson
SOLICITORS

Atkinson Ritson Solicitors
39 High Street
Wigton
CA7 9PE
Tel: 016973 43241

Sole Agents

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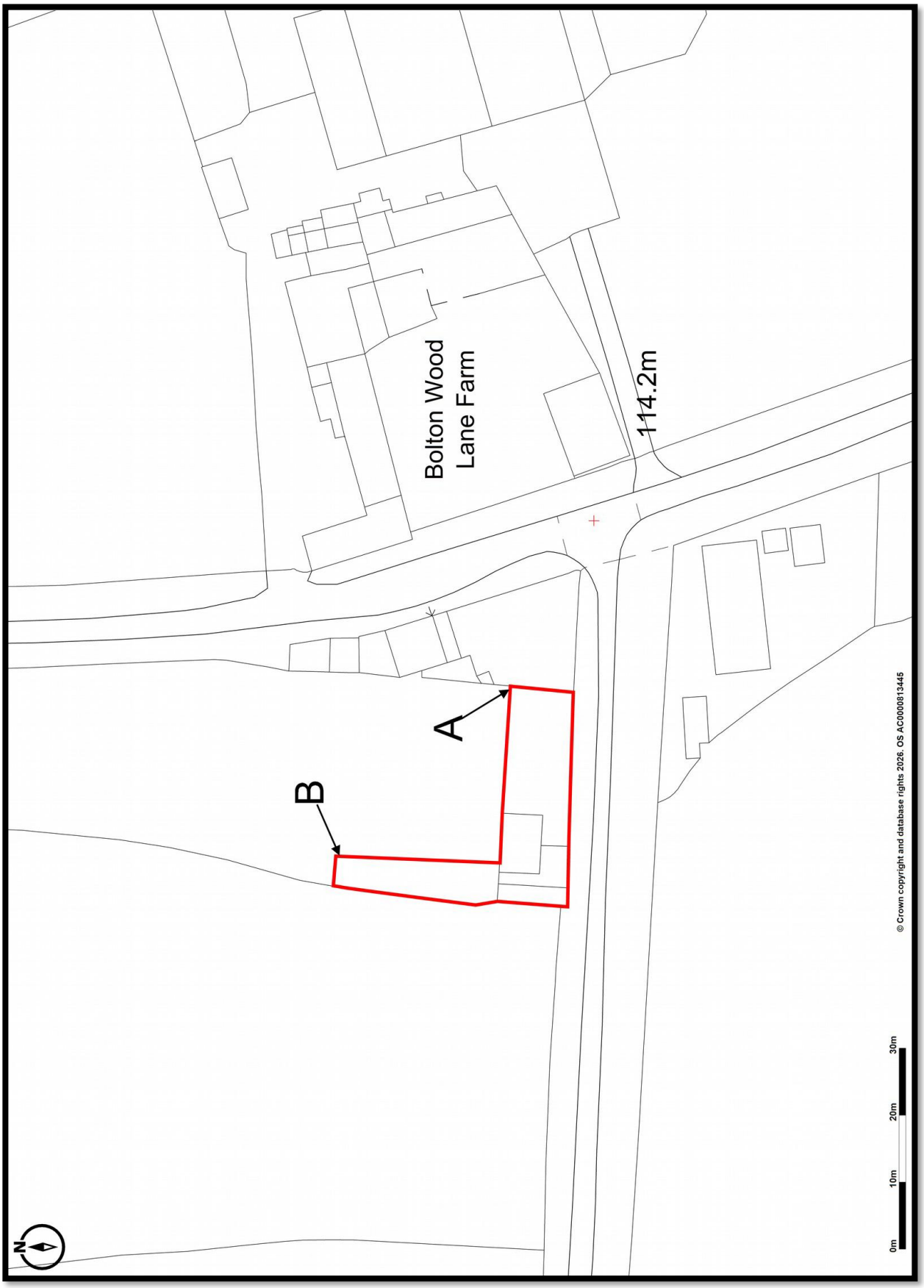
Particulars prepared: February 2026
Photos taken February 2026
Video footage taken February 2026

The Cottage and Barn