

Edwin
Thompson



The Stackyard

Westnewton, Wigton, Cumbria CA7 3NX



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Wigton
8.7 miles

Aspatria
2.3 miles
(all distances are approximate)

Workington
14.3 miles

Carlisle
20.3 miles

What3Words: ///woodstove.share.cross

AN ATTRACTIVE WELL PRESENTED SMALLHOLDING, WITH A THREE BEDROOM NEW BUILD, BUILDINGS AND AGRICULTURAL LAND
EXTENDING IN TOTAL TO APPROXIMATELY 3.56 HECTARES (8.80 ACRES)

FOR SALE AS A WHOLE

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

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Matthew Bell dealing

Introduction

The sale of The Stackyard provides a rare and attractive opportunity to purchase a well-presented smallholding. Located in the Allerdale District within the quaint village of Westnewton, lying approximately 3 miles from the Solway Coast at Allonby and 8 miles west of the market town of Wigton, just northwest of the Lake District National Park. Comprising of a three bedroomed new build property, a modern steel portal framed agricultural building with office, a sheep polytunnel, a garden polytunnel and a summer house, with good quality agricultural land extending to approximately 3.56 hectares (8.80 acres).

The property lies within a desirable rural location with excellent transport links, being approximately 2 miles from the A596, a primary route across northern Cumbria, connecting Thursby to Workington.

Location

The Stackyard is situated within the village of Westnewton, where there is a nursery, primary school, village hall and church. The market town of Wigton is located approximately 8 miles from the property benefits from a wide range of local amenities including shops, restaurants, leisure and medical services.

Directions

From Junction 42 of the M6, take the A6 exit to Carlisle (south). At the Golden Fleece roundabout, take the 1st exit and continue onto Newbiggin Road. At the junction, turn right onto Durdar Road, then immediately turn left. Continue for approximately 2.8 miles then take a right turn onto B5299. Continue for approximately 1 mile, then turn left onto Station Road. Continue for approximately 1.8 miles then turn left onto A595. At Thursby Roundabout, take the 3rd exit onto A595. Continue for approximately 9.9 miles, then take a right turn onto Gillmorend Brow. After approximately 3 miles turn left onto B5301. Continue for approximately 0.3 miles and the property is located on the right-hand side.





The Stackyard House

Well-presented new build of sandstone construction on the front elevation and rendered on the rear. Comprising of three spacious double bedrooms. Master bedroom serviced with an en suite and a Jack and Jill en suite services the other two bedrooms.

Ground Floor

Utility: 4.37m x 2.72m –

- Access to back door through to kitchen
- Wall and base units
- Sink unit
- Boiler Room accessed from utility.

Downstairs Toilet: 1.19m x 1.44m

- Toilet
- Sink unit

Open Plan Kitchen and living: 8.10m x 10.20m

- Induction cooker
- Wall and base units
- Large sliding glass doors leading to patio area
- Open plan living area

Entrance Porch: 1.92m x 3.62m

Stairs leading to first floor

First Floor

Landing – Airing cupboard

Master Bedroom: 5.35m x 4.72m

- Ensuite 2.60m x 3.60m – Power shower, bath and sink with vanity unit.

Bedroom (Double) 2: 3.50m x 2.87m

Bedroom (Double) 3: 5.61m x 3.19m

Jack and Jill Ensuite: 2.28m x 2.30m

- Shared between bedrooms 2 & 3.

Outside

- Summerhouse: 3.87m x 2.65m.
- Paved area

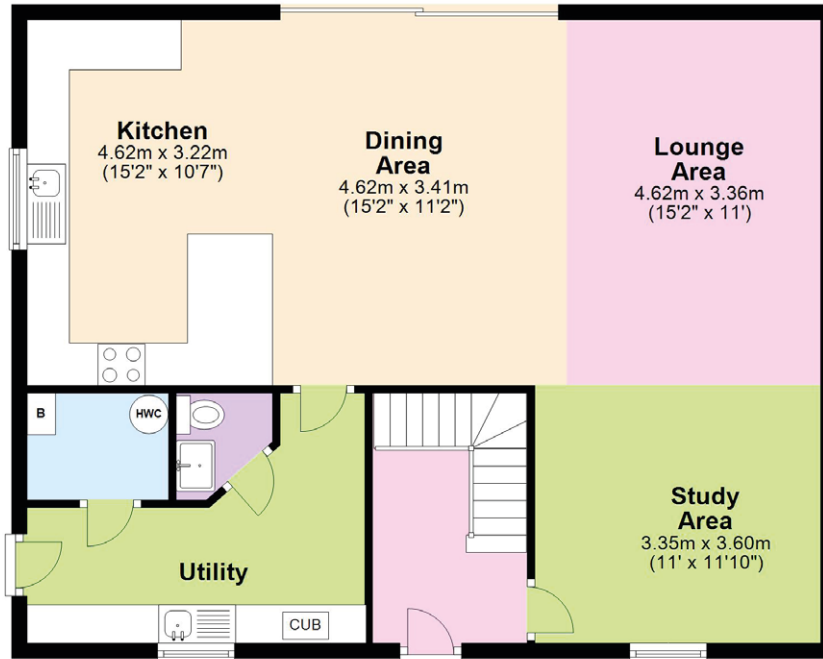
Services:

The property benefits from integral blinds within double uPVC glazing, gas fired (zoned) underfloor heating downstairs and radiators (zoned) upstairs, mains water, electricity, gas and sewerage.



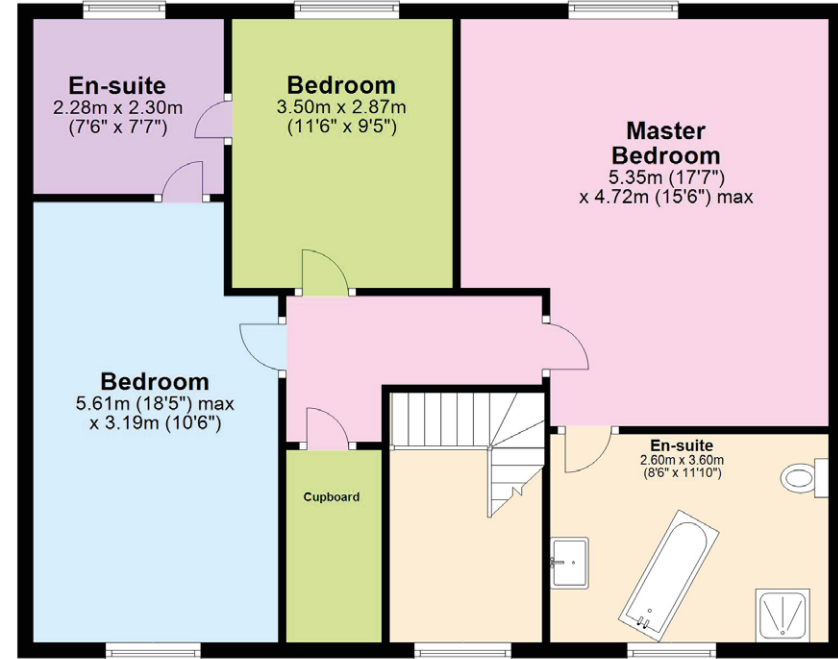
Ground Floor

Approx. 82.8 sq. metres (890.8 sq. feet)

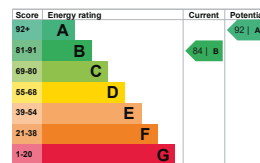


First Floor

Approx. 82.3 sq. metres (886.0 sq. feet)



Total area: approx. 165.1 sq. metres (1776.9 sq. feet)



Buildings

The buildings are situated adjacent to the house. The following descriptions should be read in conjunction with the block plan.

1. Steel Portal Framed Shed: 22.7 x 12.32m

Concrete block walls, concrete flooring with box profile corrugated sheeting, skylights, and a double metal sliding door.

- Office: 4.30m x 3.87m
- Shield security system

2. Livestock Polytunnel: 22.86m x 6.10m

Recovered in the last year. Suitable for housing livestock. Part concrete flooring, part hardcore.

3. Garden Polytunnel: 12.19m x 8.49m

4. Summerhouse: 3.92m x 3.89m

Timber framed with an outdoor porch (2.75m x 3.89m)

- with wood burner.

Services:

The buildings are all serviced by mains electricity and water with the garden polytunnel benefitting from natural water rainwater from the collection tank off the summerhouse.



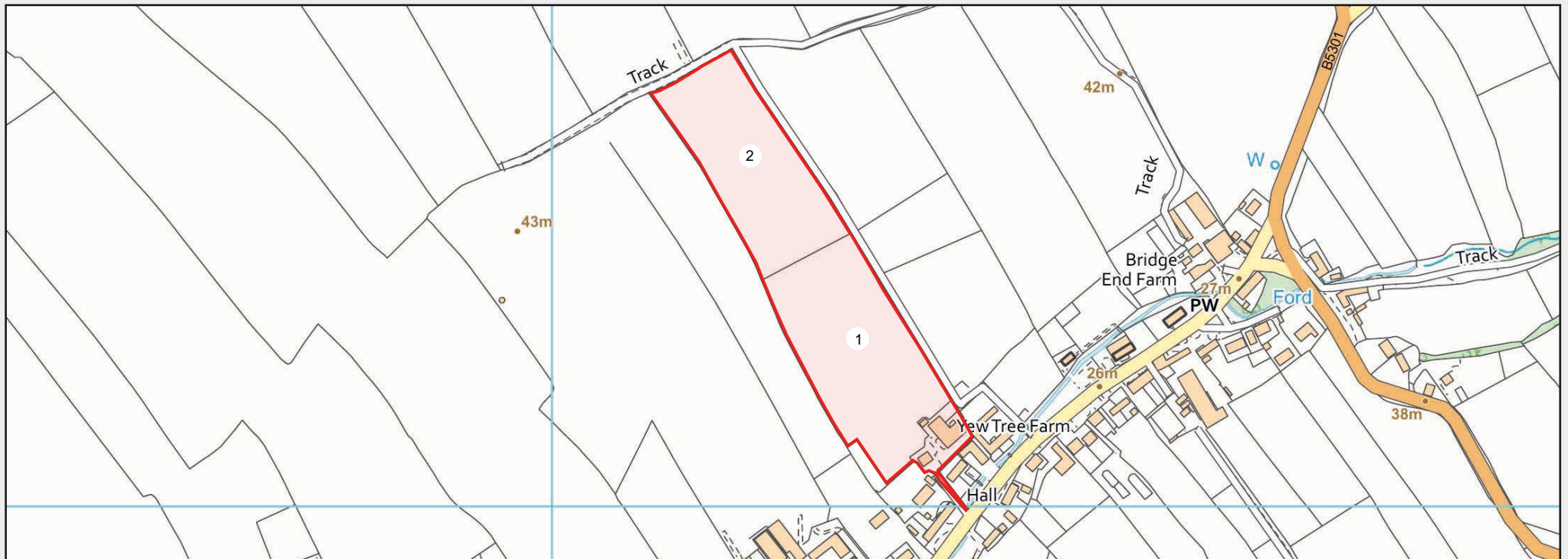


The Land

The land extends to approximately 3.56 hectares (8.80 acres) and lies within a ring fence to the north of the steading. All of the land is accessed from the steading then from field to field. The land also benefits from an access right across the bridleway track to the north of the land. The boundaries comprise of a mixture of post and wire fences and mature hedgerows.

The land is split into two good sized field parcels and benefits from a mains water supply.

Field Schedule			
Field Number	Hectares	Acres	Description
1	1.92	4.74	Permanent Pasture
2	1.64	4.05	Permanent Pasture
TOTAL	3.56	8.80	



Rights, Easements and Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private and any existing proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not.

The buyer(s) will be held to satisfy himself or herself on all such matters.

Environmental Stewardship

There are currently no environmental stewardship schemes over the property.

Basic Payment Scheme Entitlements

The land is not registered with the Rural Land Register.

Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Mr Matthew Bell.

Method of Sale

The property is offered for sale by private treaty as a whole. Offers should be submitted to Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria CA1 2RW.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers.

Services

The property is serviced by mains electric, water and sewerage. All telephone connections are subject to BT regulations.

Please note we have not been able to test services or make judgement on their current condition. Prospective purchasers should make their own enquiries.

Tenure and Possession

We understand the property is held freehold and offered for sale with vacant possession.

Fixtures and Fittings

Fitted carpets, where present in the house, are included within the sale.

Sporting and Mineral Rights

Sporting rights are included within the sale so far as they are owned.

The mines and minerals included within the sale so far as they are owned.

Energy Performance Certificate

The Stackyard EPC is B84. The EPC documents are available from the selling agents on request.

Council Tax

The Stackyard – Band B (Allerdale Borough Council)

Plans and Schedules

These are based on Ordnance Survey and Rural Land Register, to be observed for reference only.

Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.

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Windermere

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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 July 2022