



Guide Price – Offers in region of £30,000

Particulars of sale of:
Paddock with Field Shelter
at Waverton
Wigton, Cumbria CA7 0AE

Paddock and Field Shelter at Waverton, Wigton, Cumbria CA7 0AE

A desirable single field enclosure extending in total to approximately 1.09 acres (0.44 hectares) or thereabouts with roadside frontage and mains water supply.

The What3Words location of the land is [///oatmeal.chins.reckoned](https://www.what3words.com/0atmeal.chins.reckoned)

FOR SALE BY PRIVATE TREATY AS A WHOLE

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



Introduction / Location

The land lies within the village of Waverton to the south side of the A596 as shown on the attached sale plan.

Directions

Please refer to the attached sale plan.

The land does not have a specific postcode of its own, but the postcode of the nearest property is CA7 0AE.

The What3Words location of the field access point is: ///oatmeal.chins.reckoned

Satnavs may identify the wrong location of the property so please use either What3Words or the sale plan attached to these sales particulars.

Viewing

Prospective purchasers of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

Method of Sale

The property will be offered for sale by private treaty as a whole. 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.

General Description

The single field enclosure extends to 1.09 acres (0.44 hectares) or thereabouts and is located within the village of Waverton. It is currently used for the grazing of livestock to include sheep and cattle. Included within the field is a small field shelter which is in need of renovation, but which may be suitable for the storage of crop and livestock. The property may also be of interest to purchasers wishing to use it for equestrian purposes subject to any planning permissions that may be required. Access to the field is taken direct from the public highway with the field having the benefit of a mains water supply. There is no electricity laid into the site.

The property is to be sold subject to an overage clause – please refer to paragraph headed **‘Overage/Clawback Clause’** found later in these particulars.

The land lies outside the Nitrate Vulnerable Zone (NVZ) and according to Ordnance Survey Maps is not affected by any footpath or bridleway.

The opportunity to purchase a property such as this is rare and therefore prospective purchasers are advised to contact the selling agents to register their interest.



General Remarks

Tenure

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

Overage/Clawback Clause

The property is to be sold subject to an overage/clawback clause. A payment of 25% of the increase in value of the property above its existing value will be payable to the vendors if the property is put to an alternative use. The clause is to last for 20 years from the date of completion of the sale. The trigger for the overage will be on grant of planning approval or at the point of any material change of use of the property. The overage clause would not be triggered by the use of the property for equestrian purposes but would be if any part of the property was used for any type of residential or commercial use. Further details on the clause will be available from the vendors solicitors by specific request.

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.

Ingoings

There are to be no ingoing claims effecting the property.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

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 drone footage of the land can all be viewed on www.ianritchielandagents.co.uk. From the Home page, select 'Property for Sale' and then click on the text saying 'Paddock at Waverton' which is located next to the photograph of the land. From here you will be able to view particulars, additional photographs and drone footage.



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 the vendors solicitor, Aaron Atkinson at:



Bendles Solicitors
Portland Building
Cooper Way
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Carlisle
Cumbria
CA3 0JG
Tel: 01228 522215
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Sale Plan

