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Estates

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## LAND AND BUILDINGS AT SCOTBY

CARLISLE, CA4 8EB

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A rare opportunity to purchase a range of agricultural buildings and grazing/mowing land extending in total to 13.77 hectares (34.03 acres) on the outskirts of the village of Wetheral, with easy access to Carlisle. The buildings benefit from a mains water and is accessed directly from the public highway.

Guide Price:

**AS A WHOLE - £425,000 (FOUR HUNDRED AND TWENTY FIVE THOUSAND POUNDS)**

Extending in total to 34.03 acres (13.77ha) with buildings

**LOT 1 - £300,000 (THREE HUNDRED THOUSAND POUNDS)**

Extending in total to 22.91 acres (9.27ha) with buildings

**LOT 2 - £125,000 (ONE HUNDRED AND TWENTY FIVE THOUSAND POUNDS)**

Extending in total to 11.12 acres (4.50ha)

### Location

The Land and Buildings are located on the outskirts of Carlisle between Scotby and Wetheral. Located 5 miles East of Carlisle city centre and benefitting from easy access to M6.



**What3words:**  
[following.extremes.coach](https://what3words.com/following.extremes.coach)

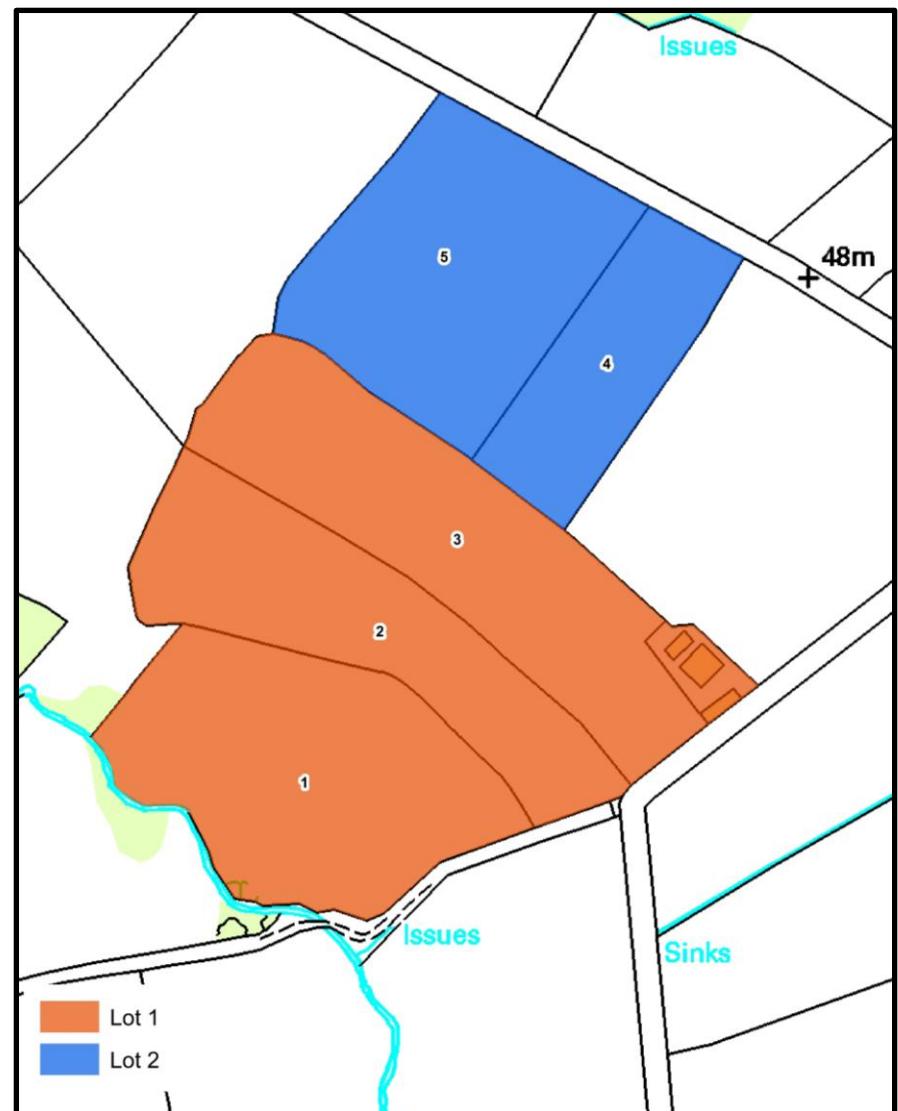


## Field Schedule

	Area (Ha)	Area (Ac)
Lot 1		
1	3.33	8.23
2	2.52	6.23
3	3.16	7.81
Buildings	0.26	0.64
Total	9.27	22.91
Lot 2		
4	1.61	3.98
5	2.89	7.14
Total	4.50	11.12
Grand Total	13.77	34.03



## Sale Plan





### The Buildings

The yard area, within lot 1, benefits from a range of agricultural buildings as detailed below.

Number	Buildings	Area (m2)
1	4 bay, steel portal frame shed with block walls and tin sheet roof. Open sided, general purpose building.	177.86
2	2 bay, steel portal frame Dutch barn. Tin sheet walls and roof with open front.	61.40
3	4 bay, steel portal frame, double pitched shed. Tin sheet cladding and roof.	428.53
4	4 bay, steel portal frame straw barn. Cement fibre roof and open to the sides.	130.49



## THE LAND

The land comprises 34.03 acres (13.77 hectares) of grazing land with potential for arable cropping, along with a range of agricultural buildings. Available as a whole or as two lots.

## ACCESS

The land and buildings are accessed directly from the public highway.

## SERVICES

The buildings benefit from a mains water supply.

The boundaries comprise both wooden post and wire fences and mature hedgerows.

## NITRATE VULNERABLE ZONE

The land is not situated within a Nitrate Vulnerable Zone.

## ENVIRONMENTAL SCHEMES

The land is not entered into any Environmental Schemes.

## SPORTING & MINERAL RIGHTS

The mine and mineral rights are to be excluded from the sale.

The sale of sporting rights is to be confirmed.

## BURDENS

The property is sold subject to all rights including rights of way, whether public or private, rights of light, support, drainage, water and electricity supplies and other rights, obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether or not constituted in the title deeds or referred to in these particulars.

## VIEWINGS

Viewings are permitted during daylight hours with a copy of these particulars. Please ensure that all gates are closed. There is padlock key code on the gateway to provide access to the buildings in Lot 1. Please call the office on 01228 406260 to receive the code.

## TENURE

The land is offered for sale Freehold with Vacant Possession on Completion

## METHOD OF SALE

The property is to be offered for sale by Private Treaty.

The Seller reserves the right to sell without fixing closing date or sell prior to a closing date. The seller also reserves the right to amalgamate, withdraw, or exclude any of the property shown at any time or to generally amend the particulars or order of sale.

## AGENT DETAILS

Jonathan Hird – [Jonathan.Hird@hhlandestates.co.uk](mailto:Jonathan.Hird@hhlandestates.co.uk)

John Wigham – [John.Wigham@hhlandestates.co.uk](mailto:John.Wigham@hhlandestates.co.uk)

Carlisle Office – 01228 406260

## SOLICITOR DETAILS

Strutt Business Law, 2 Pinfold Close, Penrith, CA11 9SB

Particulars Prepared: December 2025

## MONEY LAUNDERING REGULATIONS

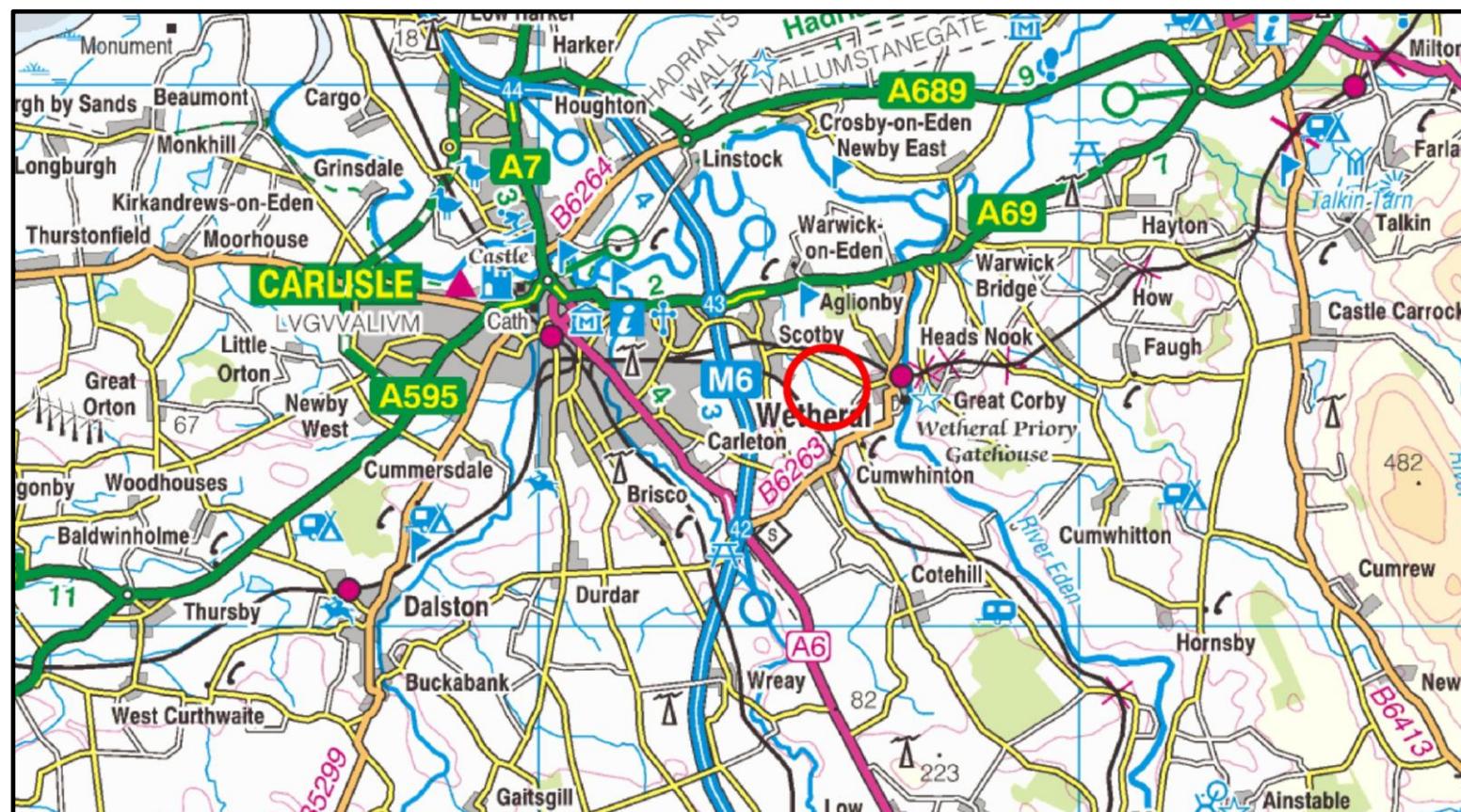
All Prospective Buyers should be aware we will undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017). All parties considering offering will be required to provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill for copying.

## IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND & ESTATES Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES Ltd. or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and prior to the auction and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





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