



Particulars of sale of:  
Barn to convert  
with Planning Permission  
near Oulton  
Wigton CA7 0NN

# Barn to convert with Planning Permission

Near Oulton, Wigton, Cumbria CA7 0NN

A UNIQUE DEVELOPMENT OPPORTUNITY

THE PROPERTY CONSISTS OF A TRADITIONAL BARN SITUATED  
IN OPEN COUNTRYSIDE ON THE OUTSKIRTS OF OULTON.

PLANNING PERMISSION TO CONVERT THE BARN HAS BEEN GRANTED:  
CUMBERLAND COUNCIL PLANNING APPLICATION REF NO: FUL/2023/0081

GUIDE PRICE: OFFERS IN EXCESS OF £150,000

The What3Words location for the barn is saves.readjust.used  
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 barn is located on the western fringes of the small village of Oulton on the north side of the council highway between Oulton and the property called Oulton House as 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:**

Please refer to the attached plan or use What3Words location saves.readjust.used 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 offers in excess of £150,000.

### **General Description**

Planning permission has been granted by Cumberland Council under reference FUL/2023/0081 for change of use of the redundant barn into a private dwelling with associated parking. Full details of the planning permission together with design and access statement, bat surveys, building drawings etc can be viewed on Cumberland Council's website. Alternatively, on our website a link is available which will allow you to view the planning permission direct. Prospective purchasers without internet access should contact our office to request paper copies which will be supplied at cost.

The property consists of a central barn of predominantly brick construction under a recently upgraded slate roof together with adjoining barns off both gables of traditional stone construction under corrugated sheet rooves.

The property has been historically used to house livestock, machinery and crop and the proposed new works will comprise a full conversion, renovation, and refurbishment of the buildings. We understand from the vendors architect that the property is not Listed, nor is it sited within a Conservation Area or a High-Risk Flood Zone.

The property has a parking/turning area sited to the north of the barn with adequate parking in this area for several vehicles at any one time.

Both vehicular and pedestrian access to the property is to be taken via the existing access point from the road to the south of the property as shown on the attached plan.

The property is serviced by an existing mains water supply with the mains sewer located in the roadside verge to the south of the property. A mains electricity supply pole is located on the property which should allow a new mains electricity supply to be connected at the purchasers cost.

## 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 a virtual tour of the property can all be viewed on [www.ianritchielandagents.co.uk](http://www.ianritchielandagents.co.uk). From the Home page, select 'Properties for Sale' and then click on the text saying 'Barn near Oulton' which is located next to the photograph of the property. From here you will be able to view particulars, additional photographs, and the virtual tour.



### 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 Abbie Crystal at:



Bendles Solicitors  
1 Victoria Place  
Wigton  
CA7 9PJ  
Tel: 016973 42121  
Email: [amc@bendlessolicitors.co.uk](mailto:amc@bendlessolicitors.co.uk)

### Sole Agents



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Particulars prepared: August 2023

# Barn near Oulton

