



Wayside, Waverbridge, Wigton, Cumbria, CA7 0DT For Sale by Public Auction



PFK
RURAL

- A four bedroom dormer bungalow, with garage and workshop.
- Two paddocks extending in total to 3.14 acres (1.27 hectares).
- For sale by Public Auction as a whole - 6pm on Thursday 24th September 2026 at Waverton Recreation Hall, Waverton, Wigton CA7 0AE.

📞 01768 866 611

✉️ rural@pfk.co.uk

Introduction

The sale of Wayside offers a rare opportunity to purchase a large residential property which requires renovation works to put your own stamp on the property.

The house sits within a large plot of land and benefits from having adjacent paddocks extending to approximately 3.14 acres and therefore lends itself to be of interest to those with smallholding, equestrian or environmental and amenity interests looking for a property which they can turn into a home of their own with the addition of land.



Wayside

Wayside comprises a brick under tiled roof dormer bungalow which sits within a large plot extending to approximately 0.36 hectares (0.9 acres). This comprises a lawned area and a gravelled drive to the front and an area of lawn to the side and rear elevation of the property with beyond the back lawn is an orchard which currently houses a greenhouse and a potting shed, and is overgrown.



Directions

From the centre of Wigton, leave the town heading westbound on the B5302 until reaching the A596. Proceed across the A596 at the staggered crossroads heading north-west along the B5302 signposted Silloth. Continue along the B5302 for approximately 1¼ miles until reaching the hamlet of Waverbridge. Pass over the humpback bridge, taking the first right after the post box signed posted Dundraw and Kelsick. Having turned right, proceed along this road for approximately 70 metres and the driveway for the property is located on your left hand side.

Please see the location plan and sale plan within these particulars for the location and extent of the property. The location of Wayside will be identified by way of PFK sale boards.

What3Words:

Wayside - What3Words: ///ballparks.soothing.handbook

Wayside access gate - What3Words: ///district.those.heartless

The property comprises the following:

Ground Floor

A wood effect UPVC door leading into a large hallway, with off the hallway being the following:

Downstairs shower room with WC and wash hand basin.

A small single bedroom - 3.07m x 2.05m (10' 1" x 6' 9").

A family bathroom with WC, wash hand basin, a freestanding bath - 2.76m x 3.05m (9' 1" x 10').

Within the hallway are storage cupboards with louvred doors.

A large double bedroom which enjoys windows on three aspects of the room and benefits from a built-in cupboard and built-in wardrobe with louvred doors - 4.76m x 3.48m (min) (15' 7" x 11' 5" min).

A large living room with double glazed windows to the rear aspect of the property and a patio door leading out to a paved area. The living room benefits from a small fireplace in a brick surround and is overlooked by a mezzanine level from upstairs - 4.73m max x 8.55m (15' 6" max x 28' 1" max).

Through from the living room is the kitchen/diner with a large dining area which benefits from Velux ceiling lights and double doors leading out to a rear patio. The kitchen area has wall and base units, 1 ½ sink and drainer, fitted dishwasher and fridge. There is an oil fired two oven and two hot plate Aga - 9.00m x 2.96m (29' 6" x 9' 9").

Through from the kitchen is a small hallway which gives access to a utility room with wall and base units, 1½ sink and drainer, plumbing for a washing machine - 3.26m x 2.48m (10' 8" x 8' 2").

From here, access leads to a further hall area which gives access to a back door to the rear of the property and also a further downstairs WC, with wash hand basin and a small storage cupboard which houses the consumer units for the property.

Further off the small hallway, is a large wood effect UPVC double glazed conservatory - 5.75m max x 4.76m (18' 10" max x 15' 7") with double doors leading to the outside of the property, and off this is a small snug - 2.90m x 2.47m (9' 6" x 8' 1").



It should be noted the conservatory suffers from issues with the roof and water ingress into the conservatory.



First Floor:

Stairs leading off the main hallway lead to a landing area with Velux ceiling light - 2.5m x 3.37m (8' 2" x 11' 1").

Off the landing is access to a Bedroom - 6.05m x 2.95m (19' 10" x 9' 8"). This room benefits from a window to the northern elevation of the property together with a Velux ceiling light.

Off the other side of the landing is a further Bedroom which benefits from a window to the southern elevation of the property together with two Velux ceiling lights - 3.17m x 5.07m (10' 5" x 16' 8").

A door leading from the bedroom gives access to a boarded out storage area within the eaves of the property, with a partitioned off section which houses the hot water cylinder.

To the outside of the house is a large garden which has both a lawned area and an orchard area. Through the garden area is a large brick built garage with an up and over garage door (which currently does not function correctly) - 6m x 5.44m (19' 8" x 17' 10") which has an electricity and water supply to it - It should be noted that the water supply is currently not connected. Also within the garage is a small vehicle inspection pit.

Adjoining the rear of the garage is a timber frame and corrugated box profile sheet walled store which houses the oil tank for the property - please note the oil tank leaks and therefore is not utilisable. The store building benefits from an electricity supply to it - 3.5m x 11.5m (11' 6" x 37' 9").

The land with Wayside is located immediately to the north-west of the property, and benefits from roadside access off the B5302 as well as from the garden. There is also a gateway leading off the road leading to Kelsick just past the driveway to the house but this is significantly overgrown.



General Remarks, Reservations & Stipulations

Method of Sale

Wayside will be offered for sale by Public Auction as a whole on Thursday 24th September 2026 at 6pm at Waverton Recreation Hall, Waverton, Wigton CA7 0AE.

The Vendor and sole selling Agents reserve the right to alter or divide the property or to withdraw or exclude any of the property at any time.

The Vendor reserves the right to vary any of the terms and conditions of sale or to change the method of sale without notice. For this reason, we recommend likely Purchaser(s) should register their interest with the sole selling Agents as soon as possible in order that they are kept abreast of any changes to the marketing of the land.

General Conditions of Sale

The property will, unless previously withdrawn, be sold subject to the General and Special Conditions of Sale which may be inspected during the usual office hours at the offices of the Vendor's solicitors during the 14 days immediately prior to the Auction.

The Conditions of Sale may also be inspected in the sale room on the sale date, but they will not be read out.

Any Purchaser(s) will be deemed to have had notice of each condition and all bidders to bid on the basis they have inspected the Sale Conditions (whether they have in fact done so or not).

Deposit

A non-refundable deposit of 10% of the purchase price will be payable to the Vendor's solicitors upon the fall of the Auctioneer's hammer.

Money Laundering Obligations

As a requirement of the Money Laundering Regulations (Money Laundering Terrorist Financing and transfer funds (information on the payer) regulations 2017) relating to property transactions, the selling agents are obliged to carry out Customer Due Diligence checks on all prospective Purchasers prior to any transaction being completed. Therefore, **ALL** prospective Purchasers **MUST** register with the sole selling agents prior to the Auction. Please contact the Selling Agents for the information required to register.

FOR THE AVOIDANCE OF DOUBT, NO ONE WILL BE ABLE TO BID FOR THE PROPERTY AT AUCTION UNLESS THEY ARE REGISTERED WITH THE SOLE SELLING AGENTS AND HAVE PROVIDED THE NECESSARY ID DOCUMENTS PRIOR TO THE AUCTION.

Tenure

The property is offered for sale freehold with vacant possession. Completion is set for 22nd October 2026. Early completion may be possible by negotiation with the Vendor.

For further details, please refer to the Vendor's solicitors who's details appear later in these sales particulars.

Services

The property benefits from mains water and electricity with drainage dealt with via a septic tank which is located within the garden area to the front of the property. The property benefits from oil fired central heating and an oil fired aga.

IT SHOULD BE NOTED THAT THE SEPTIC TANK HAS NOT BEEN INSPECTED AND MAY NOT MEET CURRENT REQUIREMENTS AND PROSPECTIVE PURCHASERS SHOULD MAKE THEIR OWN INVESTIGATIONS.

Wayleaves, Easements, Covenants & Rights of Way

The property is sold subject to all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and 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 referred to in these particulars.

In particular, it should be noted that there are overhead wires on poles across the paddock.

Any Purchaser will be deemed to have satisfied themselves as to the nature of such restrictions and are advised to contact the Vendor's Solicitors for details:

Brockbanks Solicitors, Norham House, 71 Main Street, Cockermouth, CA13 9JS. Louise Holt acting.

Tel: 01900 827222

Email: louiseholt@brockbanks.co.uk



Sporting & Mineral Rights

The sporting and mineral rights are included as far as they are owned by the Vendor.

Council Tax

Wayside falls within Council Tax Band F within the Cumberland Council area.

Land Status

The land is classified as Grade 3 under the former MAFF Land Classification System.

Boundary Responsibility

As far as the Vendor is aware the responsibility for the boundaries are shown on the sale plan by inward facing 'T' marks. When no 'T' mark is shown, there is no further information available.

Plans & Schedule of Areas

The plans attached to these particulars are based Ordnance Survey National Grid and are for reference only. Any prospective Purchaser(s) will have deemed to have satisfied themselves of the land and schedule.



Fixtures & Fittings

Any fixtures and fittings referred to in these particulars will be included in the sale, unless stated otherwise.

It should be noted that none of the fixtures and fittings have been tested and are sold as seen and no guarantee or warranty is given with regard to the quality or functionality of any of the items within the property.

It should be noted that the oil tank within the outbuilding leaks and therefore is not utilisable.

The electrics within the building have not been checked within the recent past and no guarantee is given with regard to the compliance of the foul drainage system.

THE PROPERTY IS SOLD AS SEEN AND PROSPECTIVE PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES IN REGARD TO ALL MATTERS.

Measurements

The measurements are approximate and must not be relied upon.

Control of Asbestos at Work Regulations

The Regulations came into force on 21st November 2002. Any Purchaser(s) should satisfy themselves of the nature of any asbestos material in the property.

Health & Safety

Given the potential hazards of agricultural property, we request that when you are inspecting the land that you take as much care as possible for your own personal safety.

Viewing & Further Information

Viewings of Wayside are to be undertaken on the following viewing mornings:

10 am to 12 noon - Tuesday 4th August 2026

10 am to 12 noon - Tuesday 18th August 2026

10 am to 12 noon - Tuesday 8th September 2026

For all enquires, please contact either Jo Edwards at PFK Rural on 01768 866611 or by email joedwards@pfk.co.uk or alternatively, PFK Estate Agency, Cockermouth on 01900 826205.

All viewings require to be booked through our Cockermouth Estate Agency office.

Authorities

Cumbria County Council
Civic Centre, Rickergate, Carlisle, CA3 8QG
Tel: 0300 373 3730
Web: www.cumberland.gov.uk

Cumberland Council
The Market Hall, Market Place, Whitehaven, Cumbria, CA28 7JG
Tel: 0300 373 3730
Web: www.Cumberland.gov.uk

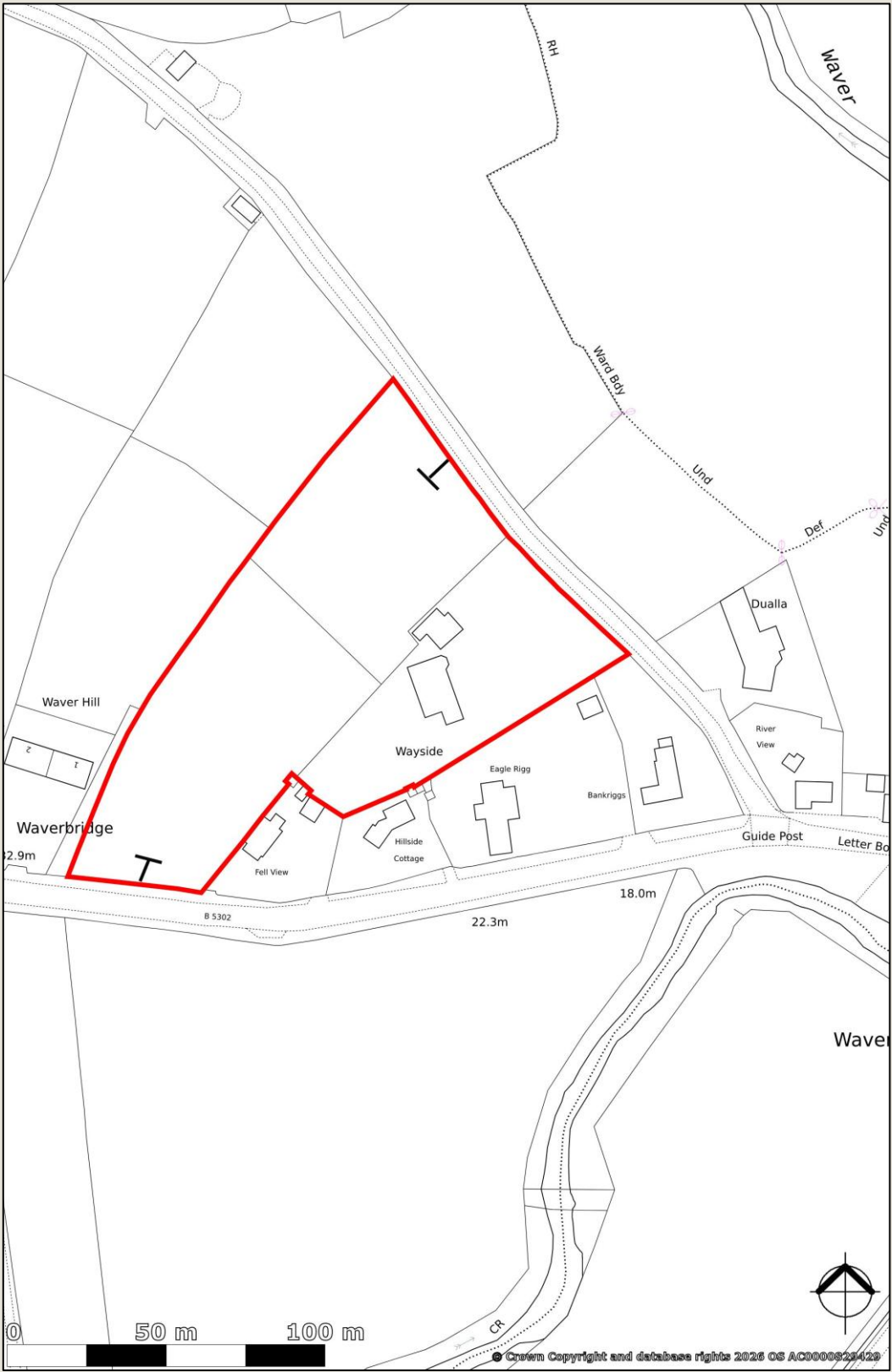
United Utilities
Dawson House, Great Sankey, Warrington, WA5 3LW
Tel: 01925 237000
Web: www.unitedutilities.com

General Reservations

The right is reserved to the Vendor(s) to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

First Edition: July 2026
Particulars Prepared: July 2026
Photographs Taken: June / July 2026

Sale Plan



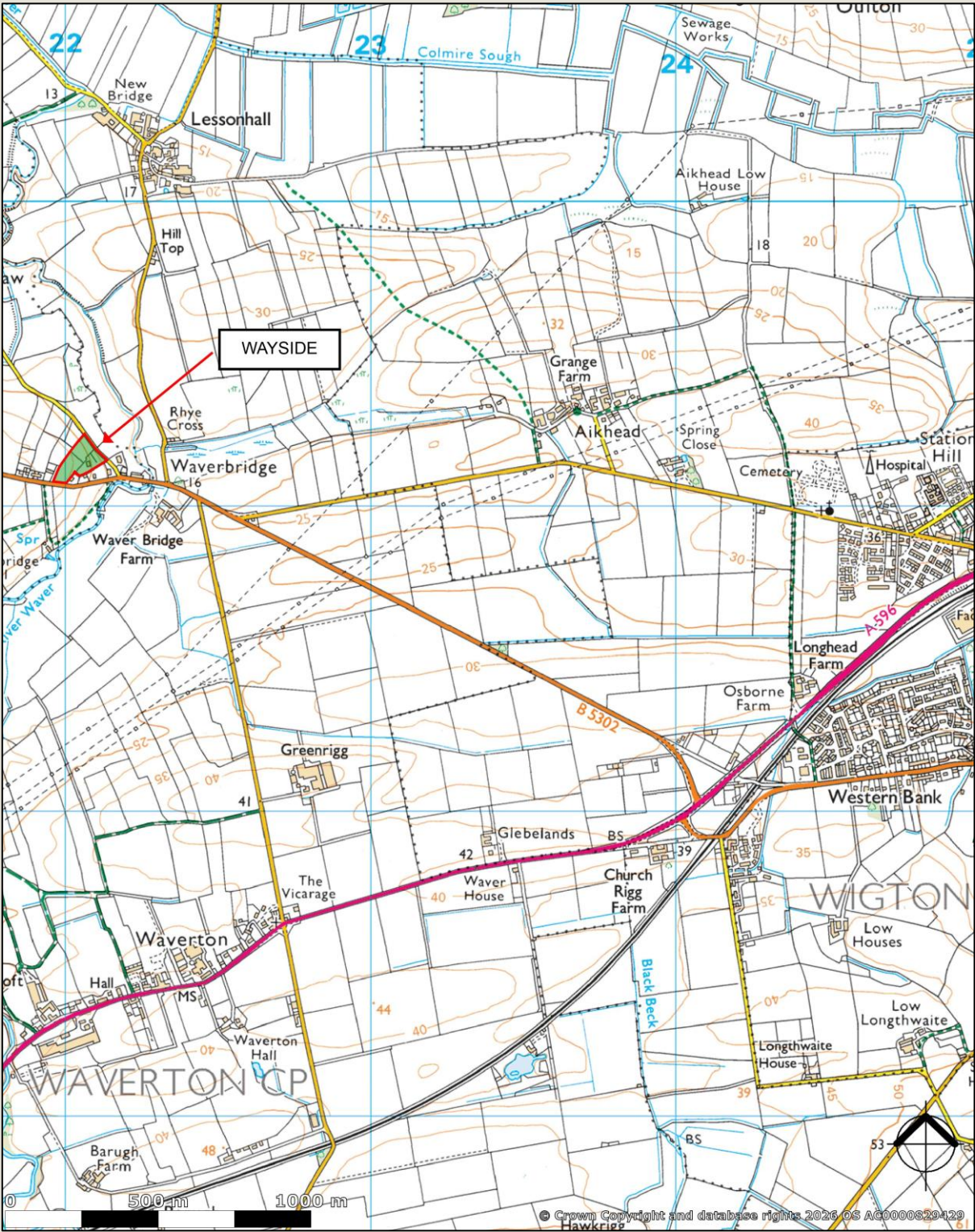
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Location Plan

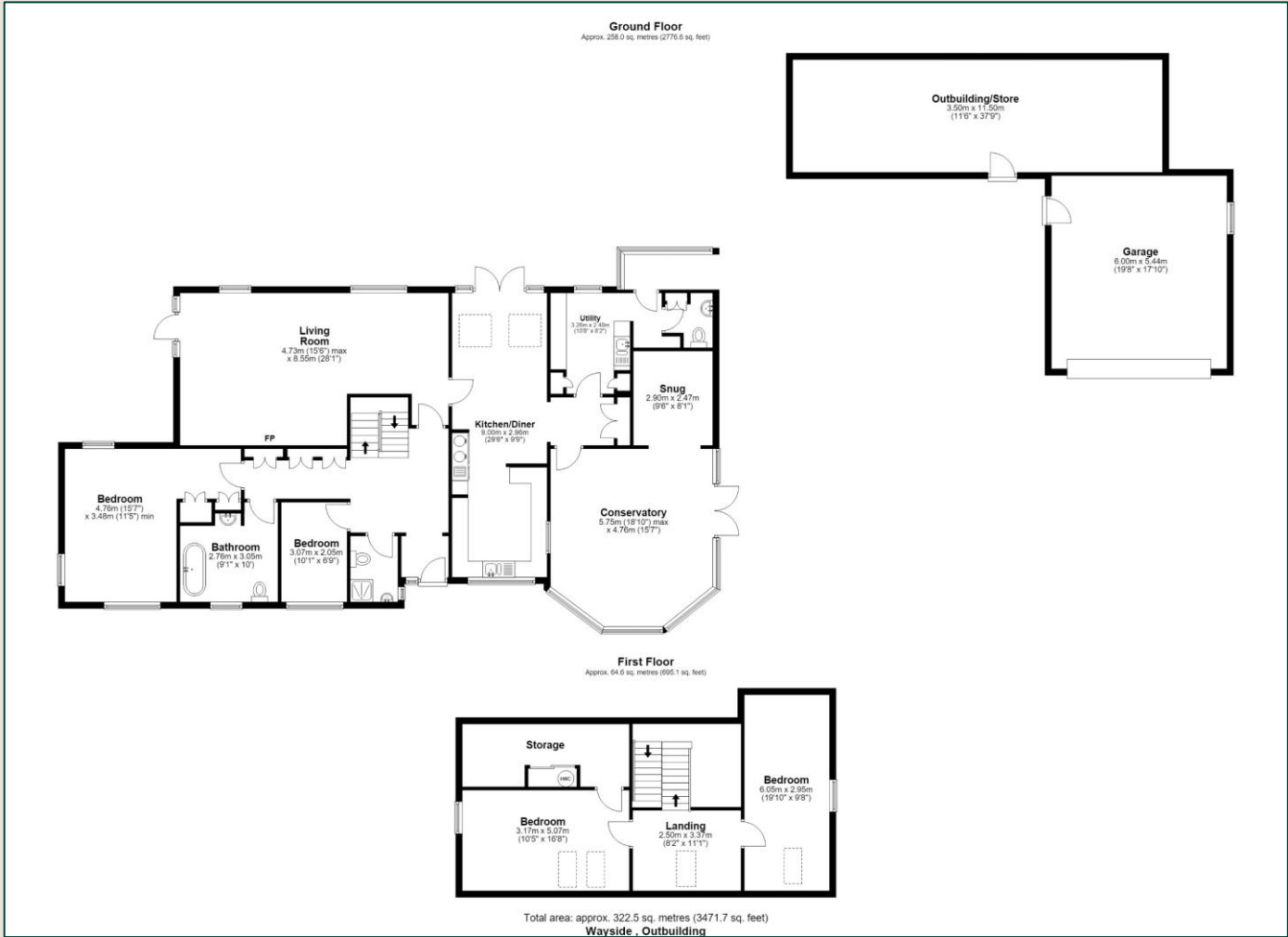


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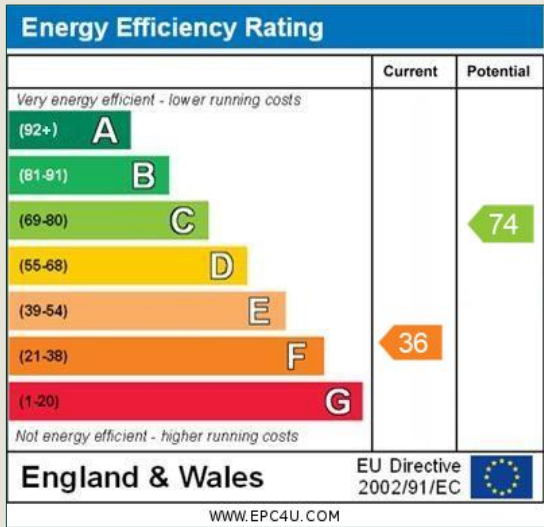
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Floor Plan



Wayside - EPC Rating



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Disclaimer

Important Notice

PFK Rural Ltd for themselves and for the Vendor(s) or Lessor(s) of the property described in these particulars, whose agents they are, give notice that:

- (i) these particulars are produced in good faith as a general outline only and do not constitute all or any part of a contract;
- (ii) no person in the employment of PFK Rural Ltd has any authority to make or give any representation or warranty whatever in relation to this property;
- (iii) it is the responsibility of any prospective purchaser or lessee to satisfy himself as to the accuracy of any information upon which he relies in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries;
- (iv) all descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of them.

All plans, areas and schedules have been produced for reference only and are based on Ordnance Survey plans.

The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair and reliable view of the property. If you have any particular points of interest in the property or if there are points on which you require any further information or verification, PFK Rural Ltd will endeavour to provide such information although you should note that descriptions are subjective and are given as an opinion and not as a statement of fact.

Registered Number: 09470245 in England

Registered Office: 10 The Courtyard, Edenhall, Penrith, Cumbria, CA11 8ST

Telephone: 01768 866611

Sale & Location Plans

For Guidance Only – Not to Scale

Reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Licence No. ES100004583

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RURAL

Main Office: 1 Redhills Business Park, Penrith, Cumbria, CA11 0DT

Our ref: JKE/AMB/LS666

Date: July 2026

Dear Sir/Madam

Sale of Wayside, Waverbridge, Wigton, CA7 0DT

We have pleasure in enclosing our particulars in regard to the sale of the above property.

Please note that viewings of Wayside are to be undertaken on the following dates and times:

10am to 12 noon on;
Tuesday 4th August 2026
Tuesday 18th August 2026
Tuesday 8th September 2026

To book a viewing of the property then please contact our Cockermouth Estate Agency team on 01900 826205 and they will be able to make an appointment for you.

I can confirm that the property has been placed on the market with a guide price of **£375,000** (Three Hundred and Seventy Five Thousand Pounds).

The property is to be sold by Public Auction which is to be held at 6pm on Thursday 24th September 2026 at Waverton Recreation Hall, Waverton, Wigton CA7 0AE

If you are interested in the property, then we would advise that you register your interest with PFK Rural as soon as possible in order that you can be kept abreast of any developments or changes with regard to the sale.

Please note that due to Money Laundering Regulations, we will be required to carry out due diligence checks on any person who wishes to bid for the property at the Auction. Please therefore ensure that if you are intending to bid for the property at the Auction, that we have seen and have in our possession **prior to the Auction** a copy of the original document of one of the following:

- Passport.
- Photo Card Driving Licence.
- National Identity Card.
- Fire Arms/Shotgun Certificate.

Together with one of the following:

Main Office: 1 Redhills Business Park, Penrith, Cumbria, CA11 0DT
Mart Office: Agricultural Hall, Skirsgill, Penrith, Cumbria, CA11 0DN

T: 01768 866 611
W: pfkrural.co.uk

- A current Council Tax Demand/Statement.
- Old style UK Driving Licence.
- Current Bank or Credit Card Statement (must be within the last 3 months).
- Current Utility Bill (must be within the last 3 months).
- Evidence of Entitlement to State or Local Authority Benefits.

We are required to see the original documents and take and keep a photocopy of the documents you provide us with. We therefore ask that you call in to one of our offices at either Cockermouth, Redhills or Penrith Auction Mart in order that these documents can be photocopied and verified. If you intend to call in to our office at Penrith Auction Mart, then please ring prior to attending to ensure there will be somebody here to copy the documents.

We will also require from the successful bidder, proof of funds as to how you are financing the purchase of the property and therefore, please bring with you to the Auction all documents which show the source of monies which will be used to pay for the land purchase. Please note we do not require to see this prior to the Auction, but only from the successful bidder prior to signing the contract.

For the avoidance of doubt, **we are not permitted to take bids from anyone who is not registered with us and provided the necessary documents.** Therefore, please ensure that you have provided the necessary documents prior to the day of the Auction.

If you have any queries in regard to the property or any of the above, then please do not hesitate to contact Jo Edwards at our Auction Mart office or any of our team at the Cockermouth Estate Agency office on 01900 826205.

Finally, may I take this opportunity to thank you for your interest in Wayside which we are instructed to market.

Yours sincerely



Jo Edwards MRICS
Director & Rural Surveyor
joedwards@pfk.co.uk

Encl.