



Buildings & Land at Kirkhaugh

Alston CA9 3BG

Three traditional stone barns, one of which is Grade II Listed along with brick outbuildings, yard area and single field enclosure of mowing/grazing land extending to 2.22 acres (0.90ha).

The property benefits from spring water and mains electricity along with access from a public maintained access track leading from the public highway. The property extends in total to 2.88 acres (1.17ha).

Please note the house shown in above photograph is not included in the sale.

Guide Price £50,000



Location & Directions

The property is located in open rural countryside approximately 3.5 miles North of the town of Alston. Brampton lies 14 miles to the North West and Penrith and Junction 40 of the M6 lies 21 miles to the South West.

From Alston take the A689 signposted Brampton and continue for 3 miles then turn right onto Pennine Way. The property sits at the bottom of this access road after passing through two gateways.

What3Words

<https://what3words.com/rooftop.offerings.error>

Viewing

Viewing can take place on foot at anytime during daylight hours with possession of these particulars. Please ensure gates are closed at all times and do not take dogs.

Description

Three traditional stone barns, one of which is Grade II Listed along with more modern attached buildings with rear yard area and sheep pens, small hardstanding area below the buildings and a single field enclosure of excellent quality mowing/grazing land extending to 2.88 acres (1.17ha) in total.



Buildings

Barn 1

Grade II stone built with asbestos cement and flagged roof coverings. Attached brick byre and former dairy.



Byre

9.60m x 5.14m. Concrete floor, mains water, lofted above, 5 double stalls, timber windows.



Main Barn

4.70m x 12.77m. Earth floor, slipped flags to roof.



Store

4.65m x 3.21m. Earth floor, please note that the roof to this part has collapsed.

Small Lean-to Store

Attached to Barn 1



Brick Byre

4.87m x 10.66m. Profile steel roof covering, 5 double stalls, concrete floor, mains water, timber sliding doors to both gables, metal windows.



Brick Former Dairy

3.07m x 3.05m. Profile steel roof covering, concrete floor, metal window.



Barn 2

3.52m x 2.65m. Small stone barn with slate roof covering.

Barn 3

Stone built with flagged roof covering. Lean-to roadside with steel legs, timber roof structure and corrugated roof covering. Electric lighting throughout.



Lean-To

4.78m x 2.18m. Mono pitch flagged roof.



Single Storey Section

5.57m x 5.38m. Profile steel roof, concrete and cobbled floor, feed barrier.

Main Barn Section

17.5m x 5.38m. Cobbled floor.

Loose Box

5.94m x 5.38m. Assumed earth floor, feed barrier.



Attached to Barn 3

Lean-To

Steel portal frame with mono pitch corrugated iron roof cladding.

The Land

The Grade 4 mowing/grazing land lies to the rear of Barn 3 and extends to 2.22 acres (0.90ha).

Boundaries are a mixture of stone walls and post & wire fences.



Access

The owner of the neighbouring residential property has a right of access between the two Barns to their rear gate.

Tenure

The property is being sold Freehold with Vacant Possession on completion.

Mines & Minerals

The mines and minerals are excluded from the sale as they are held by a third party.

Nitrate Vulnerable Zone

The land is not located within a Nitrate Vulnerable Zone.

Stewardship Schemes

The land is entered into a Higher Level Stewardship Agreement, it is anticipated that upon completion the current Agreement will terminate. Buyers are required to undertake their own enquiries with Natural England

Method of Sale

The property is being sold by Private Treaty.

The Seller reserves the right to amalgamate, withdraw or exclude any of the property at any time or to generally amend the sales particulars.

Legal

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 Buyer(s) will be held to have satisfied themselves as to the nature of such burdens.

Money Laundering Regulations

Buyers should be aware we are legally required to undertake checks in connection with Money Laundering Regulations All Buyers must provide photographic id, ie passport/driving licence and proof of address ie council tax/utility bill (no older than 3 months).

NOTICE

- The particulars are set out as a general outline only for the guidance of intending Buyers or Tenants and do not form any part of an offer or contract
- 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 Buyers 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
- Employees of the agent do not have 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 the Agent or the Seller.
- The making of any offer 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.
- The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- Where any reference is made to potential uses or planning, such information is given in good faith. Prospective Purchasers should make their own enquiries into such matters.
- The Seller 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.
- The Seller does 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.

Particulars Prepared & Photographs Taken: August 2025

