

Edwin
Thompson



FOR SALE
LAND AT DALSIDE, IREBY, WIGTON, CUMBRIA CA7 1EW

A BLOCK OF GRAZING LAND EXTENDING IN TOTAL TO APPROXIMATELY 20.86 HECTARES (51.54 ACRES)

GUIDE PRICE: £300,000



LOCATION

The land is situated to the east of the village of Ireby within the Allerdale district approximately 8.6 miles from the market town of Wigton, lying just outside the Lake District National Park, in the county of Cumbria. The land is located in a convenient position being some 5 miles from the A595, which is a primary route across northern Cumbria, passing from Carlisle to Whitehaven, then through to Dalton-in-Furness, providing excellent transport links across Cumbria and to the M6 motorway, servicing the Scottish Borders and the south.

What3Words:///manager.changes.stylists

DIRECTIONS

Take Junction 42 off the M6 motorway, taking the 1st exit at Golden Fleece Interchange, continue for approximately 2.3 miles then take a right turn onto Durdar road. Take the first left. Continue for approximately 2.8 miles, then take a left turn onto the B5299. Continue for approximately 9.2 miles taking a right turn onto B5299. After approximately 0.5 miles turn right to stay on B5299 and the property is located on your right-hand side.

DESCRIPTION

The sale of the land at Daleside offers an opportunity to acquire a useful parcel of agricultural land situated just south of the A595, extending in total to 20.86 hectares (51.54 acres). The land is currently down to permanent pasture. All of the land is classed as Grade 4 agricultural land. The parcel benefits from access directly off the public highway.

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty. Offers should be submitted in writing to Mr Matthew Bell, Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Cumbria CA1 2RW.

The vendor reserves the right to withdraw / exclude any of the land shown at any time and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents.

Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession being given upon completion.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are included within the freehold sale, as far as they are owned.

BASIC PAYMENT SCHEME

The land is not registered under the Rural Land Register for the Basic Payment Scheme.

ENVIRONMENTAL STEWARDSHIP SCHEME

The land is not held under any countryside stewardship agreements.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with any benefit of all rights of way, whether public or private and any existing or proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to satisfy himself or herself on all such matters.

SERVICES

The land benefits from a spring water supply backed up by a mains water supply. It will be the responsibility of the Purchaser(s) to install a sub meter on the mains connection. The mains water usage will then be billed to the successful Purchaser(s).

VIEWING

Viewing is permitted at any reasonable time with the possession of these particulars constituting authority to view. Anyone viewing is respectfully asked to ensure that any gates are securely closed on entering and exiting the property.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

SELLING AGENTS

Matthew Bell MRICS FAAV

Megan Proctor MRICS FAAV

Edwin Thompson

FIFTEEN Rosehill

Montgomery Way

Carlisle

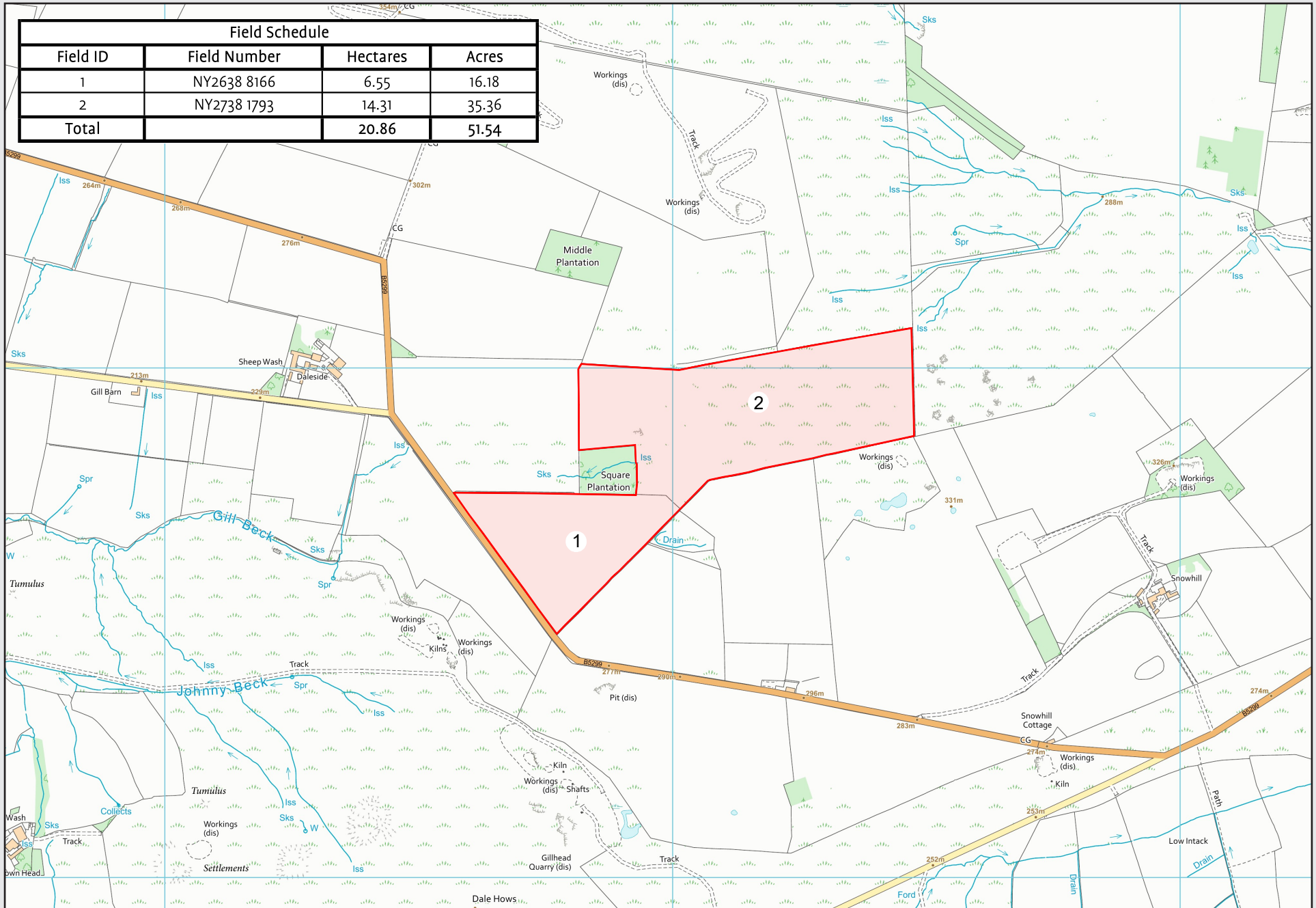
Cumbria

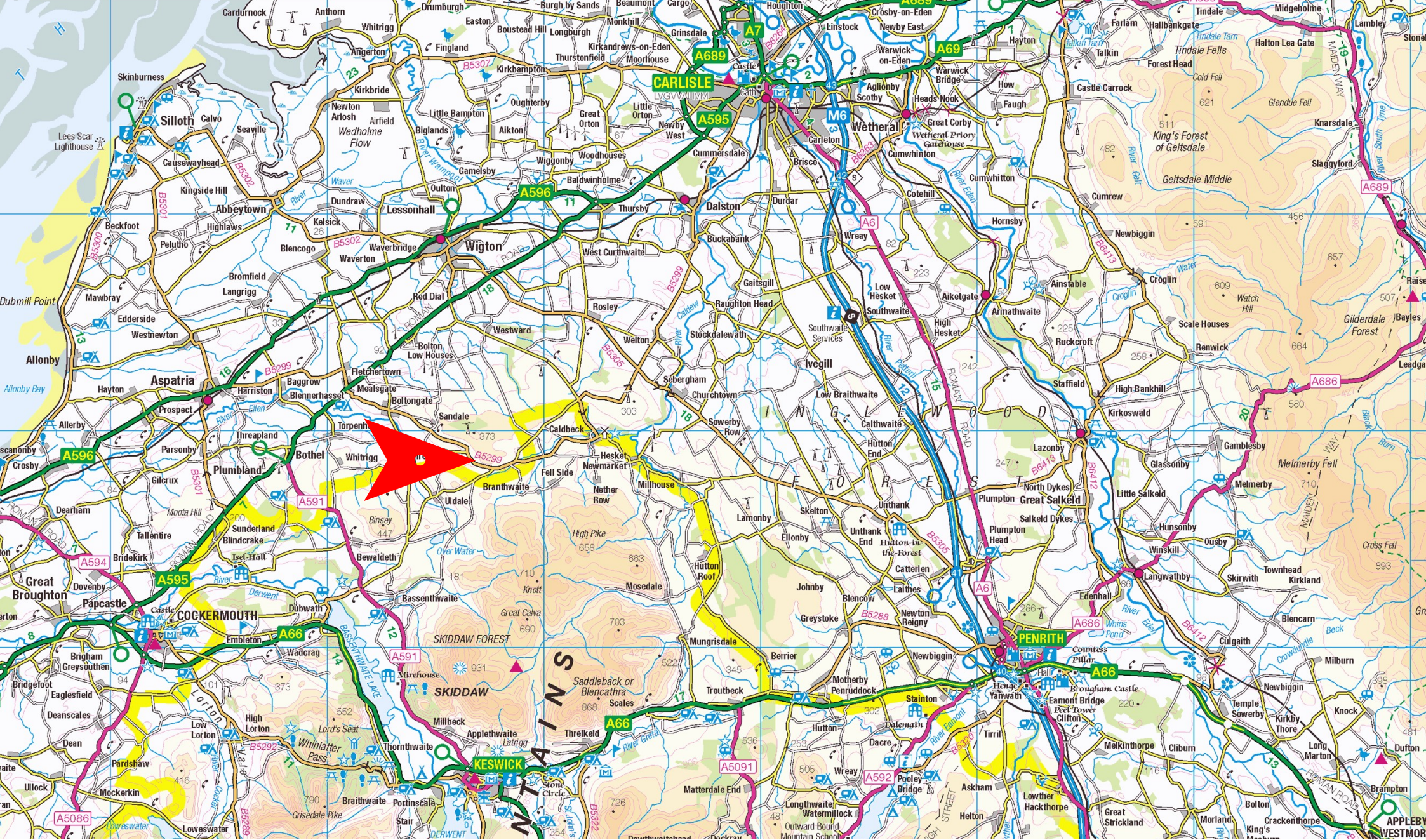
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Berwick upon Tweed
 Carlisle
 Galashiels
 Kendal
 Keswick
 Newcastle
 Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

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IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in July 2023