

Edwin  
Thompson



**LAND AT DEANSCALES**  
COCKERMOUTH, CUMBRIA, CA13 0SG

THREE BLOCKS OF GOOD QUALITY AGRICULTURAL LAND EXTENDING IN TOTAL TO  
APPROXIMATELY 49.78 HECTARES (123.01 ACRES)  
GUIDE PRICE (AS A WHOLE): £1,115,000



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# Land at Deanscales, Cockermouth, Cumbria, CA13 0SG

Deanscales  
0.4 miles

Eaglesfield  
0.5 miles

Cockermouth  
3.8 miles

Carlisle  
30 miles

(all distances are approximate)

Lot 1: What3Words:///deprives.samples.pavilions

Lot 2: What3Words:///deriving.asking.rely

Lot 3: What3Words:///rises.cakes.swimsuits

THREE BLOCKS OF GOOD QUALITY AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 49.78 HECTARES (123.01 ACRES)

FOR SALE IN THREE SEPARATE LOTS

Lot 1: Land at Deanscales extending to approximately 18.25 hectares (45.09 acres) of agricultural land.  
**Offers Over - £435,000 (Four Hundred and Thirty-Five Thousand Pounds)**

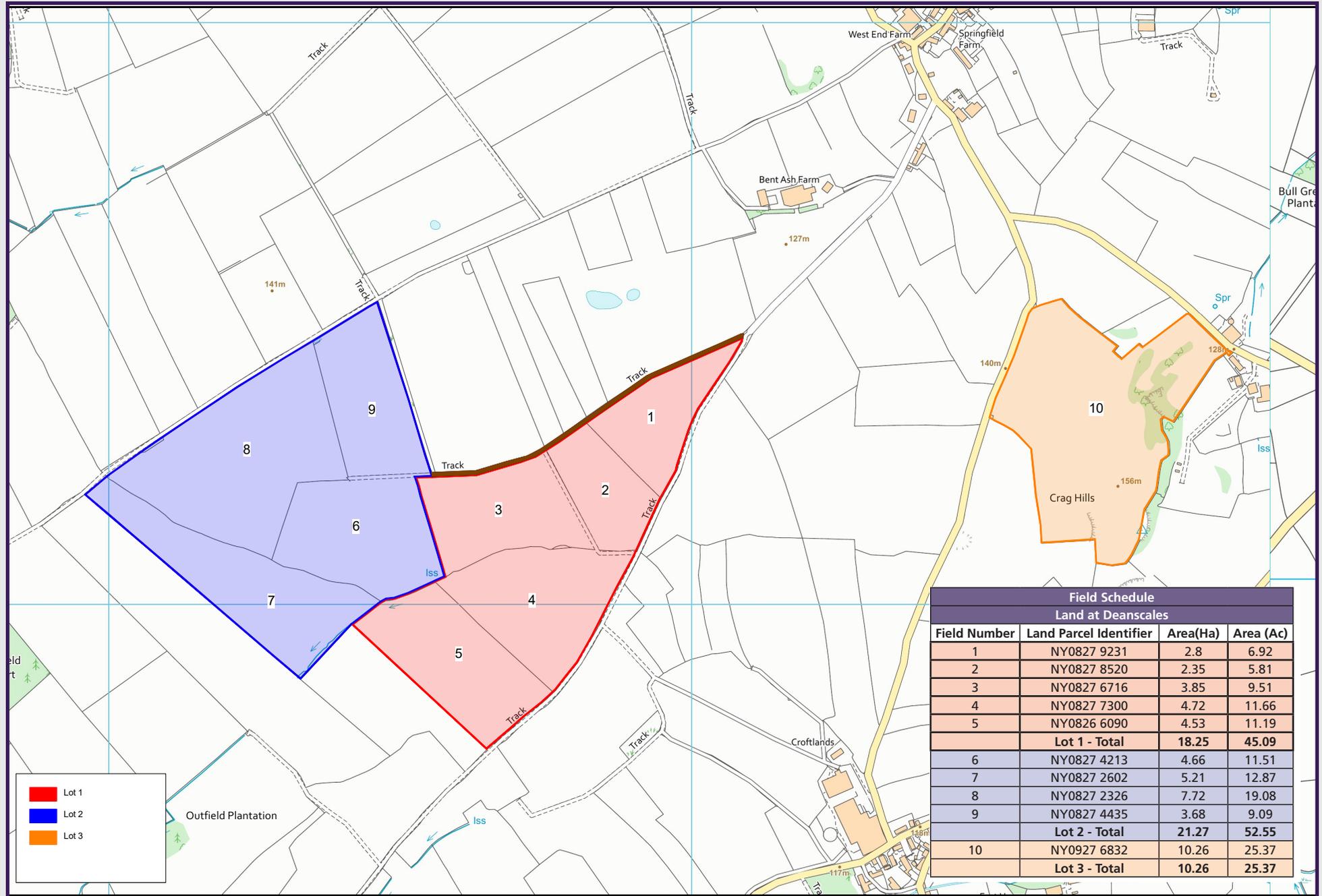
Lot 2: Land at Deanscales extending to approximately 21.27 hectares (52.55 acres) of agricultural land.  
**Offers Over - £490,000 (Four Hundred and Ninety Thousand Pounds)**

Lot 3: Land at Deanscales extending to approximately 10.26 hectares (25.37 acres) of agricultural land.  
**Offers Over - £190,000 (One Hundred and Ninety Thousand Pounds)**

**£1,115,000 (One Million One Hundred and Fifteen Thousand Pounds)**

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within.





Field Schedule Land at Deanscales			
Field Number	Land Parcel Identifier	Area(Ha)	Area (Ac)
1	NY0827 9231	2.8	6.92
2	NY0827 8520	2.35	5.81
3	NY0827 6716	3.85	9.51
4	NY0827 7300	4.72	11.66
5	NY0826 6090	4.53	11.19
<b>Lot 1 - Total</b>		<b>18.25</b>	<b>45.09</b>
6	NY0827 4213	4.66	11.51
7	NY0827 2602	5.21	12.87
8	NY0827 2326	7.72	19.08
9	NY0827 4435	3.68	9.09
<b>Lot 2 - Total</b>		<b>21.27</b>	<b>52.55</b>
10	NY0927 6832	10.26	25.37
<b>Lot 3 - Total</b>		<b>10.26</b>	<b>25.37</b>

### **METHOD OF SALE**

The property is offered for sale in three lots by Private Treaty. Offers should be submitted in writing to Mr Matthew Bell, Edwin Thompson, FIFTEEN, Rosehill, Carlisle, CA1 2RW

The vendor reserves the right to withdraw / exclude any of the land shown at any time or sell the land without notice 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.

### **WATER**

Lot 1 – Mains water supply, the purchase of Lot 1 will be required to install a small section of pipe to connect Lot 2 back to the mains water supply.

Lot 3 – Mains water supply.

Please note the services have not been tested. Potential Purchaser(s) should satisfy themselves of the availability and quality of these services, as they are sold as seen.

If Lots 1 & 2 are sold separately, it will be a requirement that sub metres will need to be installed. Further details are available from the selling agents.

### **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 for Lot 1 & 2 as far as they are owned.

There is part of Lot 3 where the mineral rights are excluded as they are owned by a third party. The sporting rights are also included within Lot 3 as far as they are owned.

### **ENVIRONMENTAL STEWARDSHIP SCHEME / SFI**

The land is not entered into any Environmental Stewardship Scheme or SFI Scheme currently.

### **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.

### **VIEWING**

The property can be viewed during daylight hours with a set of these details to hand. If there are any queries, please do not hesitate to contact Matthew Bell in the Carlisle office on 01228 548385.

### **DEVELOPMENT OVERAGE**

The property is sold subject to a development overage, the overage will be for any non-agricultural development and will run for a period of 25 years from the completion of the sale. The uplift payment will be 50% of the uplift in the land value over

the agricultural value of the land at the time. Further details are available from the sole selling agent.

### **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 AGENT**

Mr Matthew Bell MRICS FAAV

Edwin Thompson

FIFTEEN

Rosehill

Carlisle

CA1 2RW

Tel: 01228 548385

Email: [m.bell@edwin-thompson.co.uk](mailto:m.bell@edwin-thompson.co.uk)







Edwin  
Thompson



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,  
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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.
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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 March 2024