

Edwin  
Thompson



# Land At Deanscales

Cockermouth, Cumbria, CA13 0SG



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## Cockermouth, Cumbria, CA13 0SG

Deanscales  
0.4 miles

Eaglesfield  
0.5 miles  
(all distances are approximate)

Cockermouth  
3.8 miles

Carlisle  
30 miles

Lot 1: What3Words:///deprives.samples.pavilions  
Lot 2: What3Words:///deriving.asking.rely  
Lot 3: What3Words:///rises.cakes.swimsuits

FOUR 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 5.15 hectares (12.73 acres) of agricultural land.

**Offers Over - £110,000 (One Hundred and Ten Thousand Pounds)**

**Lot 2:** Land at Deanscales extending to approximately 13.1 hectares (32.37 acres) of agricultural land.

**Offers Over - £375,000 (Two Hundred and Seventy Five Thousand Pounds)**

**Lot 3:** Land at Deanscales extending to approximately 21.27 hectares (52.56 acres) of agricultural land.

**Offers Over - £420,000 (Four Hundred and Twenty Thousand Pounds)**

**Lot 4:** Land at Deanscales extending to approximately 10.26 hectares (25.35 acres) of agricultural land.

**Offers Over - £210,000 (Two Hundred and Ten 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.

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Selling Agents  
Edwin Thompson  
FIFTEEN Rosehill  
Montgomery Way  
Carlisle  
CA1 2RW

T: 01228 548 385

### LOCATION

The property is situated in close proximity to the villages of Deanscales and Eaglesfield, in the Cumberland Council district in the County of Cumbria approximately 3.8 miles south west of the Cockermouth. The land is located in three blocks located with access from the public highway or access tracks.

### DESCRIPTION

The sale of the Land at Deanscales, offers an opportunity to acquire useful parcels of productive agricultural land of which two of the lots have grown good arable crops in recent years. Extending in total to 49.78 hectares (123.01 acres). All of the land is classed as Grade 3 agricultural land and the soils are described as freely draining, slightly acidic loamy soils, best suited to arable and grassland production.

The land is assessed either directly from the public highway or over private access tracks leading to the property. All field parcels benefit from a mains water supply.

#### **Lot 1 (Red) Land at Deanscales, extending to approximately 5.15 hectares (12.73 acres)**

Offers Over - £110,000 (One Hundred and Ten Thousand Pounds)

A good parcel of agricultural land, split into two separate field parcels and benefitting from access off the U2993 Public Highway.

The land in recent years has been in arable cropping and is now down to grass.

#### **Lot 2 (Orange): Extending in total to approximately 13.10 hectares (32.37 acres)**

Offers Over - £375,000 (Three Hundred and Seventy-Five Thousand Pounds)

A good parcel of agricultural land split into three separate field parcels and benefitting from access from the U2933 public highway and then off a private access track leading to the property.

The land in recent years has been in arable cropping and is now all down to grass.

#### **Lot 3 (Blue): Extending in total to approximately 21.27 hectares (52.56 acres)**

Offers Over - £420,000 (Four Hundred and Twenty Thousand Pounds)

A useful block of grazing and cropping land with access up a private access track leading to the property.

#### **Lot 4 (Green): Extending in total to approximately 10.26 hectares (25.35 acres)**

Offers Over - £210,000 (Two Hundred and Ten Thousand Pounds)

A useful block of grazing and cropping land with directly off the public highway leading to the site.



## METHOD OF SALE

The property is offered for sale as a whole or in 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.

**Lot 4** – Natural 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 the 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.

## ENVIRONMENTAL STEWARDSHIP SCHEME / SFI

Lot 4 is entered into an SFI Scheme with the rest of the land not in any scheme.

## 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

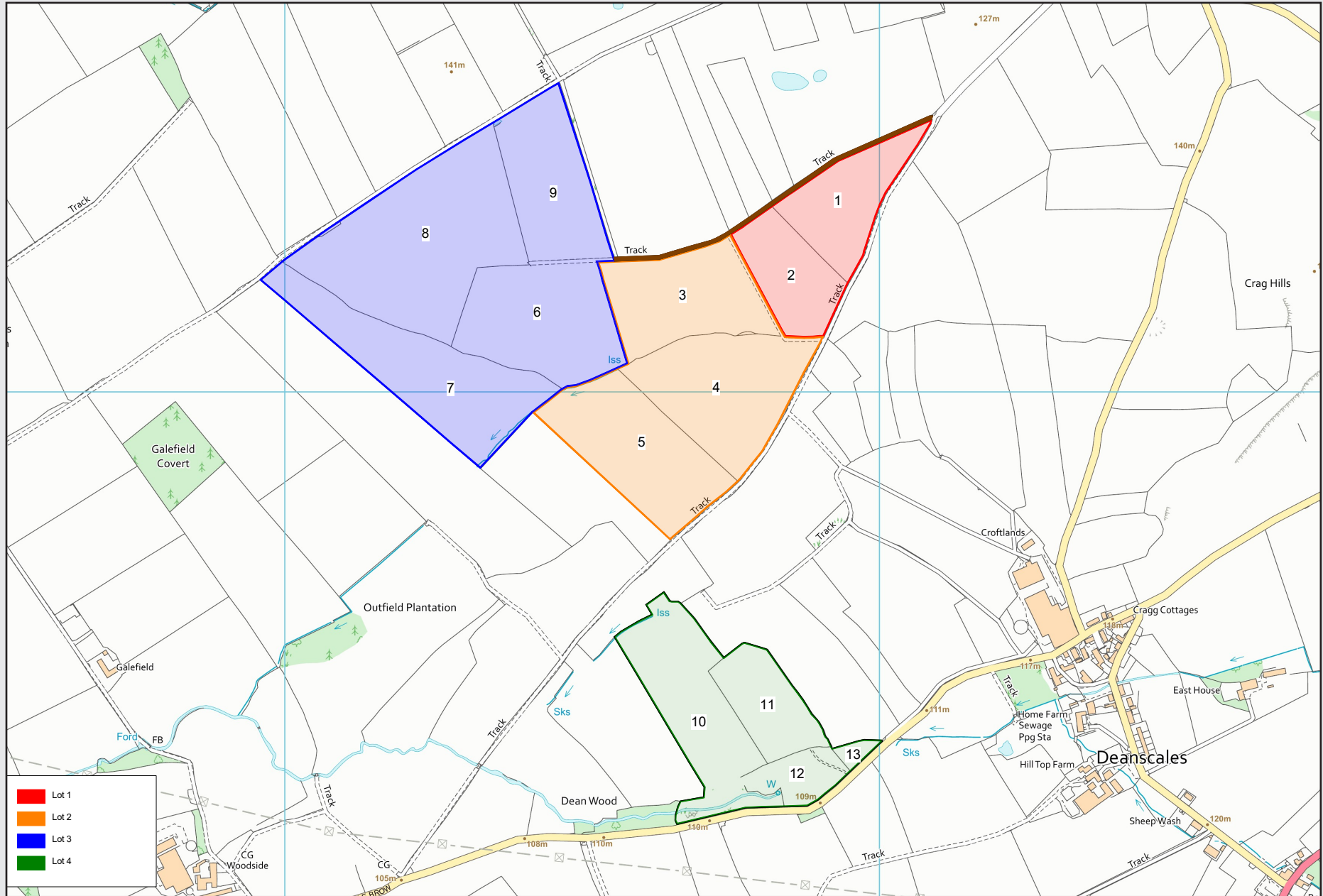
Carlisle

CA1 2RW

Tel: 01228 548385

Email: m.bell@edwin-thompson.co.uk

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
	<b>Lot 1 - Total</b>	<b>5.15</b>	<b>12.73</b>
3	NY0827 6716	3.85	9.51
4	NY0827 7300	4.72	11.66
5	NY0826 6090	4.53	11.19
	<b>Lot 2 - Total</b>	<b>13.1</b>	<b>32.37</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 3 - Total</b>	<b>21.27</b>	<b>52.56</b>
10	NY0927 6832	10.26	25.37
11	NY0826 8147	2.14	5.29
12	NY0826 8232	1.84	4.55
13	NY0826 9638	0.23	0.57
	<b>Lot 4 - Total</b>	<b>10.26</b>	<b>25.35</b>





# 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,  
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.
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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 July 2024