

**FOR SALE**

**Land at Stoneyheugh  
Ellerbeck Lane  
Workington  
CA14 4HF**

**Edwin  
Thompson**



**An Exciting Opportunity to Purchase a Useful Block of Agricultural Land Which Holds Possible Future Development Potential, Subject to Planning. Extending in Total to Approximately 17.76 hectares (43.88 acres).**

**Offers Over £1,300,00**

**Zoopla.co.uk**

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The UK's number one property website

**Ref:**



28 St John's Street,  
Keswick,  
Cumbria  
CA12 5AF

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# Edwin Thompson



## Location

The site is located south of the town of Workington in west Cumbria, north of Lillyhall. Workington town centre lies approximately 1 mile from the property and offers a broad range of amenities including infant, junior and secondary schools, pubs, leisure facilities and shopping, being the main shopping centre for west Cumbria.

The City of Carlisle is situated some 33 miles from the property, offering a wealth of amenities, including shopping and entertainment. Carlisle being the central administration hub for Cumbria and the Scottish Borders.

The property benefits from excellent transport links being in close proximity to the A66 and A595, both being major trunk roads connecting west Cumbria to Penrith, Carlisle and the M6 Motorway.



## The Opportunity

The site comprises of a productive block of agricultural land extending to approximately 17.76 hectares (43.33 acres). The land is classified as being of Defra Grade 3 quality, with slowly permeable, seasonally wet, acidic loamy soils. The land is currently down to permanent pasture.

The site holds possible future development opportunities, having been designated for residential development in a previous Allerdale Local Plan. The site has also in the past been under option to a housing developer and a screening requesting was submitted over the site for a large-scale residential development. Further details can be obtained from the Allerdale Borough Council website or from the selling agent on the past planning history of the site.

Access is provided from the public highway then from field to field. The land is served by a natural water supply.

## Rights, Easements and Outgoings

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

## Basic Payment Scheme

There are no entitlements included within the sale.

## Environmental Stewardship Scheme

The land is not registered under any Countryside Stewardship Schemes.

## Method of Sale

The land is offered for sale by Private Treaty as a whole, free form any clawback provisions. Offers are invited for the freehold interest.

Unconditional offers should be submitted in writing to the selling agent (Edwin Thompson, 28 St John's Street, Keswick CA12 5AF). Please note that the sellers are not obligated to accept the highest or indeed any offer.

The closing date for offers is Wednesday 15th March 2023 and prospective purchasers are advised to register their interest with the selling agent following inspection.

The vendors reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale.

## Legal Costs

Each party to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

## Money Laundering Regulations

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

## Viewing

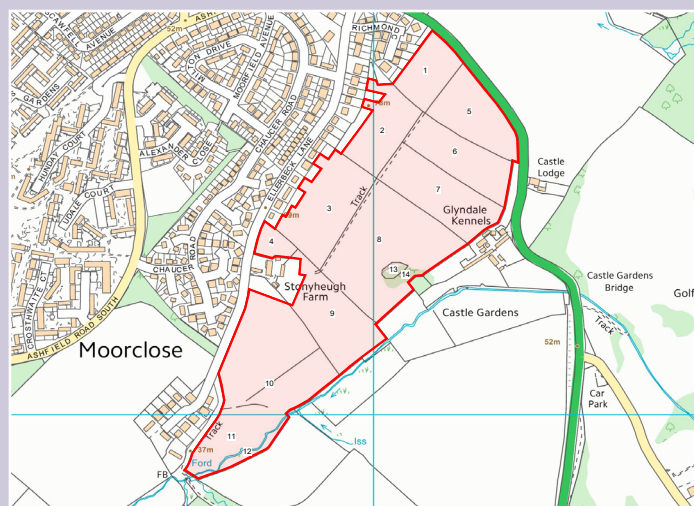
The site is available to view strictly by prior appointment with the Keswick office of Edwin Thompson Property Services Ltd.

## Contact:

Matthew Bell m.bell@edwin-thompson.co.uk  
Megan Proctor m.proctor@edwin-thompson.co.uk

Tel: 017687 72988

Schedule of Areas			
Land at Stoneyheugh			
ID Number	Field Number	Hectares	Acres
1	NY 0127 0962	0.91	2.25
2	NY 0127 0152	1.19	2.94
3	NY 0027 9138	1.82	4.50
4	NY 0027 8230	0.43	1.06
5	NY 0127 1853	1.40	3.46
6	NY 0127 1645	1.36	3.36
7	NY 0127 1239	1.67	4.13
8	NY 0127 0231	3.01	7.44
9	NY 0027 9218	1.55	3.83
10	NY 0027 8213	2.88	7.12
11	NY 0026 7594	1.08	2.67
12	NY 0026 7692	0.25	0.62
13	NY 0127 0225	0.08	0.20
14	NY 0127 0524	0.13	0.32
<b>TOTAL</b>		<b>17.76</b>	<b>43.88</b>



## IMPORTANT NOTICE

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

- 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.
- 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.
- 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.
- 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.
- These particulars were prepared in May 2022

Regulated by RICS



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.