

Edwin
Thompson



FOR SALE

LAND AT DEAN, WORKINGTON CA14 4TJ

A BLOCK OF GOOD QUALITY AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 22.48 HECTARES (55.55 ACRES)
GUIDE PRICE: £405,000 (FOUR HUNDRED AND FIVE THOUSAND POUNDS)

Land at Dean, Workington CA14 4TJ

Dean
0.7 miles

Workington
6.7 miles
(all distances are approximate)

Cockermouth
6.5 miles

Lilyhall
4.8 miles

What3Words: ///memory.exploring.pods

A BLOCK OF GOOD QUALITY AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 22.48 HECTARES (55.55 ACRES)

FOR SALE AS A WHOLE OR IN LOTS

LOT 1: Land at Dean extending to approximately 15.06 hectares (37.21 acres) of agricultural land.

Offers Over - £285,000 (Two Hundred and Eight Five Thousand Pounds)

LOT 2: Land at Dean extending to approximately 3.41 hectares (8.43 acres) of agricultural land.

Offers Over - £75,000 (Seventy-Five Thousand Pounds)

LOT 3: Land at Dean extending to approximately 4.01 hectares (9.91 acres) of agricultural land.

Offers Over - £45,000 (Forty Five Thousand Pounds)

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



SELLING AGENT
Edwin Thompson
FIFTEEN
Rosehill
Carlisle
CA1 2RW

Tel: 01228 548385
Matthew Bell



LOCATION

The property is situated in close proximity to the village of Dean in the Cumberland district in the County of Cumbria, approximately 6.7 miles southeast from Workington. The land is located in four separate field enclosures in three blocks with access from the public highway or from field to field.

DESCRIPTION

The sale of the Land at Dean offers an opportunity to acquire useful parcels of productive agricultural land, all of which are currently down to grassland. Extending in total to 22.48 hectares (55.55 acres). All of the land is classed as Grade 3 agricultural land, and the soils are described as Slowly permeable seasonally wet acid loamy and clayey soils, mostly suited to grass production for dairying or beef; some cereal production often for feed.

The land benefits from good access from the public highway at each lot location.

METHOD OF SALE

The property is offered for sale 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

Natural water supply, further details are available upon request.

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.

TENURE & POSSESSION

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

SPORTING AND MINERAL RIGHTS

The sporting rights are included within the freehold sale.

The mineral rights are owned by a third party and are therefore not included in the sale.

ENVIRONMENTAL STEWARDSHIP SCHEME / SFI

The land is entered in a Higher Tier Stewardship Scheme, which expires on 31.12.2026. Further details are available upon request.

The successful purchaser will be responsible for taking over this 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.

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

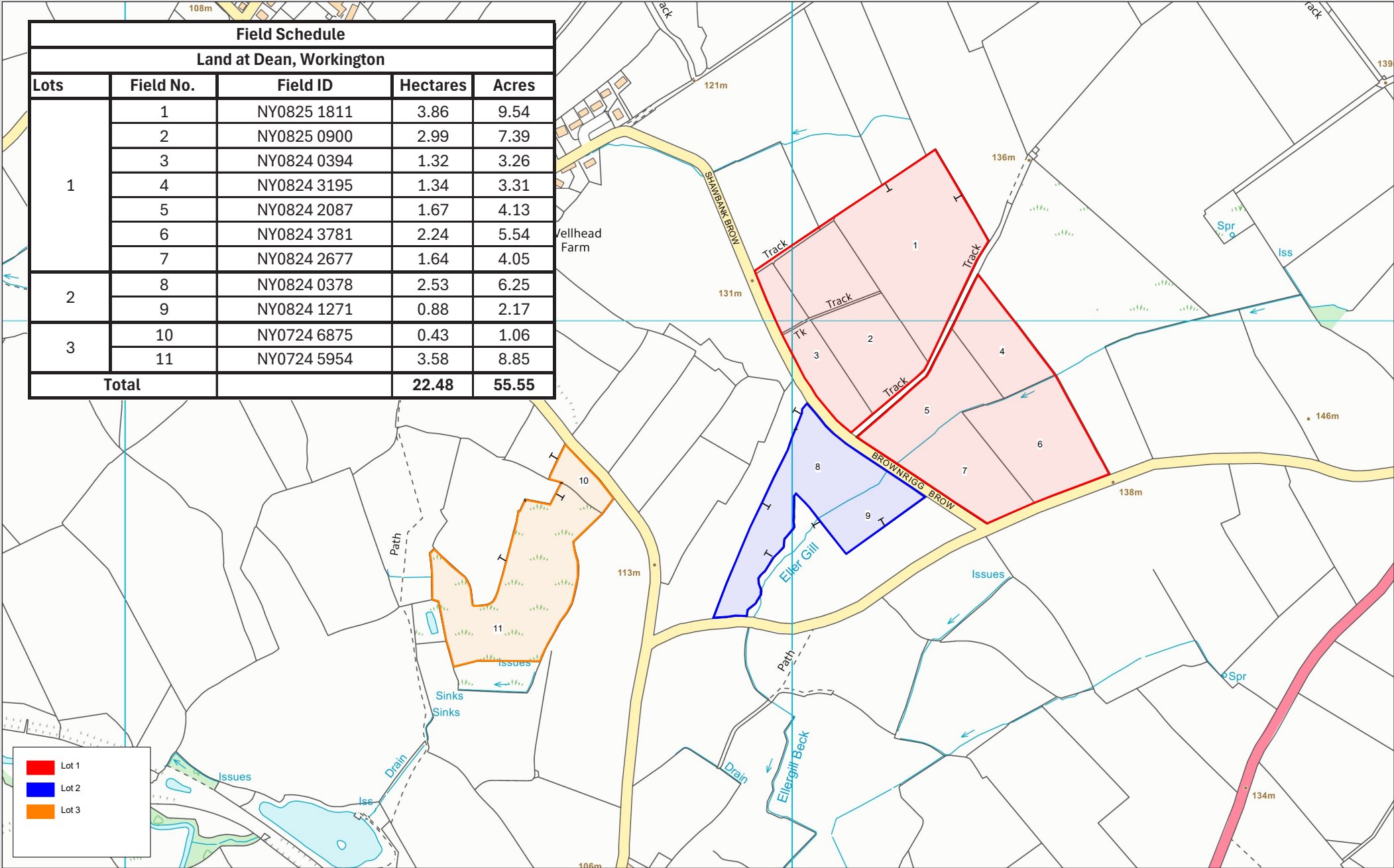
Mr Matthew Bell MRICS FIAA
Edwin Thompson
FIFTEEN
Rosehill
Carlisle
CA1 2RW
Tel: 01228 548385
Email: m.bell@edwin-thompson.co.uk



LOT 1



LOT 2





Edwin
Thompson



LOT 3

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 April 2025