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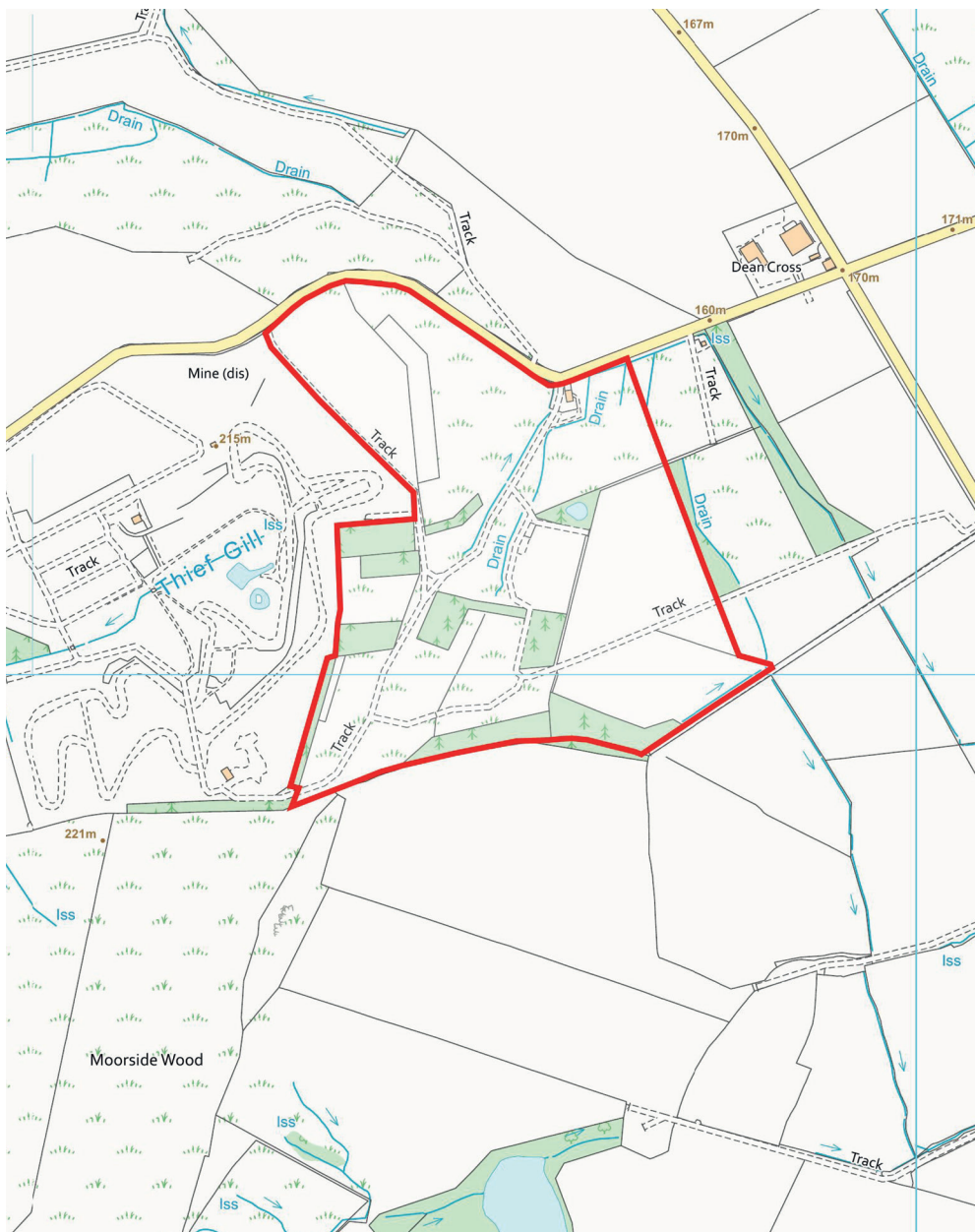
HOPE'S
AUCTIONEERS & LAND AGENTS



LAND AT DEAN CROSS

LAMPLUGH, WORKINGTON, CA14 4RH

Auctioneers & Valuers serving the Cumbria Agricultural Community since 1897



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For sale by Private Treaty

A BLOCK OF AGRICULTURAL LAND EXTENDING TO 47.83 ACRES.

The land presents an attractive opportunity for both agricultural and recreational sporting use with the benefit of established woodlands and a flight pond. Hardcore tracks run through the property providing excellent access, the land boasts roadside access, a small cattle shed and handling system, and a shooters portacabin.

This charming block of land lies near Dean Cross, Lamplugh, southwest of the town of Cockermouth. The land benefits from direct road access.

47.83 acres of land contained within a single enclosed block, optimally situated with direct road access.

Since purchased, the property has been used for agricultural grazing and as a small-scale private shooting estate. The current owners have taken full advantage of the land's favourable topography, with strategic blocks of woodland having been thoughtfully established in ideal locations for successful pheasant drives. The resulting terrain and cover naturally lends itself to this purpose, though this unique opportunity now offers the new owners the ability to take on this outstanding property and develop it further.

On the holding is a 2-bay steel barn with adjoining livestock pen and handling facility. There is also a shooters cabin on site. With its flexibility for agricultural or sporting uses and excellent accessibility, as well as the potential for other uses subject to the relevant consents, this block of land represents an attractive and exciting opportunity.

Viewing

Viewing by appointment only. Please contact the Land Agency Department.

Schedule of the fields

Field Number	Hectares	Acres
NY0521 3294	0.15	0.37
NY0521 3499	0.07	0.17
NY0521 5192	0.39	0.96
NY0521 5399	1.14	2.81
NY0521 6293	0.48	1.18
NY0522 3704	0.23	0.56
NY0522 3809	0.48	1.18
NY0522 3815	0.32	0.79
NY0522 3831	1.95	4.81
NY0522 3912	0.17	0.42
NY0522 4330	0.48	1.18
NY0522 4515	8.35	20.63
NY0522 4706	0.31	0.76
NY0522 4817	0.09	0.22
NY0522 5617	0.02	0.04
NY0522 5703	0.25	0.61
NY0522 6118	0.20	0.49
NY0522 6719	0.29	0.71
NY0522 6806	3.99	9.85
TOTAL	19.36	47.83

Method of Sale

The property will be offered for sale by Private Treaty in as a whole. Offers are to be made in writing to the selling Agent. The Vendors reserve the right to sell the property without setting a closing date and any potential purchasers are therefore advised to register their interest with the selling Agent. The Vendors reserve the right to amend the sales particulars.

Vacant Possession and Completion

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. This is to take place within four weeks of an offer being accepted. The deposit will be non-refundable in the event of the purchaser(s) being unable to complete a sale for any reason not attributable to the Vendors or their agent. Vacant possession of the holding will be given on completion. Vacant possession cannot be given prior to this date. The current private shoot will run until 1 February 2024

Tenure

We understand that the title of the property is freehold.

Environmental Schemes

The land is currently managed within a Mid-Tier Stewardship agreement which began on 1/1/2023 for 5 years. This provides an income of £1,775.70 a year plus fencing and capital works. The scheme will be transferred to the purchaser. Full details available on request.

Sporting and Mineral Rights

The Sporting and Mineral Rights are not owned and are not included in the sale.

IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information. The Vendor Reserves the right to sell the property without notice.

Particulars Prepared August 2023

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Ingoings

There are to be no ingoing claims affecting the property.

Boundary Maintenance

The maintenance liability for the property is not currently known.

Water

The property will benefit from a mains water connection.

Purchaser Registration

As part of the Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.



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