



Guide Price £470,000

Particulars of sale of:
Land at Crosby,
Maryport
Cumbria CA15 6RW

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A BLOCK OF PRODUCTIVE MOWING/GRAZING/ARABLE LAND WITH
WOODLAND EXTENDING IN TOTAL TO APPROXIMATELY
50.15 ACRES (20.30 HA) OR THEREABOUTS

Cockermouth 7 miles – Keswick 22 miles – Maryport 3 miles
(all distances are approximate)

FOR SALE BY PRIVATE TREATY AS A WHOLE

The What3Words location of the access land to the land is [///share.snippets.boost](https://www.what3words.com/share/snippets/boost)

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



Introduction / Location

The land is located close to the village of Crosby lying to the eastern side of Dearham Bridge Road as shown on the attached sale plan.

Directions

The village of Crosby lies on the A596 Thursby to Maryport road. At the western end of Crosby turn onto the Dearham Bridge Road and on leaving the village the land is on the eastern side of the road as shown on the attached sale plan.

The What3Words location of the access land to the land is [///share.snippets.boost](#)
The postcode if using Satnav is CA15 6RW, but please be advised that some Satnav's do not link to the correct location.

Viewing

Prospective purchasers of the land may view on foot only at any reasonable daylight hour whilst in possession of a copy of these sales particulars.

Method of Sale

The property will be offered for sale by private treaty as a Whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd using the offer form which can be downloaded from the Sole Agent's website.

The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd.

The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

General Description

The land is in good heart and in the past has been in an arable rotation. The fields are currently sown down to grass with the Lot as a Whole extending in total to 50.15 acres (20.30 hectares). According to maps produced by the RPA included in this total acreage are areas of under grazed woodland and a wildlife conservation area extending to 4.09 acres (1.66 hectares). The Lot has a mains water supply with roadside frontage along part of its western boundary with access also being taken from a shared access track running from the council highway.

In the south western corner of field 9866 the gateway is shared with the field to the south.

The land lies outside of the Nitrate Vulnerable Zone (NVZ) according to Government mapping and has a guide price of £470,000.

Summary of Property/Guide Prices

The property has a guide price of £470,000 for the land extending as a Whole to 50.15 acres (20.30 ha) or thereabouts.

Guide Price - £470,000

Land	Ha	Ac
1594	4.32	10.67
9866	4.55	11.24
1361	4.09	10.11
2642	0.62	1.53
2960	6.72	16.60
TOTAL	20.30	50.15

Midtown Farm, Crosby

The land currently forms part of Midtown Farm which is also on the market and can be bought subject to separate negotiation.



General Remarks

Tenure

We understand that the title of the property is freehold. The property will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and Completion

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. Vacant possession will be given on completion.

Ingoings

There are to be no other ingoing claims effecting the property.

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.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

Purchaser Registration

As part of Government Anti-Money Laundering Regulations relating to the sale of property, we as Sole 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.

Further Photographs and Drone Footage

Additional photographs, drone footage and videos of the land can all be viewed on the website of the Sole Agents, www.ianritchielandagents.co.uk. From the Home page, select 'Property for Sale' and then click on the text saying 'Land at Crosby' which is located to the right of the photograph of the land. From here it is possible to view particulars, offer form, additional photographs of the property and video/drone footage.

Image Capture Dates

All of the photographs and video footage were taken during March 2025.

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 whatsoever 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 vendors reserve the right to sell the property without notice.**

Solicitors

If you require any information of a legal nature,
please contact the vendors solicitors Alex Keegan
at:



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1 Victoria Place
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Particulars prepared: May 2025
Photos taken March 2025
Video footage taken March 2025

Sale Plan

