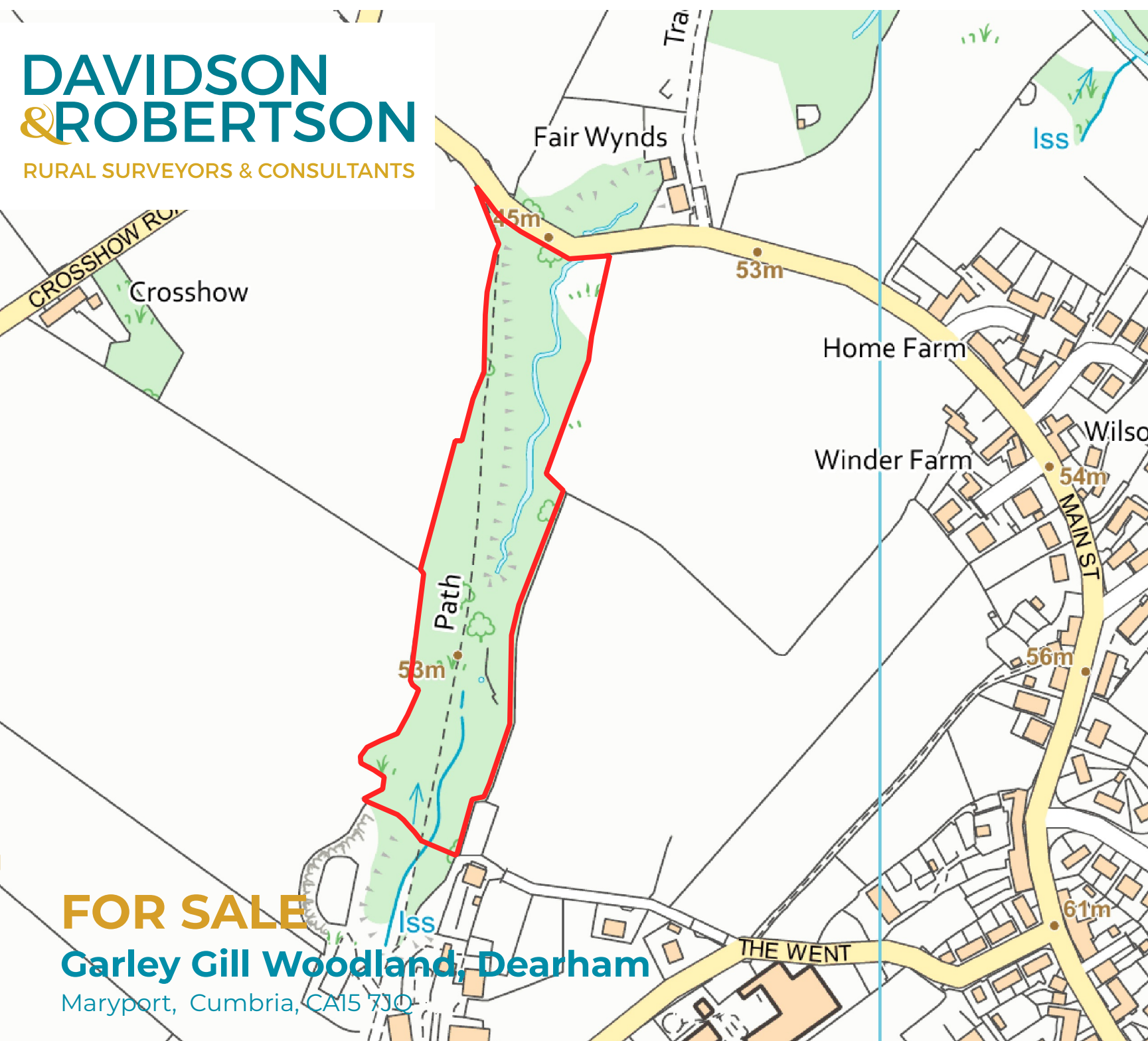


# DAVIDSON & ROBERTSON

RURAL SURVEYORS & CONSULTANTS



## INDICATIVE SALES PLAN

Garley Gill  
Dearham Maryport

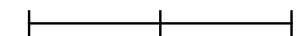
Area: 5.21 acres 2.11 (ha)

Key

 Boundary

A4 - Scale- 1:3179

0 0.05 0.1 km



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### FOR SALE

## Garley Gill Woodland, Dearham

Maryport, Cumbria, CA15 7JD

# D&R

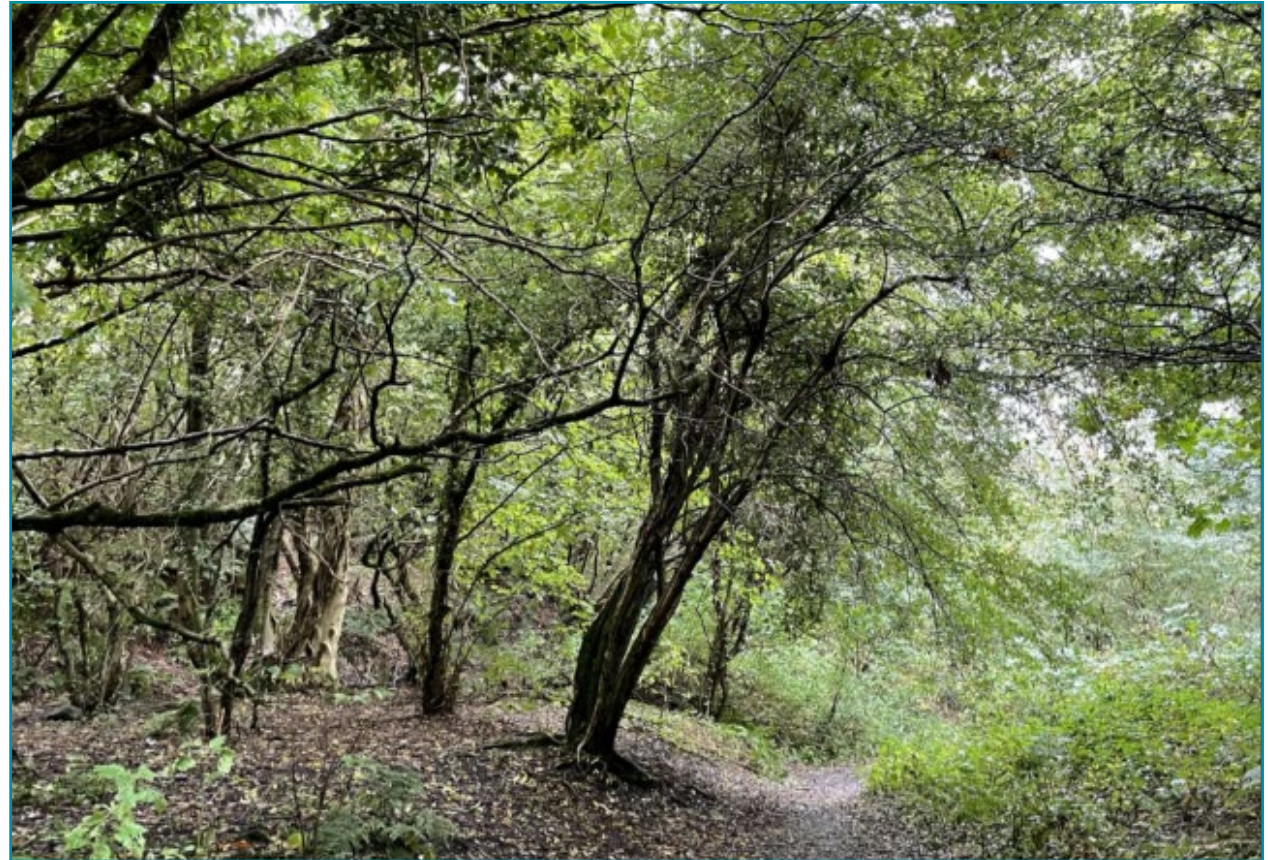
EST.1891

# Garley Gill Woodland, Dearham

Maryport, Cumbria, CA15 7JQ

A unique opportunity to acquire 5.21 acres (2.11 ha) or thereby of amenity Woodland in Dearham.

- Amenity Woodland
- Roadside access
- Well located on the edge of Dearham
- Available as a whole



## Selling agents

**Davidson & Robertson**  
7M Lakeland Business Park  
Cockermouth  
Cumbria  
CA13 0QT

Tel: 01900 268 633  
Fax: 0131 449 5249  
Email: sales@drrural.co.uk  
Web: www.drrural.co.uk

## Situation

Garley Gill is located property near the village of Dearham, approximately 5 miles northwest of Cockermouth and 2.5 miles east of Maryport. The land is located to the northeast of the village.

Maryport - 2.5 miles  
Cockermouth - 5 miles  
Workington - 7 miles  
Carlisle - 30 miles

## Access

Access can be taken directly via Mainstreet

The What3words code for the property is:///bachelor.provoking.movements

## Directions

From Cockermouth take the A5086 heading north. At the roundabout take the second exit on to the A594. Follow the A594 for approximately 2 miles then turn right sign posted to Dearham. After approximately 1.5 miles turn left onto Row Brow. Follow Row Brow to join Main Street for approximately 0.3 miles. The land can be found on the left-hand side of the road.

## Description

Garley Gill is located in the village of Dearham and extends to approximately 5.21 acres (2.11 ha) and is mainly amenity woodland including a range of broadleaf trees, with a stream and public footpath running through the middle of The Land. Garley Gill is currently used as a public footpath for walkers in the village and is kept in good condition, the land is fenced off and surrounded by agricultural land.

## Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

## Mineral Rights

To the extent they are included within the vendor's title.

## Local Authority

Cumberland Council  
Allerdale House  
Workington  
Cumbria  
CA14 3YJ  
Tel: 0300 3733 732

## Plans, Areas and Schedules

These are based on the IACS, Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd.  
Telephone: 01900 268633 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

## Date of Entry

By mutual agreement.

## Deposit

A deposit of 10% of the purchase price will be payable on exchange of contracts. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

## Planning

We are not aware of any planning permission on The Land. Prospective purchasers should make their own investigations into planning matters and seek relevant professional advice

## Solicitor

Katherine Pretswell-Walker  
Cartmell Shepherd Solicitors  
Viaduct House  
Carlisle  
Cumbria  
CA3 8EZ  
Tel: 01228 514077  
Email: katherine.pretswell-walker@cartmells.co.uk

## Important Notes

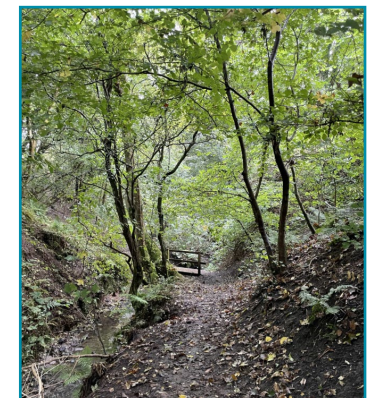
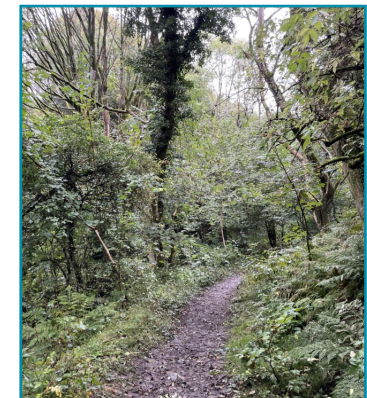
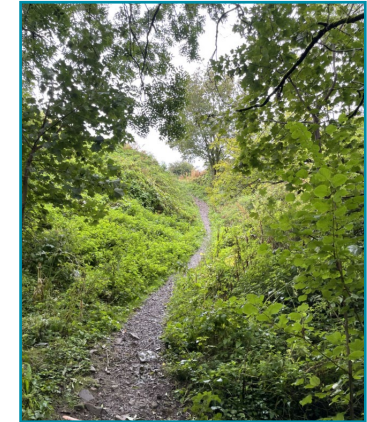
Interested parties should register their interest and any proposals should be submitted to sales@drrural.co.uk or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 9UQ. Should a proposal be submitted to the office address please also confirm via telephone or email. The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties. A closing date for proposals may be fixed. The owner is not bound to accept any proposal, or go to a closing date.

## Offers

All offers should be submitted to the selling agent, along with the relevant Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 paperwork, to the Selling Agent.

## Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. Particulars and misrepresentation These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or



form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

#### Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson 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 this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photographs Taken – October 2024  
Particulars prepared - October 2024

