

FOR SALE
Land at The Borders, Dearham

Row Brow Park, Dearham, Maryport, Cumbria CA15 7JU

**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

Land at The Borders, Dearham

Row Brow Park, Dearham,
Maryport, Cumbria CA15 7JU

An attractive opportunity to acquire land on the edge of the popular village of Dearham.

The land extends to 4.2 acres or thereby and is currently used for agricultural purposes, but would be suited to a wide range of uses including equestrian.

There may be future development potential subject to obtaining the relevant permissions.

- Popular village location
- Suitable for a range of uses
- Future development potential

Selling agents

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

Tel: 01900 268 633
Email: sales@drrural.co.uk
Web: www.drrural.co.uk



Situation

The Land is located to the east of the village of Dearham. Dearham is a popular village offering a local convenience store and petrol station, pub, primary school and church. It is well located to the nearby towns of Cockermouth and Maryport which offer further amenities.

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

Access

Access to the land is via Row Brow Park.

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 right onto Row Brow. Follow Row Brow and then turn left onto Row Brow Park. Follow the road until reaching the land which is located to the rear of Row Brow Park.

What3Words: ///generals.portfolio.unstated

Nearest Postcode: CA15 7JU

Description

The Land at Dearham extends to 4.2 acres (1.7 hectares) or thereby. The land is currently utilised for agricultural purposes, but could be suitable for a wide range of uses including equestrian and amenity purposes.

There may also be future development potential subject to obtaining relevant permissions.

The Land benefits from roadside access via Row Brow Park.

Services

It is up to prospective interested parties to make their own enquiries with regards to services for the property. It may be that connection(s) are reserved in favour of the Owners retained property as part of any agreement should the Owners wish to retain any part of the Property.

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge.

Environmental Schemes

It is understood that the Land is currently entered into a Sustainable Farming Incentive Agreement. Further details can be obtained from the Selling Agent.

Planning & Development

There are no known current planning applications on the Property. Prospective purchasers should make their own investigations into planning consents and all relevant information including looking at the local authority planning portal. It is recommended that those interested seek appropriate professional advice.

It may be that other uses for the site could be looked into and prospective purchasers should make their own enquiries accordingly and any such use would be dependent on obtaining the relevant permissions.

Clawback

Please note that the land is subject to a clawback in favour of the Vendor. This is for a period of 25 years and a 30% uplift in value if planning permission is granted for anything other than its current use. Further details can be provided from the Vendors solicitors.

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
117 Botchergate
Carlisle
CA1 1RF
Tel: 0300 373 3732

Plans, Areas and Schedules

These are based on the 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.

Solicitor

Sam McAlister
 Miniham McAlister
 Unit 1B South Mill
 Warwick Bridge
 Brampton
 CA4 8RR
 Tel: 01228 217218
 Email: sam@minihanmcalister.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.

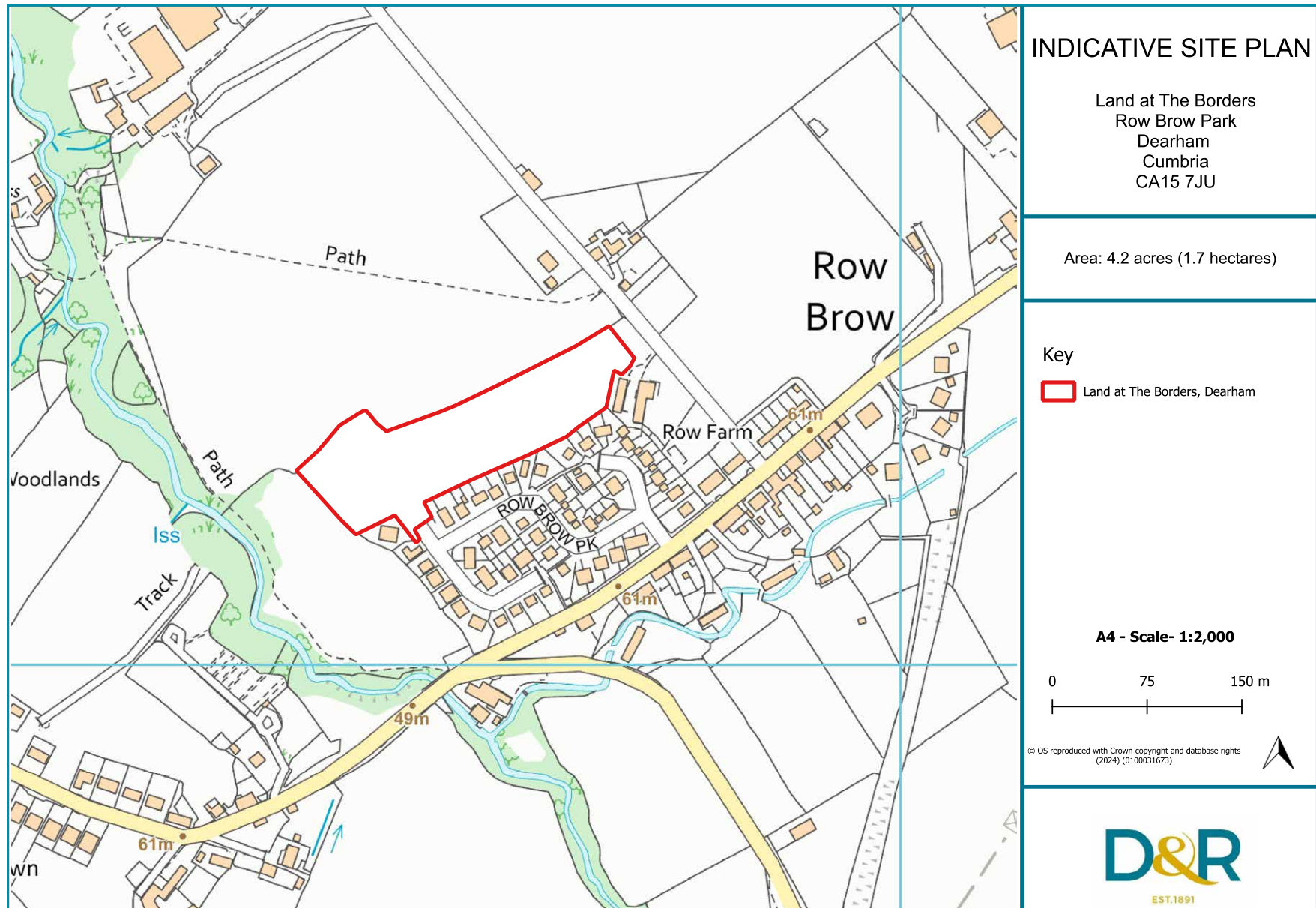
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

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.

Particulars Prepared July 2025
Photographs Taken July 2025





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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.

f DR Rural **in** davidson-robertson **@** Davidson_and_robertson
www.drrural.co.uk

To Whom It May Concern

Our ref: 881.25

Your ref:

Date: Date as postmark

Dear Sir / Madam

**LAND AT THE BORDERS, ROW BROW PARK, DEARHAM, MARYPORT, CUMBRIA CA15 7JU
CLOSING DATE**

Thank you for your interest in the Land at The Borders, Row Brow Park, Dearham. I can confirm that a closing date has been set. Please submit offers no later than:

12 noon on Friday 17th October 2025

Offers should be completed on the accompanying tender form and emailed to sales@drrural.co.uk or posted to Davidson & Robertson, Suite 7M Lakeland Business Park, Lamplugh Road, Cockermouth, CA13 0QT.

Please ensure that all offers are marked 'Land at The Borders – Private and Confidential' which will ensure offers remain unopened until the closing date.

The Vendor is not bound to accept the highest or indeed any offer. Please also note that any areas and plans are to be treated as indicative and for illustration purposes only.

Should you have any queries, please do not hesitate to get in touch.

Yours Faithfully

pp 

Davidson & Robertson
Tel: 01900 268633



Davidson & Robertson is the trading name of Davidson & Robertson Ltd.
Registered in Scotland No. 270490.
Letting Agent Registration No. LARN1904065.
VAT No. 806525144.
Registered office: Riccarton Mains, Currie, Edinburgh, EH14 4AR.
A list of Directors available on request.
Offices across Scotland and Northern England.



**LAND AT THE BORDERS
ROW BROW PARK, DEARHAM, MARYPORT, CUMBRIA, CA15 7JU**

SUBJECT TO CONTRACT

TENDER FORM

To be emailed to sales@drrural.co.uk or posted to Davidson & Robertson, Suite 7M, Lakeland Business Park, Lamplugh Road, Cockermouth, CA13 0QT

By no later than

12 NOON ON FRIDAY 17TH OCTOBER 2025

Name(s)	
Address	
Telephone	
Email	
I / We submit the following offer for the Land at The Borders (£)	
My / Our offer is	☐ Cash purchase ☐ Subject to finance ☐ Subject to sale of other property Please tick as applicable
Agent details (if applicable)	



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A list of Directors available on request.
Offices across Scotland and Northern England.



Proof of funds	Please provide proof of funds as an attachment
Solicitor	Name Address Email Telephone
Other	Please enter any special conditions of your offer

Signed

Dated

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