
DAVIDSON
&ROBERTSON
THE RURAL EXPERTS
FOR SALE
Land at The Farmery
Calder Bridge, CA20 1DZ

Land at The Farmery

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A unique opportunity to acquire a land parcel extending to approximately 2 acres for grazing or quite enjoyment, containing the ruins of an old farmstead.

- Stunning Views
- Lake District National Park
- World Heritage Site

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

The land parcel known as The Farmery is situated in a remote location at the foot of Ponsonby Fell, accessible only by public footpath.

Located 1.5 miles from the village of Calder Bridge with The Stanely Arms Hotel & Inn and Village Hall. For everyday services Egremont is located approximately 5 miles north and Whitehaven being the main service centre with supermarkets, hospital and a variety of high street shops approximately 10 miles.

Access

Access is from the C4004 and via footpath 424007 only. Access into the field area adjacent to the ruins is over the post and wire fence. No access is permitted via the adjoining farmland.

Directions

From Whitehaven follow the A595 south to Egremont and on to Calder Bridge. In the centre of Calder Bridge turn left onto the Cold Fell road then take the C4004 to Dancing Gate. From here follow public footpath 424007 for approximately 1.2 miles.

What3words

///worlds.inventors.agents

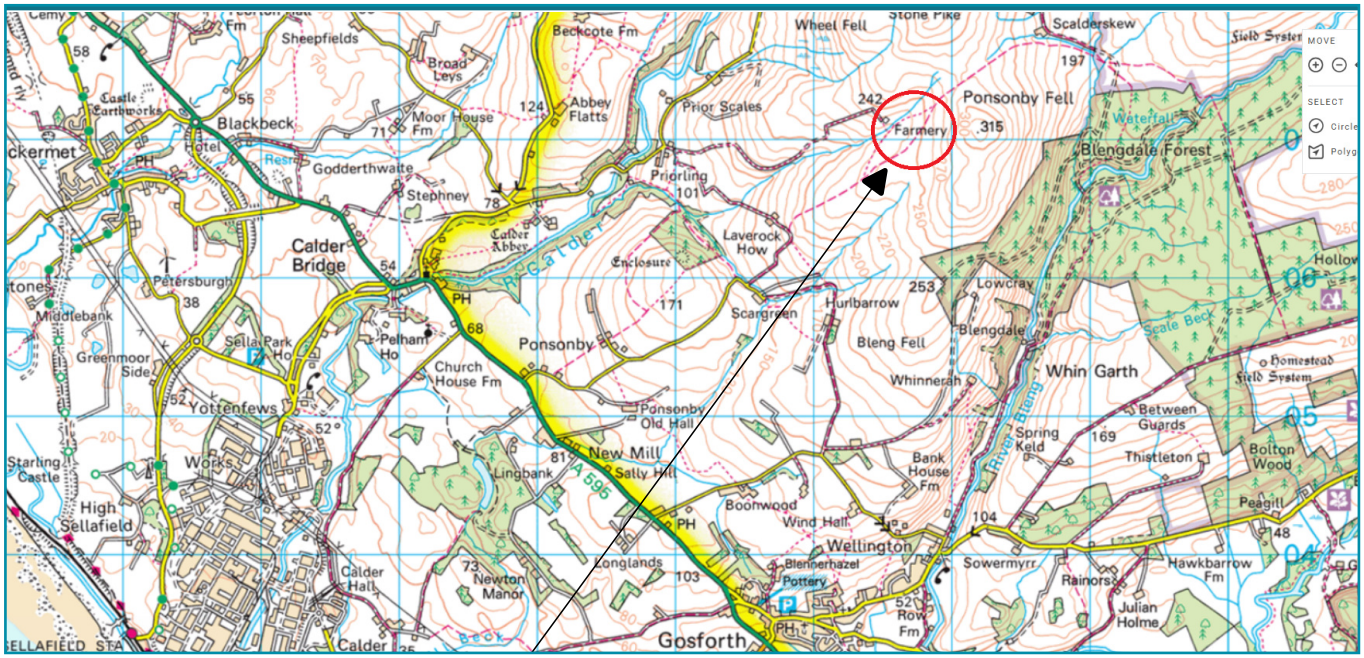
Description

The Farmery is a parcel of less favoured area permanent grassland at the foot of Ponsonby Fell, approximately 232m above sea level. Enjoying far reaching views over the West Cumbrian Coast and the Irish Sea and higher western Lakes District fells. The land contains exposed ruins of the former farm steading, The Farmery. The stone boundary has also fallen to ruin and sheep have access to graze the land from the adjoining land parcels.

Access to the land is by public footpath only. Any gates must be left in the position in which they were found. Dogs must be kept on a lead at all times.

Tenure

The land is sold Freehold in so far as we are aware however is unregistered.



Services
None

Planning & Development
There are no known recent planning applications on this property.

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
Copeland Borough Council

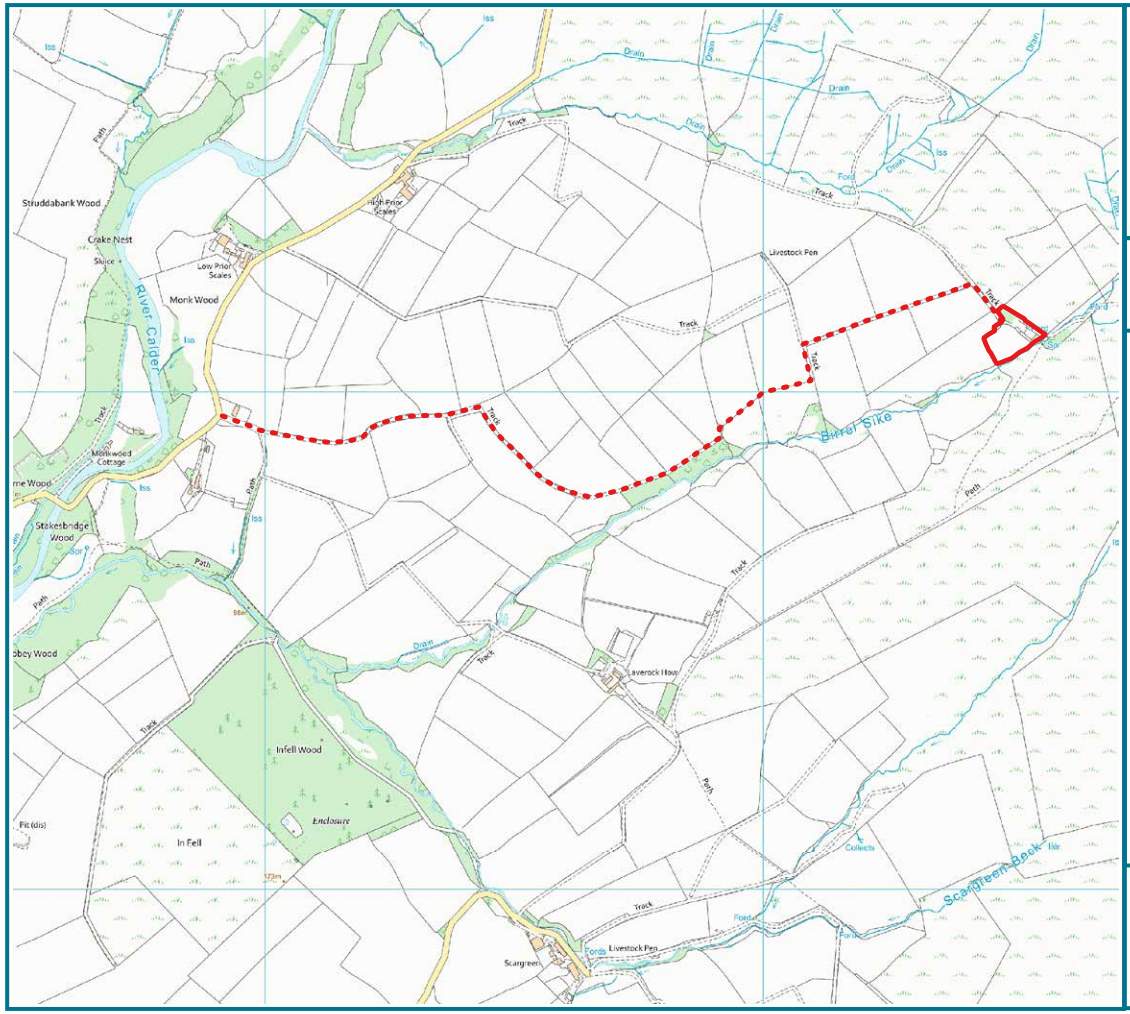
Plans, Areas and Schedules
These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement 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.

Method of sale & guide price
Guide Price for the whole £20,000.

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.



INDICATIVE SALE PLAN

Land at The Farmery

Area: 1.78 acres

Key

- Access Footpath
- Farmery Boundary

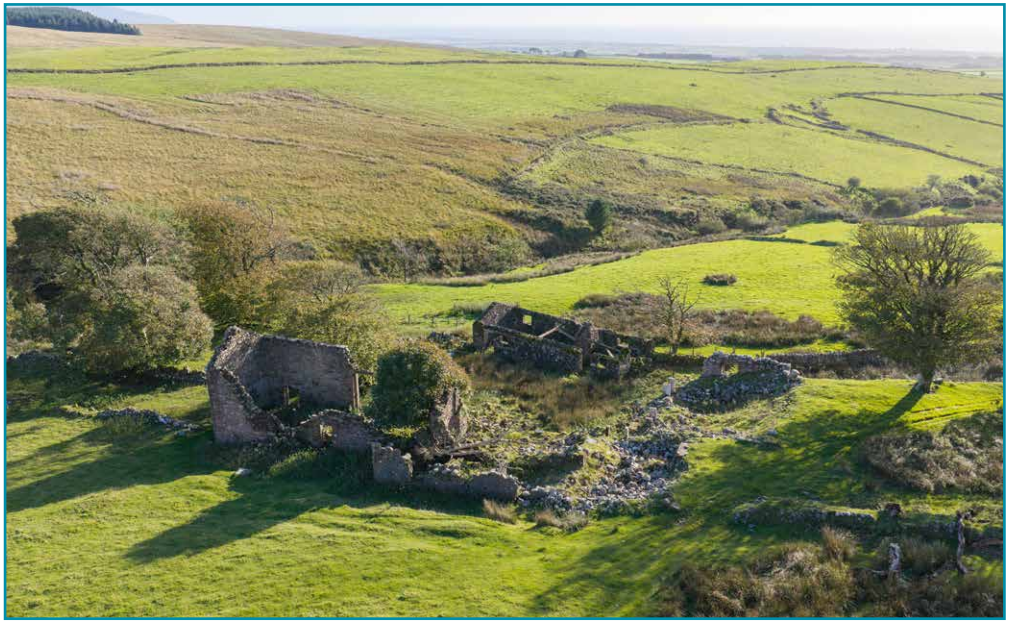
A4 - Scale- 1:10,000

0 100 200 m

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Mobile signal

Buyers are advised to visit OFCOM website for an indication of mobile phone coverage.

Flooding

Prospective Purchasers should look into flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the property in the past.

Restrictions

The Property is not understood to have any restrictions/restrictive covenants or Tree Preservation Orders.

Rights of way

The Property is crossed by public footpath 424007.

Proposal for development

Development of the site is highly unlikely due to its location and the fact there is no permitted vehicular access to the site.

Solicitor

Brockbanks Solicitors, 44 Duke Street, Whitehaven, CA28 7NU

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 0QT. 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 and Anti-Money Laundering (AML) Regulations

All offers should be submitted to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

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.

CCTV

In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

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 – October 2026



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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.

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