

Edwin
Thompson



FOR SALE

LAND AT CUMMERSDALE, CARLISLE, CA2 6BW

EXCELLENT PARCEL OF AGRICULTURAL LAND EXTENDING IN TOTAL TO APPROXIMATELY 29.58 HECTARES (73.11 ACRES)

GUIDE PRICE (AS A WHOLE): £425,000 (FOUR HUNDRED AND TWENTY FIVE THOUSAND POUNDS)



Land at Cummersdale, Carlisle, CA2 6BW

What3Words: ///horn.useful.slip

EXCELLENT PARCEL OF LAND EXTENDING IN TOTAL TO
APPROXIMATELY 29.58 HECTARES (73.11 ACRES)

FOR SALE AS A WHOLE

Whole: 29.58 hectares (73.11 acres)

Offers Over -£425,000 (FOUR HUNDRED AND TWENTY-FIVE
THOUSAND POUNDS)

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



DESCRIPTION

The sale of the land at Cummersdale offers an opportunity to acquire a useful parcel of land along with a large stretch of the River Caldew, extending in total to 29.58 hectares (73.11 acres). The land is currently down to grass and is entered in two separate Higher Tier Stewardship Agreements. The land is accessed from Caldew Road leading out of the village of Cummersdale.

The River Caldew runs through the property which is classified as a Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI).

The property has significant opportunity to be used for Biodiversity Net Gain, Tree Planting or Re Wilding uses being located close to the St Cuthberts Garden Village.

The property has been impacted by the Carlisle Southern Link Road some areas of land still require reinstating and handing back.

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty. Offers should be submitted in writing to Kate Armstrong, Edwin Thompson LLP, FIFTEEN, Rosehill, Carlisle, CA1 2RW

The vendor reserves the right to withdraw / exclude any of the land shown at any time and to generally amend the particulars for sale and method of sale. Therefore, prospective purchasers are advised to register their interest with the selling agents.

Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession being given upon completion.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are not included within the sale as they are not owned by the seller.

BASIC PAYMENT SCHEME

The delinked payments under the Basic Farm Payment are to be retained and are not included within the sale.

HIGHER TIER STEWARDSHIP AGREEMENT

The land is entered into a two separate Higher Tier Stewardship Agreements. There are two main options for these two schemes being:

SW12 – Making Space For Water – The Option for this Expires in 2044 for one agreement and 2045 for the other.

SW16 – Flood Mitigation on Permanent Grassland – The Option for this Expires in 2029 for one agreement and 2030 for the other.

Further details are available upon request.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The property is sold subject to and with any benefit of all rights of way, whether public or private and any existing or proposed wayleaves, easements, rights of servitude restrictions and burdens of whatever kind whether referred to in these particulars or not. The buyer will be held to satisfy himself or herself on all such matters.

There is a Public Footpath which runs along the route of the tarmac track running through the land.

The property is also subject to several easements.

The property also has restrictive covenants on restricting any building taking place on the land along with other conditions.



VIEWING

The property can be viewed on foot at anytime during daylight hours with a set of these sales particulars.

MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

SELLING AGENT

In accordance with the Estate Agents Act 1979, we hereby disclose that the seller of this property is a director/partner of this agency.

For Further Details:

Kate Armstrong

Edwin Thompson

FIFTEEN

Rosehill

Carlisle

CA1 2RW

Tel: 01228 548385

Email: k.armstrong@edwin-thompson.co.uk



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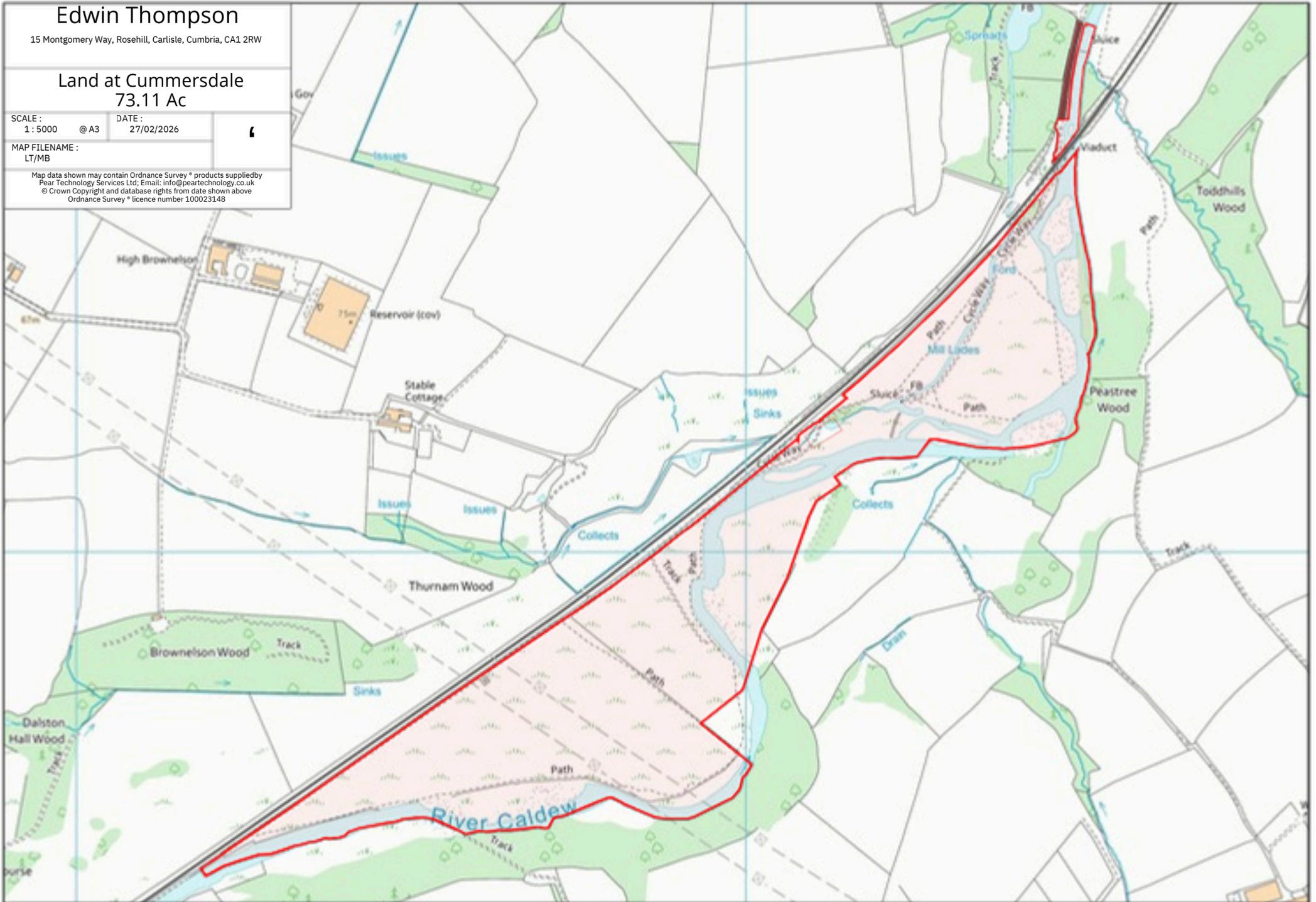
15 Montgomery Way, Rosehill, Carlisle, Cumbria, CA1 2RW

Land at Cummersdale 73.11 Ac

SCALE : 1 : 5000 @ A3 DATE : 27/02/2026

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Land at Cummersdale

Edwin
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IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
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4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in February 2026.

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