

FOR SALE

Hillside

Seaton



**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

Hillside

Camerton Road, Seaton, Cumbria, CA14 1LP

A rare opportunity to purchase a smallholding with building plots for 5 detached houses and further development potential. The site is ideally located on the edge of the popular west Cumbrian village of Seaton. The smallholding would lend itself to a wide range of uses such as raising livestock, equine interests and has previously been used as a market garden. The building plots presents a unique opportunity to create contemporary development in a great location.

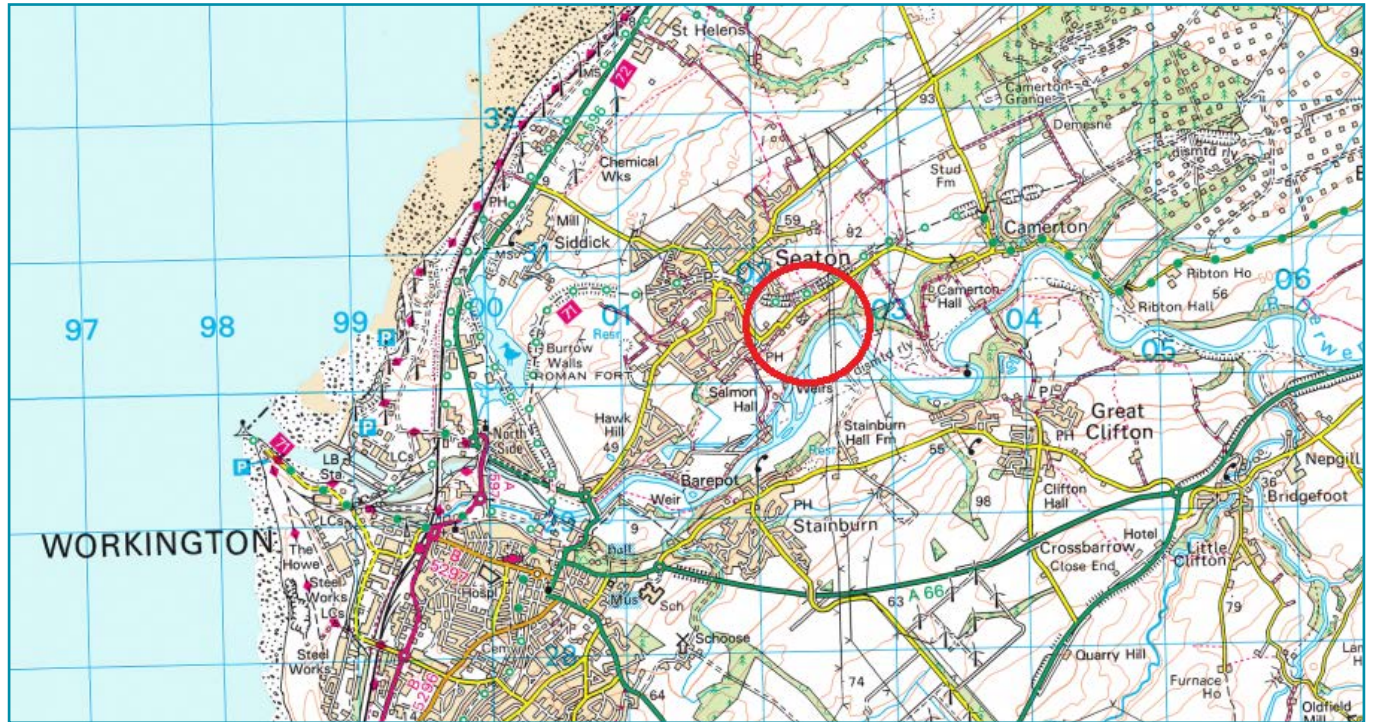
- 4 Bedroom detached house
- Workshop
- Modern sheds
- Greenhouse
- Cool storage
- Field
- Site for 5 modern detached houses
- Potential for further development (subject to usual consents)
- Extending to 8.11 acres (3.28 hectares) or thereby

For sale as a whole or 3 Lots.

Selling agents

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

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



Situation

Situation The property has excellent access to west Cumbria and is located in the village of Seaton. Seaton provides a range of amenities such as shops, school and takeaways. A larger range of services and amenities are provided by Cockermouth and Workington and is close to Dunmail Park. The property is well located to access west Cumbria and the Lake District. The subjects boast views over towards the Lake District and the Derwent Valley.

Workington – 2 miles • Wigton – 8.5 miles
 Cockermouth – 10 miles • Carlisle – 20 miles

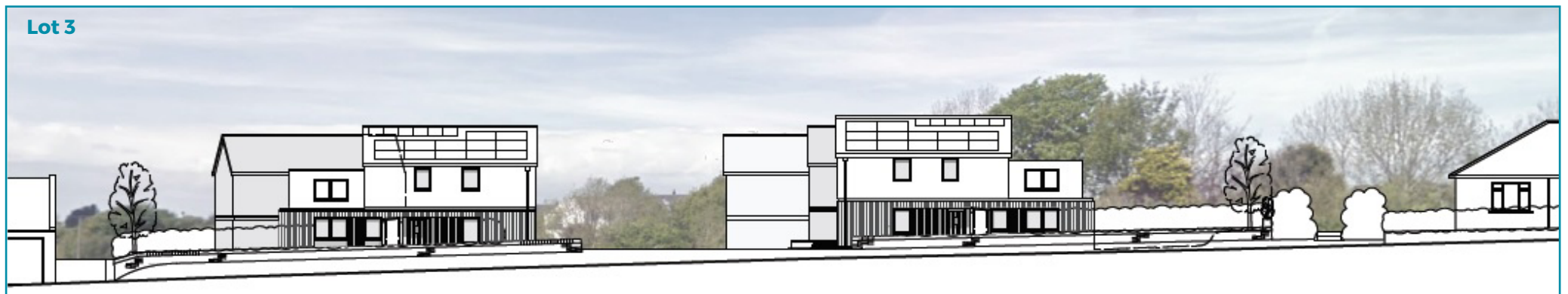
Access

Access is taken from Camerton Road.

Directions

From Workington Town Centre, take the A596 road north over the River Derwent. At the roundabout, take the 2nd exit to Calva Brow and continue for 1.5 miles. In the village of Seaton, turn right onto Church road. At the end of Church Road, Turn right onto Causeway road and follow this for 0.5 miles. Hillside House and land is on the righthand side. The building plots are on the left hand side.

From Cockermouth/The Lake District. From Cockermouth (Belle Vue roundabout) take the A594 towards Maryport. After approximately 3 miles take a left onto Seaton Road towards Broughton Moor. After approximately 0.8 miles from Broughton Moor take a left at Flimby Brow. In approximately 1 mile take the next left towards Camerton and once in Camerton turn right onto Camerton Road. Hillside is approximately 0.5 miles on the right hand side.





Lot 1 Hillside House and Steading extending to 1.45 acres (0.59ha)

Description

Hillside is an ideal lifestyle property which would suit a variety of uses located on the edge of the popular village of Seaton. The property consists of 4 bedroom detached house, modern agricultural buildings, paddock and field with 5 building plots. The property would suit a variety of purchasers including those looking to work from home and would be ideal for anyone wanting to operate a business form home.

HILLSIDE HOUSE

The accommodation consists of :

Ground Floor

Entrance Hall (3.70m max x 2.38m)

Sitting Room (3.70m x 7.60m)

With feature fireplace.

Dining Room (3.80m x 4.18m)

With fire place.

Office (3.80m x 3.00m)

With window to rear.

Store Room (3.03m x 1.97m)

With cupboard.

Kitchen (5.30m x 3.64m)

Modern Kitchen door to rear.

First Floor Landing

Bedroom 1 (2.37m x 5.20m)

Double bedroom with window to front.

Bedroom 2 (2.60m x 5.00m)

Double bedroom with window to front and storage cupboard.

Bedroom 3 (3.84m x 4.72m)

Double bedroom with storage cupboard.

Bedroom 4 (3.84m x 2.84m)

Double bedroom with sink and cupboard.

Bathroom (5.30m x 3.63m)

With bath, WC, wash basin and storage cupboards.

Shower (2.00m x 3.48m)

Room with shower WC and wash basin

Cellar

Externally are lawns to the rear and Storage shed attached with doors to front and rear.



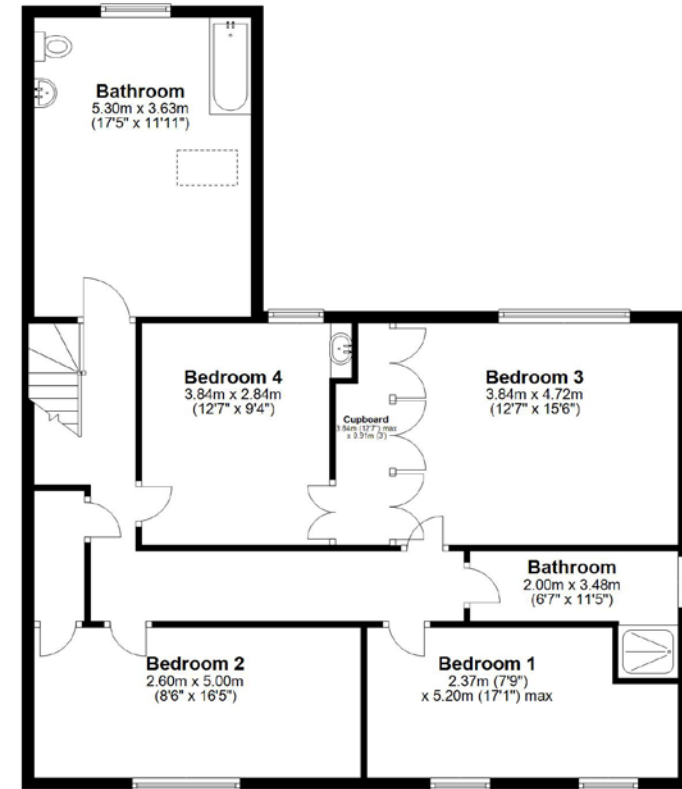




Ground Floor



First Floor



Steading

The steading provides a mix of older buildings with modern storage sheds which would lend themselves to a wide range of uses.

General Purpose Building

Steel portal framed with sliding and roller shutter door. Constructed with concrete flooring, part block box profile walling with insulated box profile roof.

Green House

approx. 30.48m x 9.14m (100ft x 30ft)

Traditional greenhouse with aluminium frame. Some glass panes need replacing.

Agricultural Shed

approx. 32.0m x 12.19m (105 ft x 40 ft)

Located to the south of the site, modern 7 bay steel portal frame shed with box profile side and concrete flooring with sliding door built 2013/14.

Stone Shed

Rough cast stone shed currently utilised as a workshop and general storage, split into two levels with single glazing and has an asbestos roof. The building has double doors for access.



Lot 2 - Land extending to 5.88 acres (2.38 hectares)

The land extends to 5.88 acres (2.38 hectares) of grade 4 land that could be mown in parts. The land is sloping and south facing and is well fenced and lies between 40m-60m. The field surrounds Hillside house and buildings with access on to the Camerton Road to the north and the River Derwent to the south. Access is via the road and through the yard. There is also a water trough servicing the field.

Lot 2 is sold subject to a development clawback. The sale of this lot will be subject to a development clawback of 20% for a period of 20 years whereby permission is granted for anything other than agricultural use.

Lot 3 - 5 Building Plots

Planning permission has been granted for 5 well designed contemporary detached houses on land across the road from Hillside House. The scheme would be ideal to independent developer or small scale builder looking to create a unique housing scheme. The land totals 0.78 acres (0.31hecatres) with 0.61 acres (0.25 hectares) to the North east of Hillside and 0.17acres (0.07 hectares) to the west of Hillside House. The site benefits from good access and an excellent position on the outskirts of the village Seaton. Three house styles have been submitted and have excellent modern living space, private parking, garages and good outside space. Efficient use of the land has created a well laid out development scheme. Please note there is to be a sewerage treatment plant in the southerly area of Lot 3 – please see plans for further details. This is under planning reference number RMA/2021/0005 under Allerdale Borough Council . Further planning details can be provided upon request and if prospective purchasers have any more enquires please contact the Vendors Planning Consultant – Paul Brailsford of Freeths LLP on Paul.Brailsford@freeths.co.uk or 0845 050 3676.



Planning Potential

The planning history with regards to the property can be provided upon request, although prospective purchasers should make their own enquires. Also it is up to Prospective Purchasers to make their own enquiries with regards to planning and all other related matters. It is advised that any prospective purchaser seeks their own advice with regards to any such matter and enquire with the Local Planning Authority.

Please see as follows from the Vendor's Planning Consultant with regards to Lot 1:-

"The Hillside Farm site is outside of but adjoining the Principal settlement of Workington (defined in the Local Plan to include Seaton) which is identified as the focus for new development in Allerdale. Local Plan policies relating to replacement buildings, extensions to existing building and conversion or reuse of existing buildings indicate redevelopment potential here. Moreover, the fact that the site comprises an existing dwelling and numerous agricultural buildings some which will benefit from permitted development rights for change of use from agricultural to residential use (subject to criteria) provide a strong basis for discussions with the local planning authority. Against this background there is scope for a more comprehensive approach along the lines of the indicative sketch proposal where there would be wider benefits associated with such development including improving the visual appearance of the site in the street scene and wider landscape setting."

For further information including the indicative sketch proposal please contact the Vendor's Planning Consultant, Paul Brailsford of Freeths LLP on Paul.Brailsford@freeths.co.uk or 0845 050 3676

Access

Should Lot 2 and 3 be sold separately a right of access will be granted over the southerly part of lot 3 in favour of lot 2.

Services

Hillside House is understood to be served by mains water, gas & electricity. It is further understood that the property is served by a septic tank. Please note that prospective purchasers should make their own enquires in order to ensure the system is compliant; the septic tank has not been surveyed or formally investigated and may not comply with the new regulations - 'General Binding Rules' effective 1st January 2020 which is enforced by the Environment Agency. Any prospective Purchaser should be aware of these regulations as they do

not allow septic tank discharge directly into surface water. It is the responsibility of the Purchaser to ensure that a compliant system is in place at his/her own cost within 12 months of purchase.

Sporting & Mineral Rights

Any sporting rights are included in the sale in so far as they are owned. Mineral Rights are included in the sale to the extent they are included within the vendor's title.

Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

EPC

Hillside House has a domestic energy rating of F-33.

Solicitors

Geoffrey Jordan
Jordans Solicitors
Sheep Barn, Trebandy, Marstow, HR9 6HD
Direct dial: 01989 770497
geoffrey@jordans.legal

Local Authority

Allerdale Borough Council,
Allerdale House, Workington, Cumbria, CA14 3YJ

Important Notes

Method of sale & closing date

The property is offered for sale by Private Treaty as a whole or in 3 separate lots. Offers should be submitted to sales@drrural.co.uk or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 9UQ. Should an offer be submitted to the office address please also confirm via telephone or email due to current COVID 19 circumstances. The Vendor reserves the right to change the method of sale, sell the property without any prior notification or change the closing date. Prospective purchasers are therefore advised to register their interest with the selling agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The Vendor and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The Vendor and their agents also reserve the right to generally amend the particulars of sale. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers. A closing date for offers may be fixed. The Vendor is not bound to accept the highest or indeed any offer, 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, to the Selling Agent.

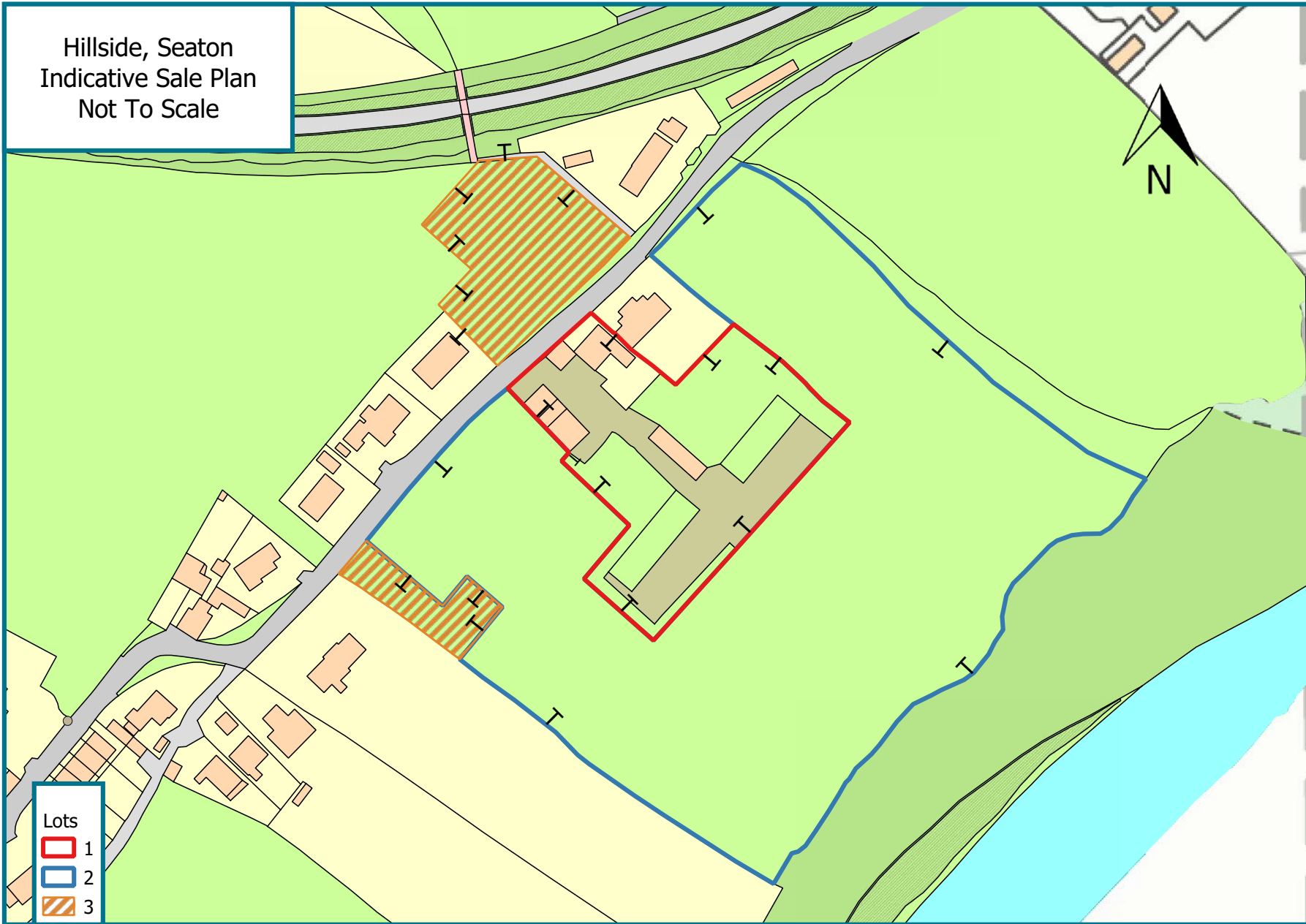
Third Party Rights and Easements

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. There is a footpath to the south of the paddock. It is understood from the Vendors that there is a electricity cable held via easement which runs through lot 1 and 2. There are existing electricity and water apparatus within the subjects.

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. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
9. 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.
10. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.





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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.

Photos taken May 2021, particulars prepared July 2021.

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