



**FOR SALE**

## Development Land at Townhead

Sandwith, Whitehaven, Cumbria, CA28 9US

**DAVIDSON  
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



# Development Land at Townhead

Sandwith, Whitehaven, Cumbria, CA28 9US

A unique opportunity to acquire a development site with outline planning permission in perpetuity for 3 detached houses and including a traditional barn with further development potential (subject to obtaining the usual consents) and additional land with development potential.

Situated in the popular village of Sandwith and ideally located between Whitehaven and St Bees the property offers an interesting development opportunity.

- Semi rural location
- Outline planning permission for 3 detached houses.
- Barn with development potential
- Close to the A595

**Available in 3 Lots -**  
**As a whole**  
**Lot 1: Barn and 2 plots**  
**Lot 2: 1 plot**  
**Lot 3: Additional land**

## 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](mailto:sales@drrural.co.uk)  
 Web: [www.drrural.co.uk](http://www.drrural.co.uk)

## Situation

The property is situated in the popular village of Sandwith located to the south of the west Cumbrian hub of Whitehaven. Whitehaven and Workington provides a wide range of shops and amenities including medical and leisure facilities. Close by, is the St Bee's Heritage coast with picturesque walks and well renowned beaches. The site is well located, providing access to the A595 and to the Lake District.

Whitehaven – 3 miles  
 Workington – 10 miles  
 Cockermouth – 16 miles  
 Lake District – 7 miles

## Access

Access is taken from an unclassified road that runs through Sandwith Village.

## Directions

From Whitehaven, take the B5345 to St Bees. Turn right onto Wilson Pit Road, after 0.5 miles, turn left on to the road signposted Sandwith. After 1/3 mile, turn right onto main street. At the end of the road and opposite the Dog & Partridge pub, turn right. The site is on the left after 100m.

**what.3.words**  
 feuds.civil.lonely

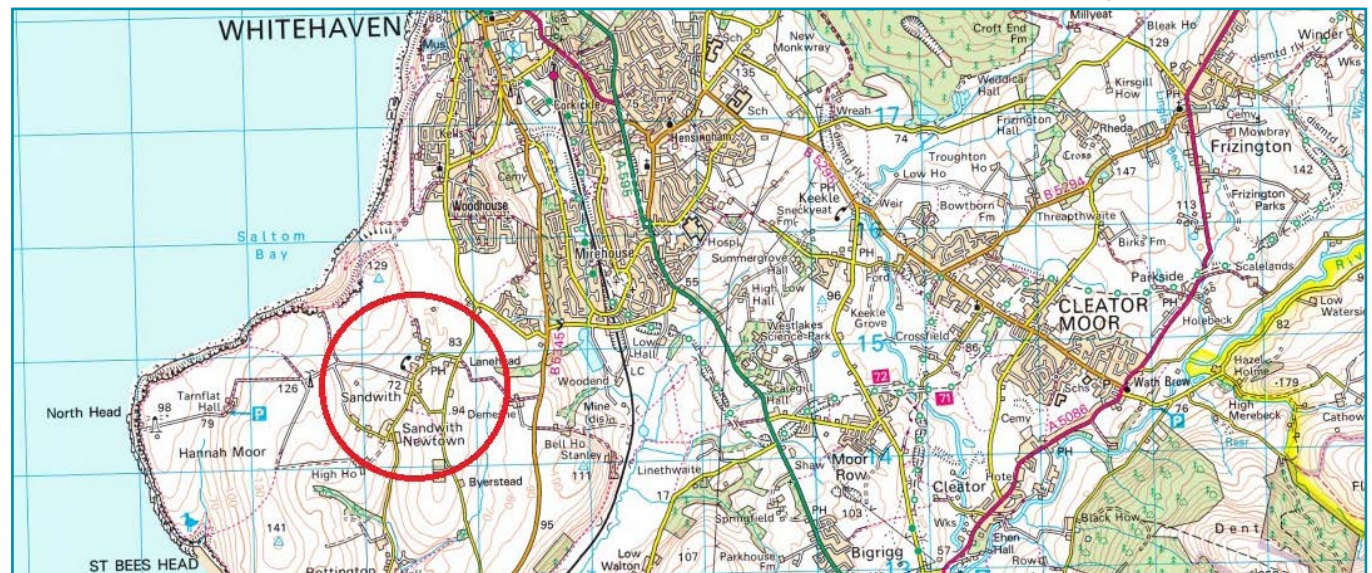
## Description

The land forms part of Julia Drive which is to the north of Sandwith village. Sandwith village boasts a pub and is an ideal commuter hub for west Cumbria and the Lake District. The property consists of 3 individual plots with outline planning permission in perpetuity with a traditional barn.

The site is available as 3 lots;  
 As a whole  
 Lot 1 comprising the barn and 2 plots and amounting to circa 0.66 acres (2,640msq)  
 Lot 2 comprising 1 plot amounting to circa 0.11 acres (460msq)  
 Lot 3 amounting to circa 0.06 acres (243msq) with previous outline planning permission.

## Building Plots

We understand that there is outline planning permission in place to build 3 detached houses under Copeland Borough Council planning reference 4/14/2194/001 from 2014. There is additional land included in Lot 3 which we understand had previous outline planning permission for a house. The original planning permission was an outline application and 4 of those dwellings have since been built out and sold to third parties. Prospective purchasers should carry out their own due diligence, make their own enquiries and take their own professional advice. It is further advised for prospective purchasers to contact Copeland Borough Council for further information in relation to the planning on the site.



### Barn

The Barn is of traditional build made from predominantly sand stone under slate roof arranged over two storeys with part wooden floor.

It is advised that prospective purchasers do not enter the building due to health and safety regulations. Copeland Council policies allow for the conversion of traditional barns in accordance with specific criteria which can be found within the Copeland Local Plan 2013 - 2028. Prospective purchasers should carry out their own due diligence, make their own enquiries and take their own professional advice. It is further advised for prospective purchasers to contact Copeland Borough Council for further information in relation to this.

### Planning

Outline planning in perpetuity is implemented. All documents are available from Copeland Council. The following planning permissions affecting the site include:

4/12/2073/001  
4/14/2194/001  
4/15/2088/0F1

The following building regulation approvals affecting the site include:

4/04/2046/0  
4/15/0054/1

Prospective purchasers should make their own investigations into the planning and building consents with Copeland Borough Council Planning department and seek professional advice.

### Planning Obligations

The buyer will be responsible and obliged to add the final coat of tarmac to the pathways and driveway.

The buyer will also be obliged to create a resident management company and will transfer the freehold of the driveway to the residents management company excluding part of the driveway to the west of the subjects.

Further details can be provided on this from the Vendors Solicitor along with any other burdens/obligations as part of the sale.

The above planning obligations will run with the purchaser of Lot 1.

### Clawback

Please note that the barn is subject to a clawback in favour of the Vendor. This is for a period of 25 years and a 25% uplift in value if planning permission is granted for anything other than its current use. For the avoidance of doubt this benefit is included in this sale; further details can be provided on this from the Vendors Solicitor.

### Sporting Rights

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

### Mineral Rights

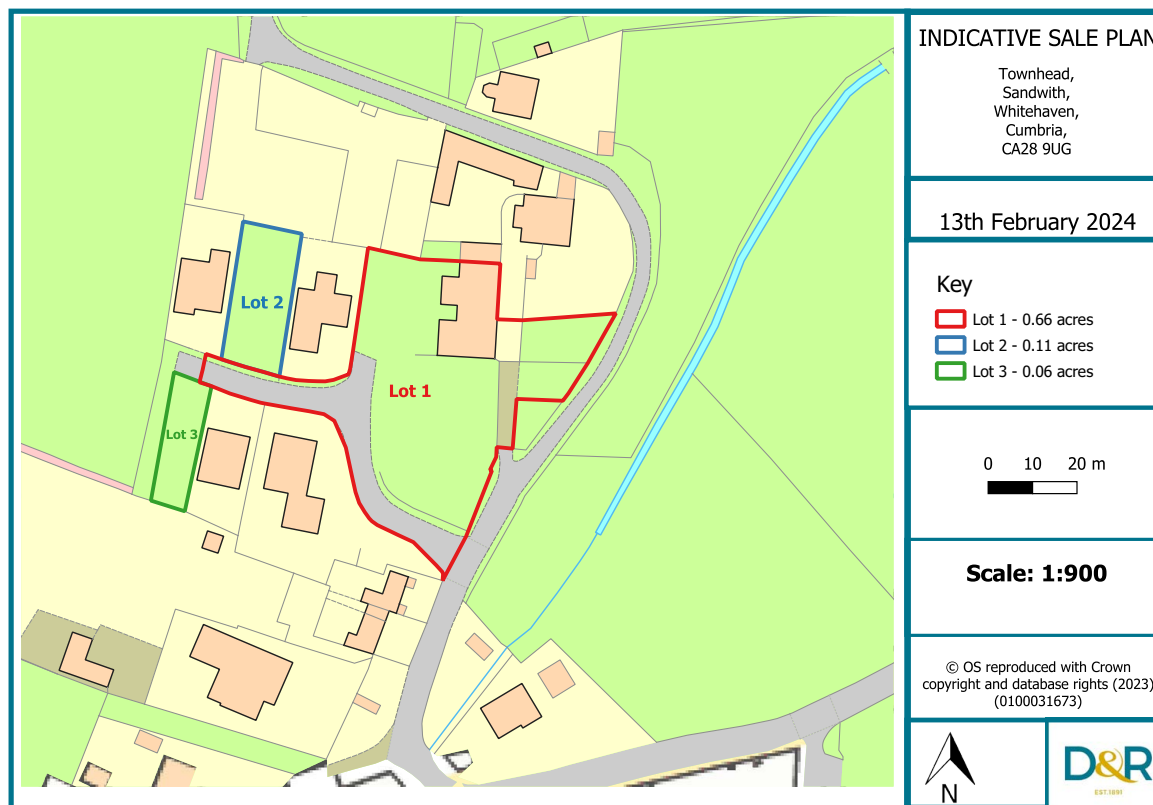
To the extent that they are included within the vendor's title.

### Services

Services include mains water and electric.

### Local Authority

Copeland Borough Council  
The Copeland Centre,  
St Catherines Street,  
Whitehaven, CA28 7SJ





### 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 mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Rural. Telephone 01900 268633 or via email [sales@drrural.co.uk](mailto:sales@drrural.co.uk). All viewings are to be arranged with the selling agents. Please note that access should not be taken into the barn.

### Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. 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

Bethan Griffiths  
Cartmell Shepherd  
Bishops Yard  
Penrith  
Cumbria  
CA11 7XU  
[bethan.griffiths@cartmells.co.uk](mailto:bethan.griffiths@cartmells.co.uk)  
01768 862326

### Date of Entry

By mutual agreement.

### Important Notes

#### Method of sale & closing date

The property is offered for sale by Private Treaty. Offers should be submitted to [sales@drrural.co.uk](mailto: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. 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. 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.
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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 or 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.
12. Particulars prepared February 2024
13. Photographs taken July 2021











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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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