

DAVIDSON
& ROBERTSON

RURAL SURVEYORS & CONSULTANTS

FOR SALE

Development Opportunities at Cleator

Main Street, Cleator, Whitehaven, CA23 3DT

Development Opportunities at Cleator

Main Street, Cleator, Whitehaven, CA23 3DT

The site at Cleator is available as a whole or 3 lots, comprising of the following.

Lot 1 – Existing three bed bungalow, and adjacent plot with outline planning permission for a three / four bed detached bungalow.

Lot 2 – Former Grove Court Hotel Building with planning permission to be converted into a four bed dwelling.

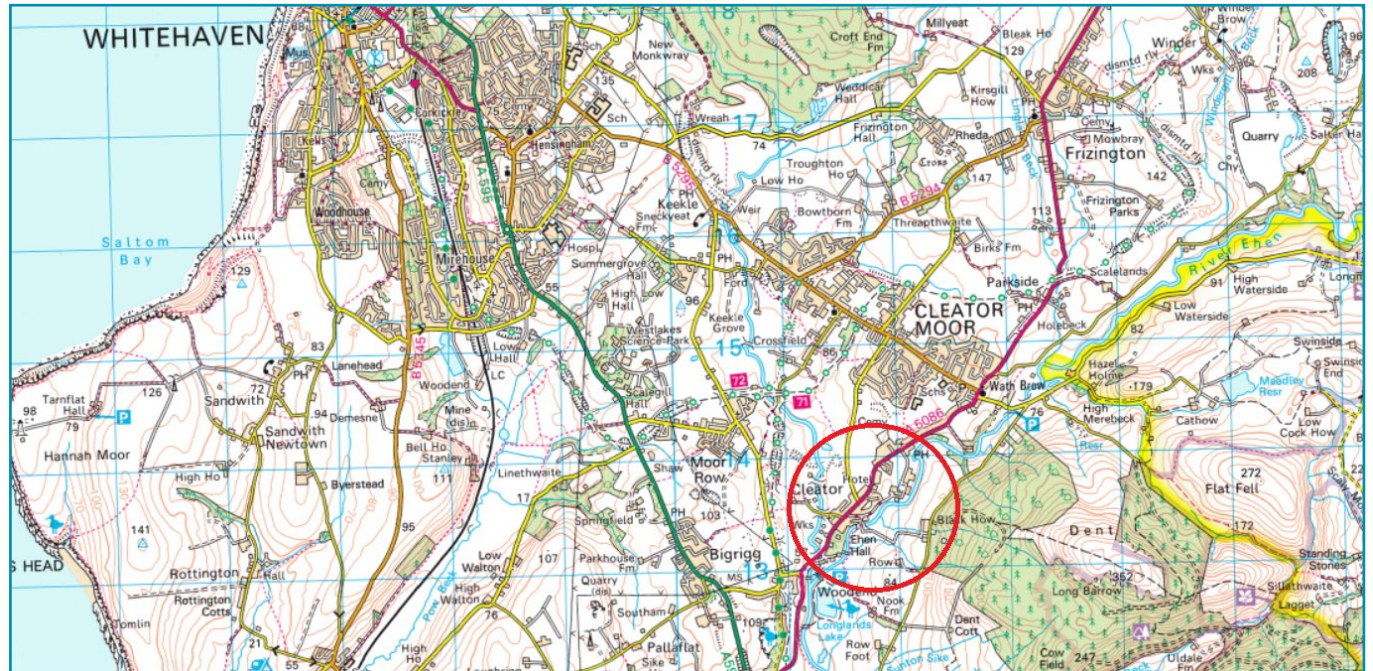
Lot 3 – Development site with outline planning permission to build 6 units.

Individual plots may available separately by negotiation.

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 site is well located to the south west of Whitehaven with good access to the A595 which connects west Cumbria. Cleator and neighbouring Cleator Moor provide shops, schools and other amenities.

Cleator Moor – 1 mile
Whitehaven – 5 miles
Workington – 12 miles
Sellafield – 7 miles

Access

Access is provided via Main Street (A5086), Cleator.

Directions

From Whitehaven, take the A595 south for 4 miles towards Bigrigg. As you leave Bigrigg, take the first left onto Dalzell Street. After 0.5 miles, turn left onto the A5086 sign posted Cleator. Drive through Cleator and after 0.8 miles, the site is located on the lefthand side.

From Cockermouth, follow the A5086 south for 13 miles. At Cleator Moor, carry on the A5086 for 0.5 miles, the site is located on righthand side.

From Egremont, take the A5086 north for 1.7 miles. After driving through Cleator, carry on for 0.3 miles, the site is located on the lefthand side.

Description

The site at Cleator was formerly the Grove Court Hotel. The site is now available as three lots or as a whole comprising the following.

Lot 1 - Existing three bed bungalow, and adjacent plot with outline planning permission for a detached bungalow.

The existing detached bungalow briefly comprising the following accommodation.

Conservatory, kitchen, bathroom, open plan living/dining room, bedroom, loft bedroom, hallway leading through to kitchen, bathroom, living room, and bedroom.

The bungalow was previously utilised as two flats, but is now being converted to be used as one property.

The property benefits from double glazing and gas central heating.

Externally, there is parking available to the side of the property, along with a private garden.

Adjacent to the bungalow, there is a plot with outline planning permission granted for a detached dwellinghouse. Planning reference is 4/21/2447/0G1 and 4/18/2019/0F1.

Lot 2 – Former Grove Court Hotel Building

The building was formerly used as an annex to the Grove Court Hotel. The building now has planning permission granted to convert it to a four bedroom detached house under planning application 4/21/2434/0F1 (Copeland Borough Council).

Some renovation works have already started to convert the property.

Lot 3 – Development Site with Outline Planning Permission for 6 Units

The site of the former Grove Court Hotel which has now been demolish, has outline planning permission for a 6 unit development. This includes the following.

- 3 no. 3 bed detached houses with garages (82m sq)
- 1 no. 4 bed detached house with garage (147m sq)
- 2 no. 4 bed detached houses with garages (140m sq)

The planning application for the site is 4/23/2106/001 (Copeland Borough Council).

Services

We understand that the site has the following services; electricity, mains drainage, and gas, with water within close proximity.

Development

The recent planning history for the site is outlined here. Further information can be sought from Copeland Borough Council planning department and Day Cummins.

Application Number	Description	Decision
4/21/2457/0G1	Removal of occupancy condition relating to staff accommodation approved under planning reference 4/89/0247/0	Approved
4/21/2447/0G1	Removal of condition 3 (occupancy restriction) of planning approval 4/18/2019/0f1 - erection of building for staff accommodation	Approved
4/21/2434/0F1	Conversion of a former annex to hotel to form a four bedroomed dwelling with extension and alterations and associated external works	Approved
4/18/2019/0F1	Erection of building for staff accommodation (renewal of previous approval 4/13/2233/0f1)	Approved
4/22/2277/0F1	Prior approval to demolish	Approved
4/23/2106/001	Outline applicataion for proposed residential development with details of proposed access and all other matters reserved.	Approved with conditions



Mineral Rights

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

Energy Performance Certificates

Building	EPC rating
Flat 1	C-69
Flat 2	D-66

Please note that the property is now being used as one dwelling.

Fixtures and Fittings

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

Local Authority

Cumberland Council
 111 Botchergate
 Carlisle
 CA1 1RZ

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.

Health & Safety

Given the potential hazards of the property we request that you take as much care as possible when making your inspection of the property for your own personal safety.

Deposit

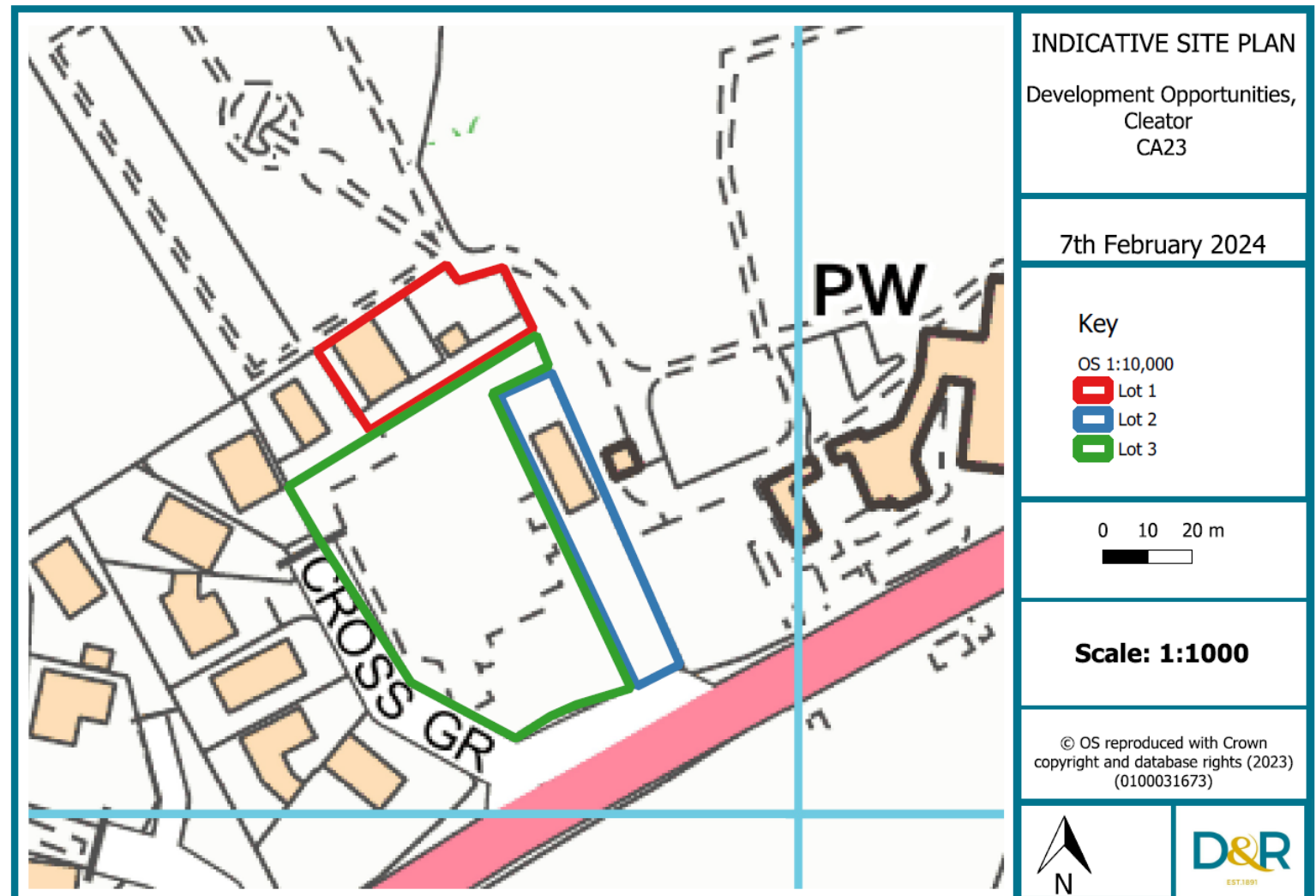
A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Solicitor

Bleasdales/Bendles Solicitors
 14 Scotch Street,
 Whitehaven
 CA28 7NG
 01946 692165

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 or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 9QT. 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.

Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

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.

Photographs taken January 2024
Particulars prepared February 2024, previously prepared for part of the subjects in 2022

