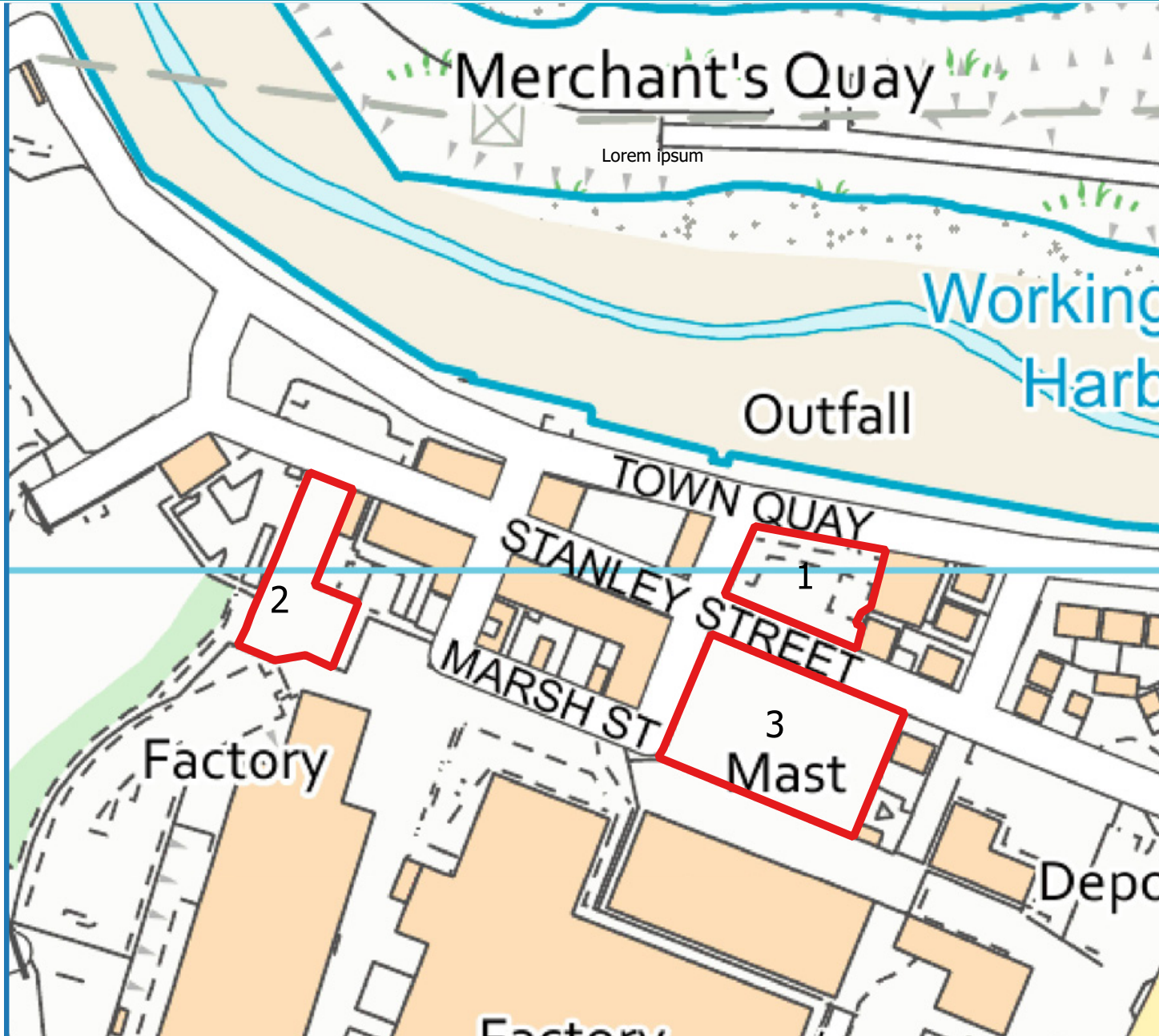


# FOR SALE

## Development Opportunity - Sites at Stanley Street

Workington, Cumbria




DAVIDSON  
& ROBERTSON  
THE RURAL EXPERTS



### INDICATIVE SITE PLAN

Sites at Stanley Street,  
Workington

#### Key

-  1 - 0.24 acres
-  2 - 0.25 acres
-  3 - 0.56 acres

A4 - Scale- 1:500

0 10 20 30 40 m  
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D&R  
EST.1891

# Development Opportunity - Sites at Stanley Street

## Workington, Cumbria

An opportunity to acquire three brownfield sites located at Stanley Street, with potential for future commercial or residential development.

Available in three lots or as a whole.

Lot 1 0.24 acres or thereby  
Lot 2 0.25 acres or thereby  
Lot 3 0.56 acres or thereby



### Situation

The sites are located around Stanley Street which is located to the West of Workington town centre, with the Town Quay and River Derwent Estuary to the North. Workington offers all of the expected amenities for a town of its size, along with transport links along the West coast, to nearby towns, the Lake District National Park to the east, and to local employers such as Sellafield.

Workington town centre – 1 mile  
Whitehaven – 9 miles  
Cockermouth – 9 miles  
Sellafield – 20 miles  
Lake District (Keswick) – 21 miles

### Access

Access to the three lots can be directly off Stanley Street.

### Directions

Nearest postcode: CA14 2JD

### What 3 Words

Lot 1: ///valley.songs.once  
Lot 2: ///wage.basket.owners  
Lot 3: ///starts.rocks.fresh

### Description

The three brownfield sites are located around Stanley Street, Workington and present the opportunity for residential or commercial development (subject to the necessary consents).

### Lot 1

Land located to the west of Stanley Street, comprising hardstanding, grassland and scrub. The land extends to 0.24 acres or thereby. The land has stone and brick walls for its boundaries along with some metal fencing.

### Selling agents

#### Davidson & Robertson

7M Lakeland Business Park  
Cockermouth  
Cumbria  
CA13 0QT

Tel: 01900 268 633  
Email: [sales@drrural.co.uk](mailto:sales@drrural.co.uk)  
Web: [www.drrural.co.uk](http://www.drrural.co.uk)



## Lot 2

Land located to the west of 39 Stanley Street. The land extends to 0.25 acres or thereby. It comprises grassland and scrub. Its boundaries are mainly metal fencing.

## Lot 3

Land located to the west of Leather House, Stanley Street. The land extends to 0.56 acres or thereby. It comprises hardstanding, grassland and scrub. We note that there is a telecoms mast on adjacent land.

The sites are located around Stanley Street which is located to the West of Workington town centre, with the Town Quay and River Derwent Estuary to the North. There is a mixture of land uses adjacent in the surrounding area including residential and commercial. In addition, there is significant investment currently being spent in the area, in particular the redevelopment of the Derwent Howe area including a new large retail part, hotel, extra care units and residential dwellings.

## Planning

The full planning history summary with regards to the property can be provided upon request. Prospective purchasers should make their own investigations into the planning consents and all relevant information including looking at the local authority planning portal. It is recommended that those interested seek appropriate professional advice.

It may be that other uses for the site could be looked into and prospective purchasers should make their own enquiries accordingly and any such use would be dependent on obtaining the relevant permissions.

We understand that there are the following previous planning applications on the sites.

2/2012/0796 – proposed demolition of former stewards club and former quayside corn offices and associated buildings, approved in 2013.

OUT2021/0013 – outline planning application for residential development with all matters reserved for 3 parcels of land on Stanley Street, withdrawn 2023.

## Services

It is up to prospective interested parties to make their own enquiries with regards to services for the property. It may be that connection(s) are reserved in favour of the Owners retained property as part of any agreement such the Owners wish to retain any part of the 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

Cumberland Council  
Cumbria House  
117 Botchergate  
Carlisle  
CA1 1RD  
Tel: 0300 373 3730

### 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](mailto:sales@drrural.co.uk)

### Date of Entry

By mutual agreement.

### 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.

### Solicitor

Duncan Harty  
Knights  
2 Merchant's Dr, Parkhouse Rd, Carlisle CA3 0JW  
Email: [duncan.harty@knightsplc.com](mailto:duncan.harty@knightsplc.com)  
Tel: 01228 552608



### 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 9UQ. 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

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 paperwork, 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.
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 – June 2025

Photographs Taken – May 2025