



Plot 6 and 7



Plot 5, 8 and 9



**DAVIDSON  
& ROBERTSON**  
THE RURAL EXPERTS



**FOR SALE**

**Development Land to the North of Station Road with Full Detailed Planning Permission for 9 Residential Dwellings**

Drigg, Holmrook, Cumbria, CA19 1XH

Plot 1, 2 and 3

# Development Land to the North of Station Road with full detailed Planning Permission for 9 residential dwellings.

Drigg, Holmrook, Cumbria, CA19 1XH

An exciting opportunity to acquire land with full detailed planning permission in place for nine dwellings extending to 1.75 acres (0.71 hectares) or thereby to the North of Station Road in Drigg, Cumbria.

- Roadside access
- Full detailed planning permission for residential development of nine dwellings
- Rural village location
- 5 miles from Sellafield

Drigg is a small coastal village in Cumbria. It is located approximately 40 miles southwest of Carlisle. Drigg lies near the A595, making it easily accessible from larger towns such as Whitehaven, Workington as well as Sellafield.

## 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)

## Situation

Drigg is a small village located on the west coast of Cumbria. Drigg offers a village hall, church, train station and craft shop.

Nearby towns include Seascale, accessible by car or train, and providing local amenities such as pubs, primary school, a church and shops. While Drigg is situated in a rural setting, it remains well-connected to larger towns such as Whitehaven and Workington via the A595 which then provides access to the A66 and beyond. Drigg also lies within close proximity to the Lake District National Park and a mile or so from coastal beaches.

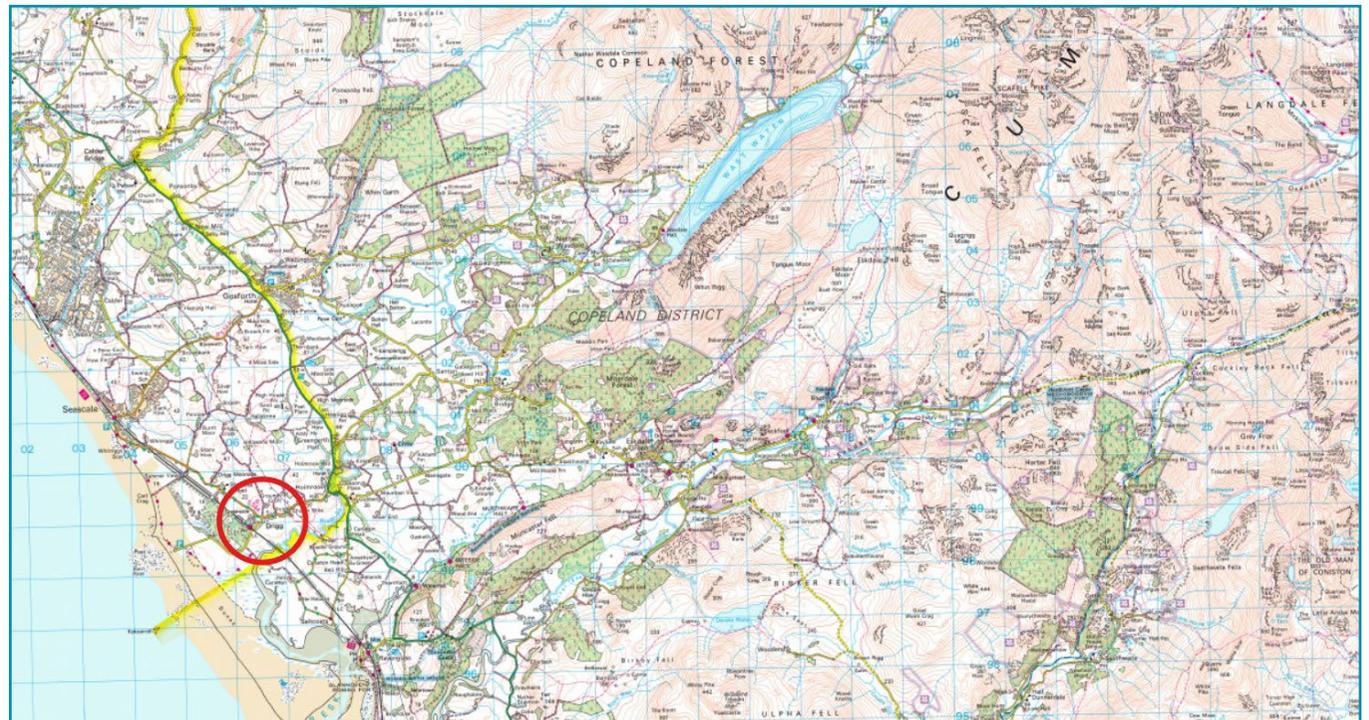
- Sellafield – 2.6 miles
- Seascale – 3 miles
- Whitehaven – 15 miles
- Carlisle – 50 miles

## Access

Access can be taken directly from Station Road (B5244) The What3words code for the land is: `///positive.focal.advantage`  
The nearest postcode is CA19 1XH

## Directions

From Whitehaven and the North, head south on the A595 toward Egremont for approximately 12 miles. Just after passing Holmrook, turn right onto the B5344, following signs for Drigg. Continue along the B5344 for approximately 3 miles. Upon reaching the junction with Station Road, the land is located on the right-hand side.



### Description

The land extends to approx. 1.75 acres (0.71 hectares) or thereby and is situated north of Station Road in the village of Drigg, Cumbria and benefits from full detailed planning permission for nine residential dwellings.

The land is relatively flat and benefits from roadside access. There is also an access lane to the east and fields to the northern and western boundaries. The land is currently used as agricultural grazing land.

In October 2023 outline planning permission was granted for residential development of 9 dwellings, planning reference 4/22/2070/001.

Reserved matters for access, appearance, landscaping, layout, and scale were granted under planning reference 4/25/2079/0R1 dated 30th January 2026.

Additional CGI drawings and plans can be provided upon request.

### Planning

The full details in relation to planning reference 4/22/2070/001 and 4/25/2079/0R1 can be provided upon request from the Selling Agent.

Prospective purchasers should make their own investigations and enquiries and seek relevant professional advice accordingly.

### 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.

### Services

It is up to prospective interested parties to make their own enquiries with regards to services for the property. The vendor has obtained prices from a

service provider for gas, water, electricity and fibre. Additional information available upon request.

### Local Authority

Cumberland Council  
Civic Centre  
Rickergate  
Carlisle, CA38QG  
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 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 Ltd. Telephone: 01900 268633 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

### Date of Entry

By mutual agreement.

### Reservation Agreement

A copy of the Reservation Agreement is available to view upon request.

### VAT

It is understood that VAT is not to be charged on the property.

### Solicitor

FAO Emma Williams  
Brockbanks Solicitors  
6 Borrowdale Road  
Keswick, CA12 5DB  
Email: EFW@brockbanks.co.uk  
Tel: 017687 72125



### Plot 1 and 2

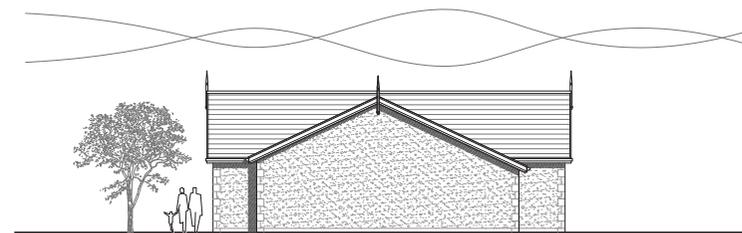
Plot 1 and 2 are House Type A which is a 3 bedroom bungalow with garage (1,255 sq ft).



Ground Floor Plan  
1,255 sqft



Front Elevation



Side Elevation 1



Rear Elevation



Side Elevation 2

### Plot 3 and 4

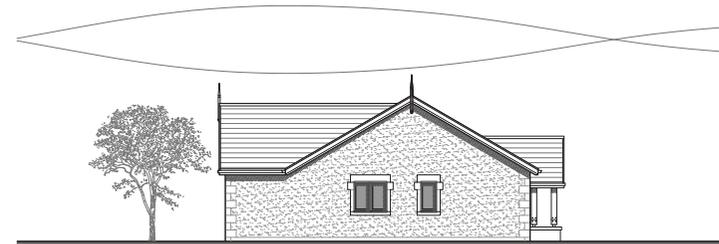
Plot 3 and 4 are House Type B which is a 2 bedroom bungalow (985 sq ft).



Ground Floor Plan  
985 sqft



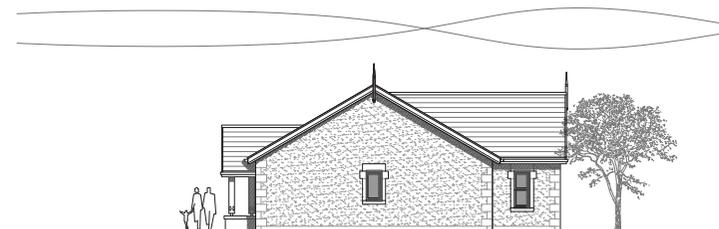
Front Elevation



Side Elevation 1



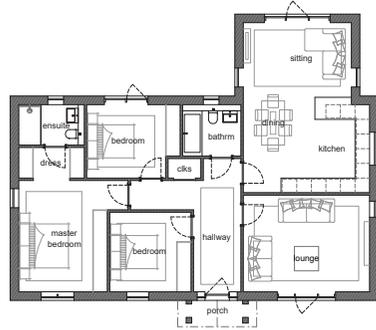
Rear Elevation



Side Elevation 2

### Plot 5, 8 and 9

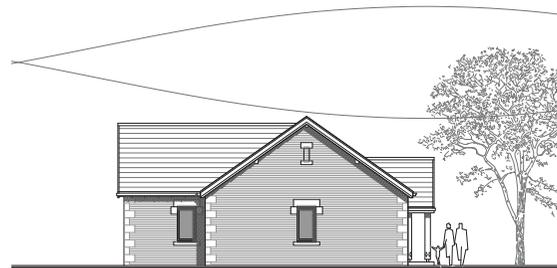
Plot 5, 8 and 9 are House Type C which is a 3 bedroom bungalow (1,350 sq ft).



Ground Floor Plan  
1,350 sqft



Front Elevation



Side Elevation 1



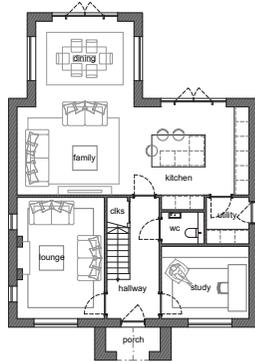
Rear Elevation



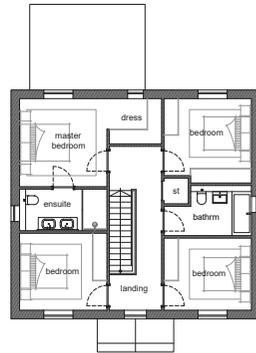
Side Elevation 2

### Plot 6 and 7

Plot 6 and 7 are House Type D which is 4 bedroom house (1,930 sq ft).



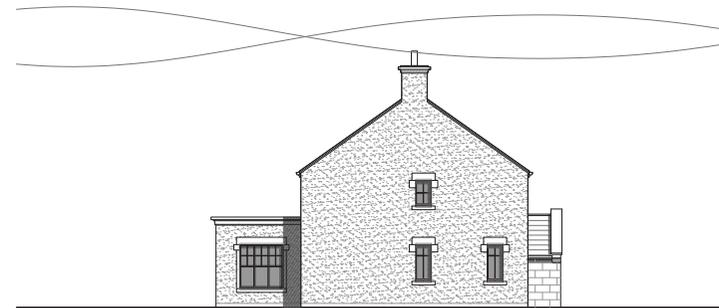
Ground Floor Plan  
1,041 sqft



First Floor Plan  
889 sqft



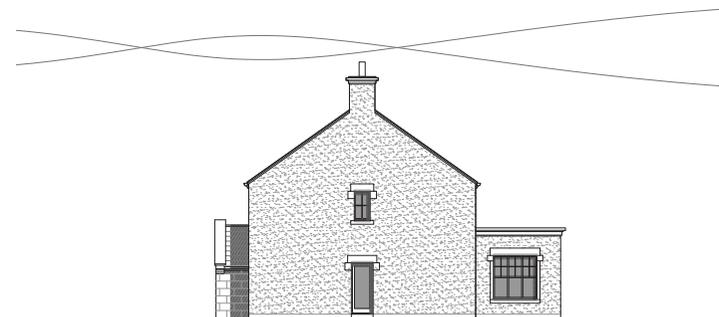
Front Elevation



Side Elevation 2



Rear Elevation



Side Elevation 1



House Type A Sketch Visual



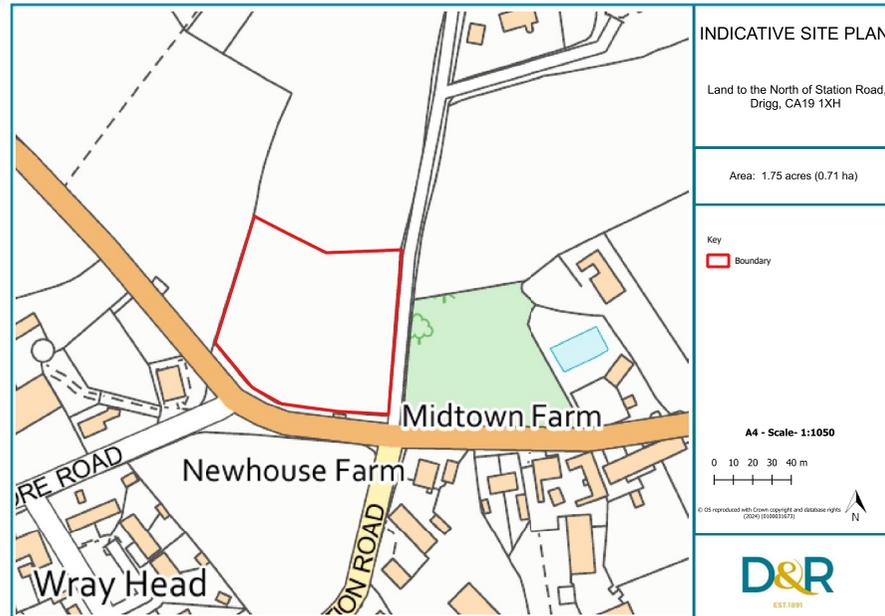
House Type B Sketch Visual



House Type C Sketch Visual



House Type D Sketch Visual





## Tenure

The property is offered for sale as a freehold property.

## Flooding

Flood risk assessments were carried out as part of the planning process and prospective purchasers can view details on the planning portal. Additional information is available upon request.

## 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.

## 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.

Photos taken – April 2025

Particulars prepared – April 2025

Particulars updated – February 2026

