

Private & Confidential

FOR SALE

Land to the North of Station Road

Drigg, Holmrook, Cumbria, CA19 1XH

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

Land to the North of Station Road

Drigg, Holmrook, Cumbria, CA19 1XH

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

- Roadside access
- Outline planning for residential development
- 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
 Web: 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.

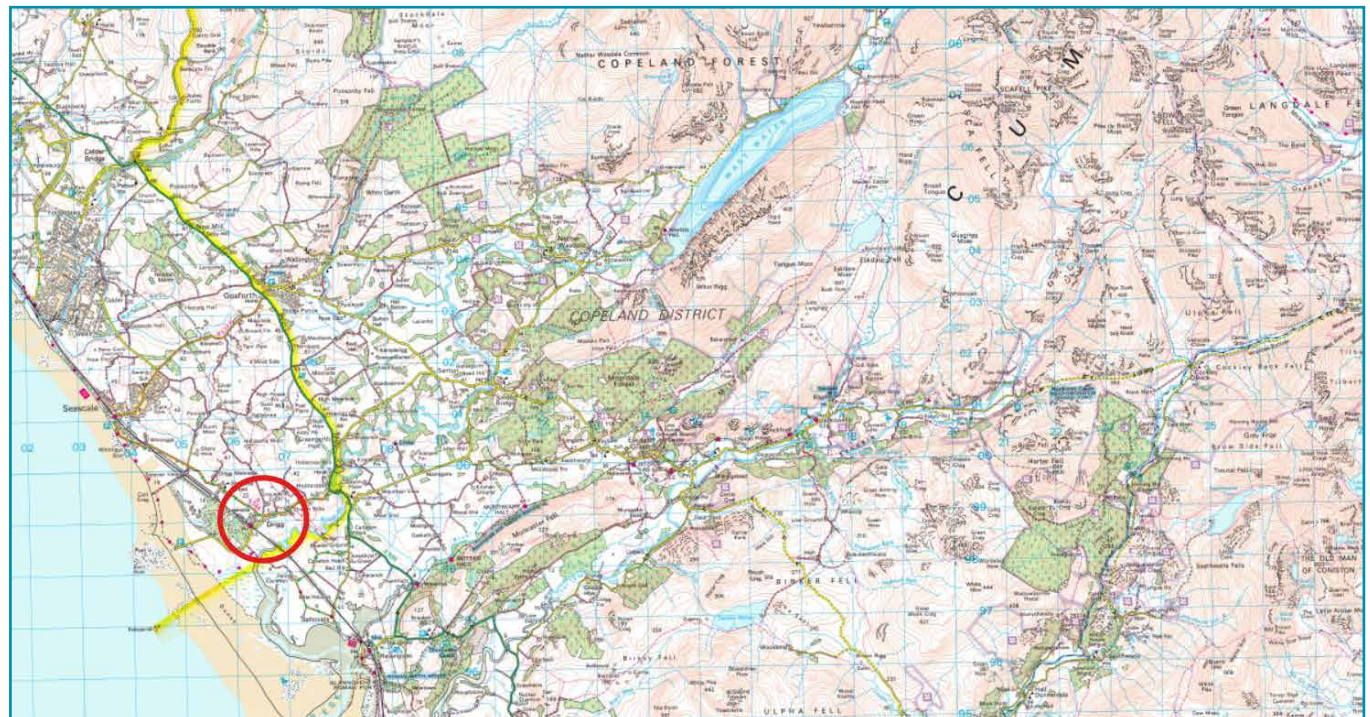
Sellafield – 2.6 miles
 Seascale – 3 miles
 Whitehaven – 15 miles
 Carlisle – 50 miles

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.

The land is relatively flat and benefits from roadside access, making the land attractive for development. 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.

Planning

The full details in relation to planning reference 4/22/2070/001 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. 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. Please note it is the Owners intention to sell the Property as a whole.

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.

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.

VAT

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

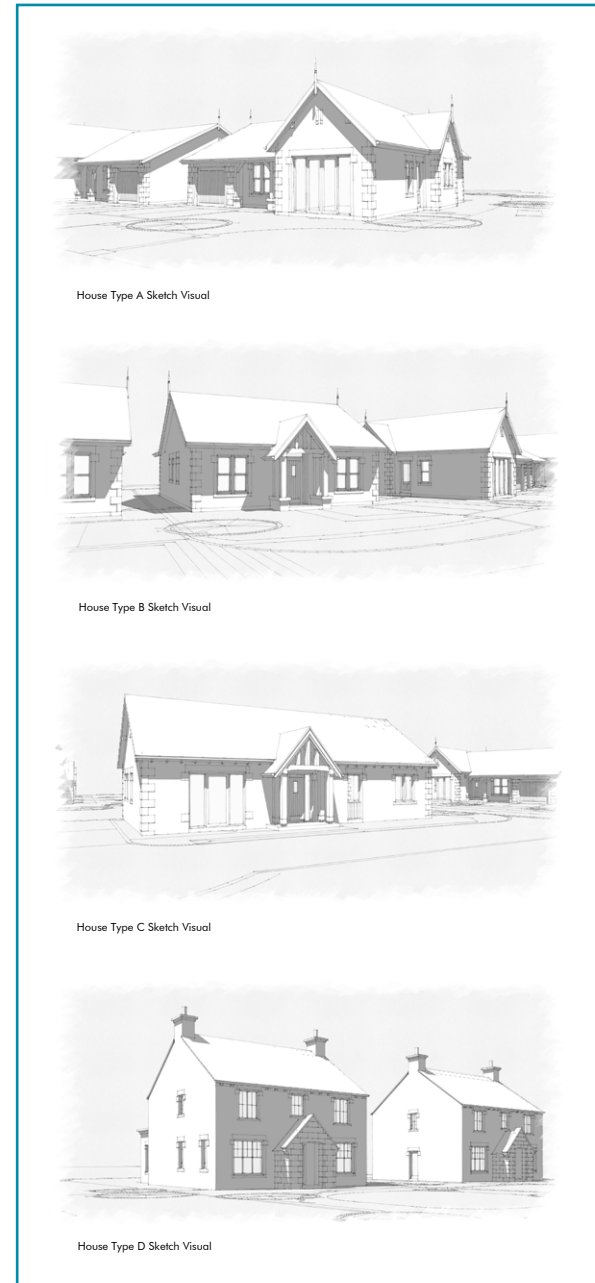
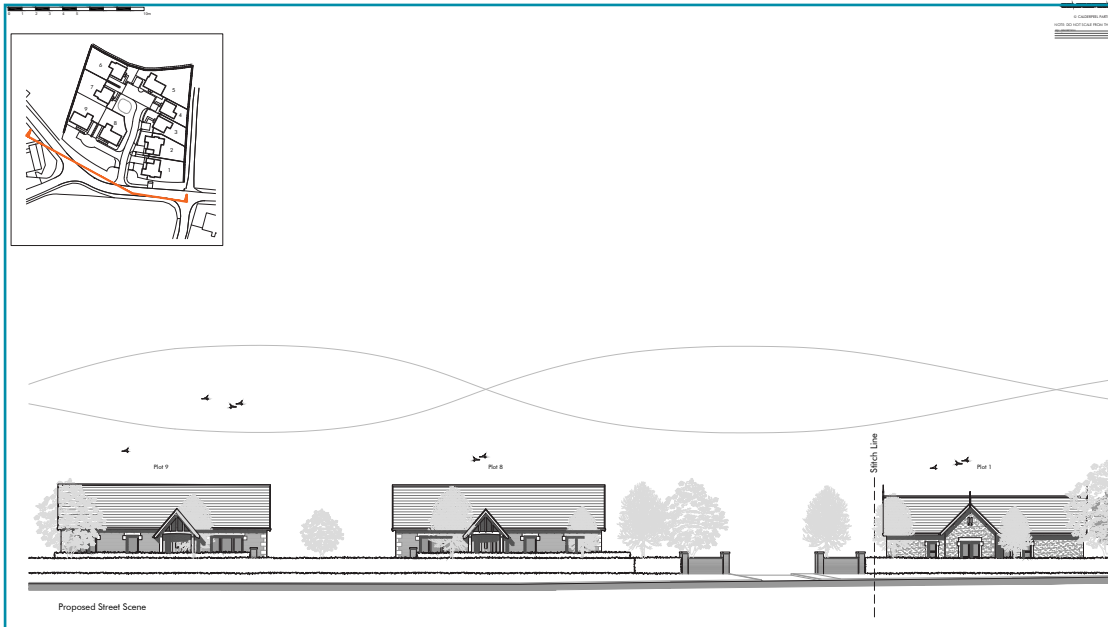
Solicitor

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





Indicative Site Plan





INDICATIVE SITE PLAN

Land to the North of Station Road,
Drigg, CA19 1XH

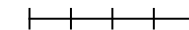
Area: 1.75 acres (0.71 ha)

Key

Boundary

A4 - Scale- 1:1050

0 10 20 30 40 m



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(2024) (0100031673)



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