



FOR SALE
Land at Links Crescent, Seascale

Links Crescent, Seascale, Cumbria CA20 1RB

**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

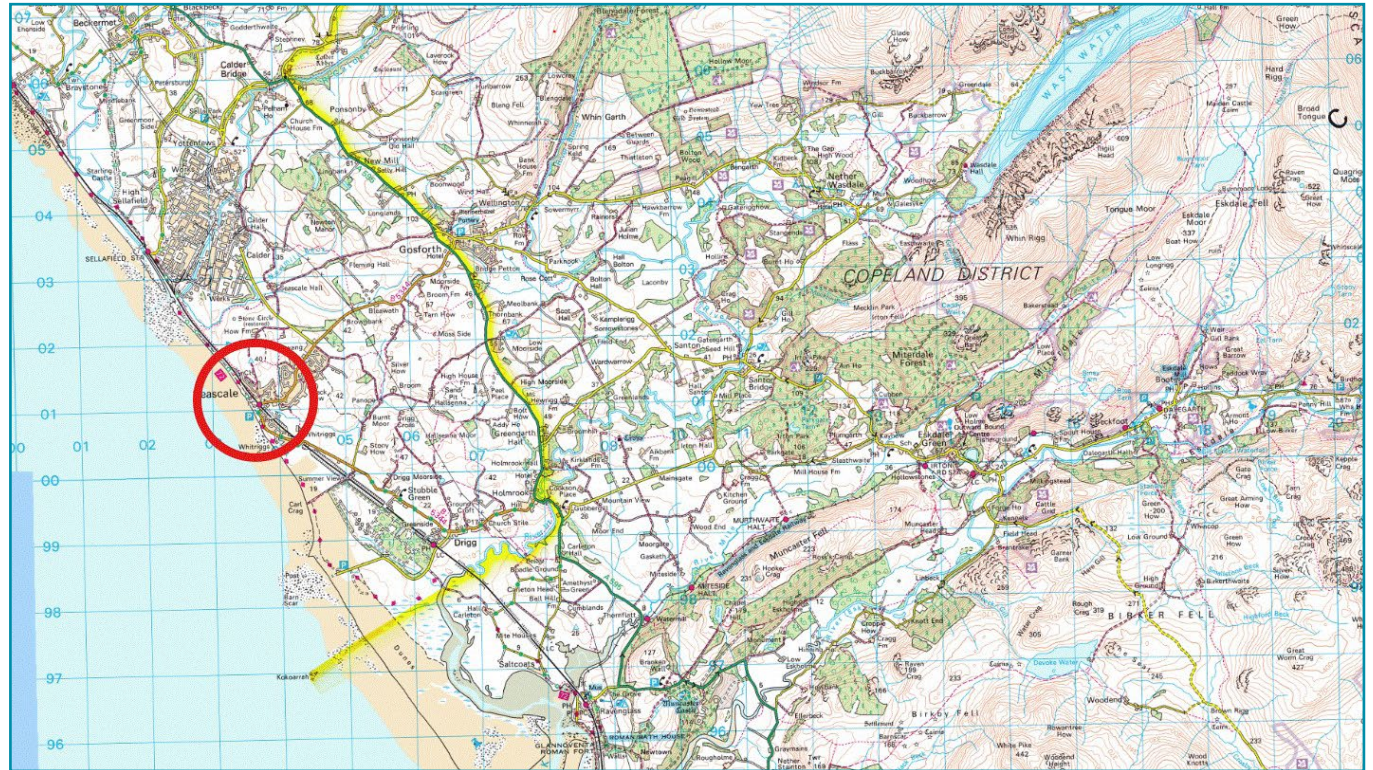
Land at Links Crescent, Seascale

Links Crescent, Seascale, Cumbria CA20 1RB

A rare opportunity to acquire a site with residential development potential and allocated in the Local Plan extending to approximately 2.1 acres in Seascale.

- 2.1 acres
- Attractive coastal village location
- Allocated in the Local Plan

Seascale is a coastal village located on the western edge of Cumbria, just outside the Lake District National Park. The village benefits from a range of local amenities including a primary school, independent shops, cafe, and a railway station offering direct links to nearby towns. It's beaches, proximity to both the Lake District National Park and major employers such as Sellafield, make it a desirable location to live.



Situation

Seascale is situated on the West coast of Cumbria, lying just outside the Lake District National Park. The village enjoys a peaceful coastal setting while maintaining convenient access to surrounding towns and key transport routes, including a local railway station.

- Sellafield – 3 miles
- Egremont – 9 miles
- Whitehaven – 15 miles
- Millom – 22 miles
- Workington – 22 miles
- Cockermouth – 25 miles

Access

We understand that the site can be accessed from Links Crescent.

The What3words code for the property is: `///bibs.butlers.broadcast`

The nearest postcode is: CA20 1RB

Directions

From Whitehaven take the A595 heading south and following the signs for Egremont and Barrow. Continue on the A595 for approximately 12 miles. Shortly after passing the turning for Gosforth, take the exit signposted for Seascale (B5344). Follow the B5344 for approximately 2 miles, passing through the village of Seascale. At the railway station turn right onto Sella Bank, then take the next right on to The Fairways. Turn left onto Links Crescent and follow to reach the land.

Selling agents

Davidson & Robertson

Davidson & Robertson
7M Lakeland Business Park
Cockermouth
Cumbria
CA13 0QT

Tel: 01900 268633
Email: sales@drrural.co.uk
Web: www.drrural.co.uk

Description

A rare opportunity to acquire a residential development site extending to approximately 2.1 acres and allocated in the Local Plan.

Situated on the West coast of Cumbria, lying just outside the Lake District National Park, Seascale enjoys a peaceful coastal setting while maintaining convenient access to surrounding towns and employment.

The land at Links Crescent is allocated in the Copeland Borough Council Local Plan as reference HSE2 Fairways Extension allocated for 22 residential dwellings. The land formed part of the wider planning application reference 4/11/2568/OF1 from 2015. The Local Plan notes that the preferred access to the land will be via Links Crescent.

We note that there is a public footpath and electricity overhead line crossing the site.

To the south of the land is a recreation park.

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— prospective purchasers should make their own enquirers accordingly and any such use would be dependent on obtaining the relevant permissions

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

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.

Local Authority

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

Solicitor

TBC

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.

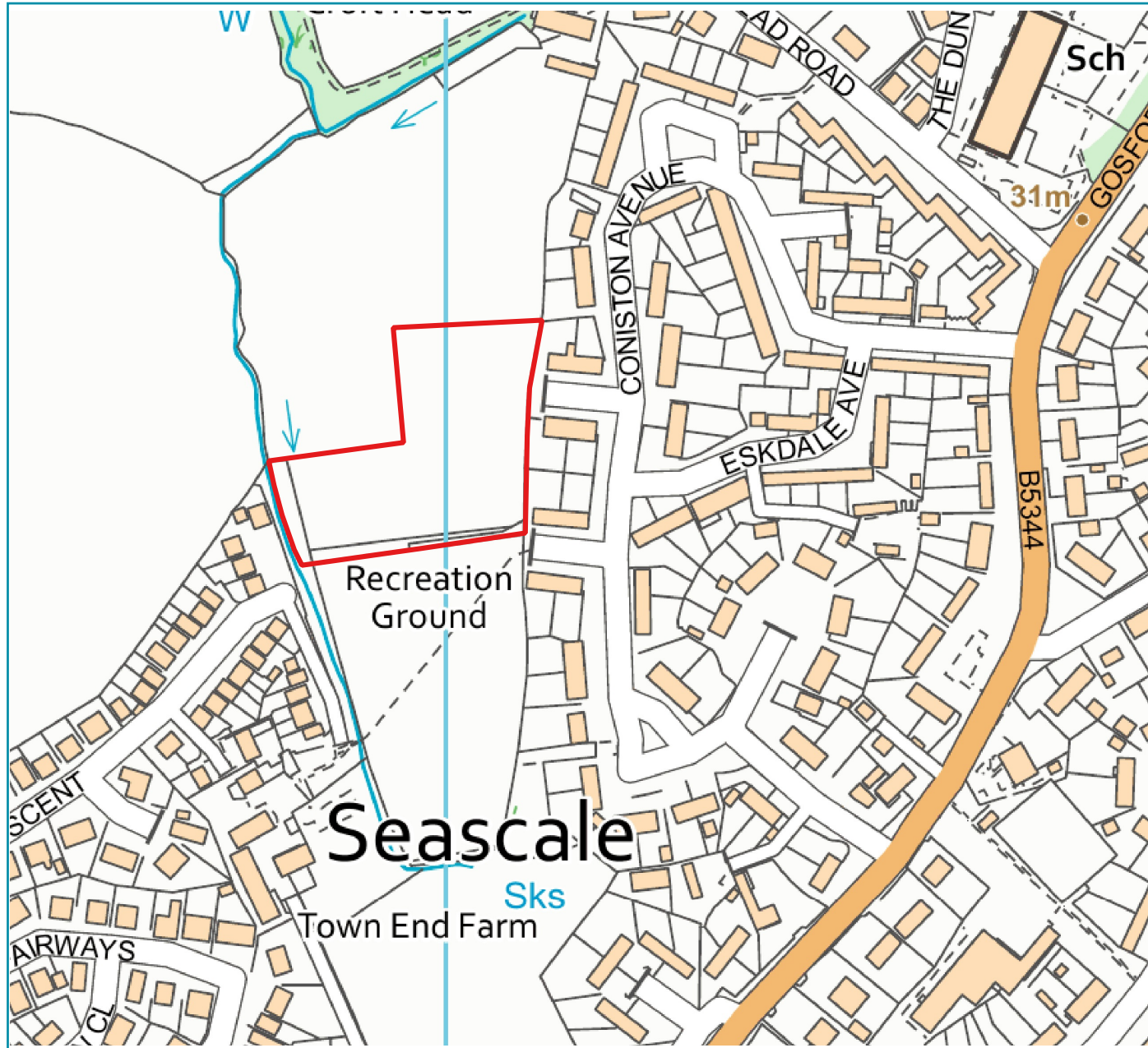
Viewing

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.





INDICATIVE SITE PLAN

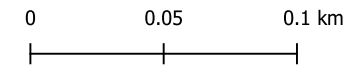
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Seascale,
Cumbria,
CA20 1RB

Area: 2.1 acres

Key

Boundary

A4 - Scale- 1:1250



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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.

Tenure

The property is offered for sale as a freehold property.

Method of sale & guide price

Offers for the subject as a whole are sought with a Guide Price of £275,000.

Broadband/Mobile signal

We understand that broadband & mobile reception is available. Buyers are advised to visit OFCOM website for an indication of supply and speeds and carry out their own further due diligence.

Flooding

Prospective Purchasers should look into flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the property in the past.

Restrictions

The Property is not understood to have the following restrictions conservation area, lease restrictions, listed building, permitted development restrictions, restrictive covenants, Tree Preservation Orders.

Rights of way

The Property is understood to have a public footpath.

Proposal for development

Prospective Purchasers should look into proposals for development as part of their due diligence process.

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 0QT. 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, Wayleaves 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 - May 2025

Particulars Prepared – November 2025