



FOR SALE

Amenity Land at Sandwith

Croft Foot, Sandwith, Whitehaven, Cumbria CA28 9UG

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS

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An excellent opportunity to acquire attractive amenity land located in the sought-after village of Sandwith, ideally positioned between Whitehaven and St Bees. Enjoying a desirable semi-rural setting, the land offers a rare chance to secure a versatile piece of ground in a well-regarded and accessible location.

The land lends itself to a wide range of potential uses, including amenity, leisure, or lifestyle purposes such as a pony paddock, subject to the necessary consents, making it an ideal purchase for both private individuals and those seeking longer-term potential.

- Desirable village setting
- Convenient access to the A595
- Excellent potential for a range of uses
- Strong lifestyle appeal with future potential



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

Situation

The land is located in the sought-after village of Sandwith, positioned to the south of the West Cumbrian town of Whitehaven. Both Whitehaven and Workington offer an extensive range of shopping, leisure, and medical facilities.

The nearby St Bees Heritage Coast provides stunning coastal scenery, renowned beaches, and a variety of picturesque walking routes.

The land is well positioned for access to the A595, offering excellent connectivity throughout the region. The Lake District National Park at Ennerdale Bridge is approximately 9 miles away, while Sellafield, the area's largest employer, is also within approximately 9 miles.

Whitehaven – 3 miles
Lake District – 7 miles
Workington – 10 miles
Cockermouth – 16 miles

Access

Access is taken from an unclassified road running through Sandwith village, leading via a gated entrance into the car park. This arrangement provides convenient access for both vehicles and pedestrians. A right of way will be granted to the purchaser, allowing access across the car park and through the gate to the land.

Directions

From Whitehaven, take the B5345 to St Bees. Turn right onto the Wilson Pit Road, after 0.5 miles, turn left into the road signposted Sandwith. After 1/3 mile, turn right onto main street. Follow the road through the village to reach the Land at Croft Foot.

What.3.Words

///handlebar.lamenting.opera

Nearest Postcode

CA28 9UG

Description

The land adjoins the established development at Croft Foot Farm Steading and extends to approximately 0.76 acres of gently undulating amenity land, currently rough grassland. The land presents a blank canvas, offering purchasers the opportunity to create and tailor the space to suit their individual needs.

The land is well suited to a variety of uses, including as a pony paddock, private garden extension or market garden, dog walking area, or for general amenity and leisure purposes. Its manageable size and accessible nature make it particularly appealing to those seeking additional outdoor space in a desirable rural setting. There may also be scope for alternative uses, subject to the necessary consents.

Occupying an attractive position within the sought-after village of Sandwith, the property benefits from a peaceful, semi-rural environment while remaining conveniently located between Whitehaven and St Bees. This excellent location offers the perfect balance of countryside tranquillity and accessibility, with nearby amenities, coastal walks, and transport links all within easy reach.

Altogether, this is an opportunity to acquire a versatile parcel of land in a highly regarded location, with strong lifestyle appeal and future potential.

Services

We understand that services are laid to Croft Foot. Please note that we have not been able to test any services or make any judgement on their current condition, it is up to prospective purchasers to make their own enquiries with regards to the services for the property.

Planning & Development

Prospective purchasers should carry out their own due diligence and make their own enquiries and investigations with Cumberland Council (formerly Copeland Borough Council) planning department and seek professional advice.

The land benefits from mature, established trees, included within a Tree Protection Order, contributing to a picturesque countryside atmosphere and enriching the character of the setting.

Given the nature of the land and its inclusion within the original Croft Foot development, prospective purchasers are advised to undertake their own due diligence regarding invasive species, historical land use, and any potential contamination.

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. We understand that these are not owned, and further information should be obtained from the vendors solicitor.

Local Authority

Cumberland Council
Civic Centre, Rickergate, Carlisle, CA3 8QQ
Tel: 03003 733730

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 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.

Method of sale & guide price

Offers for the subject as a whole are sought at £45,000.

Tenure

The property is offered for sale as a leasehold property.

Solicitor

Bethan Griffiths
Cartmell Shepherd
Bishops Yard, Penrith, Cumbria, CA11 7XU
Tel: 01768 862326
Email: bethan.griffiths@cartmells.co.uk

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/permitted development restrictions/restrictive covenants. We understand that there is a tree present on the land which is protected by a Tree Preservation Order.

Rights of way

The Property is not understood to have the following restrictions; footpath/bridleway/restricted byway/byways open to all traffic.

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 and Anti-Money Laundering (AML) Regulations All offers should be submitted to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Third Party Rights and Easements

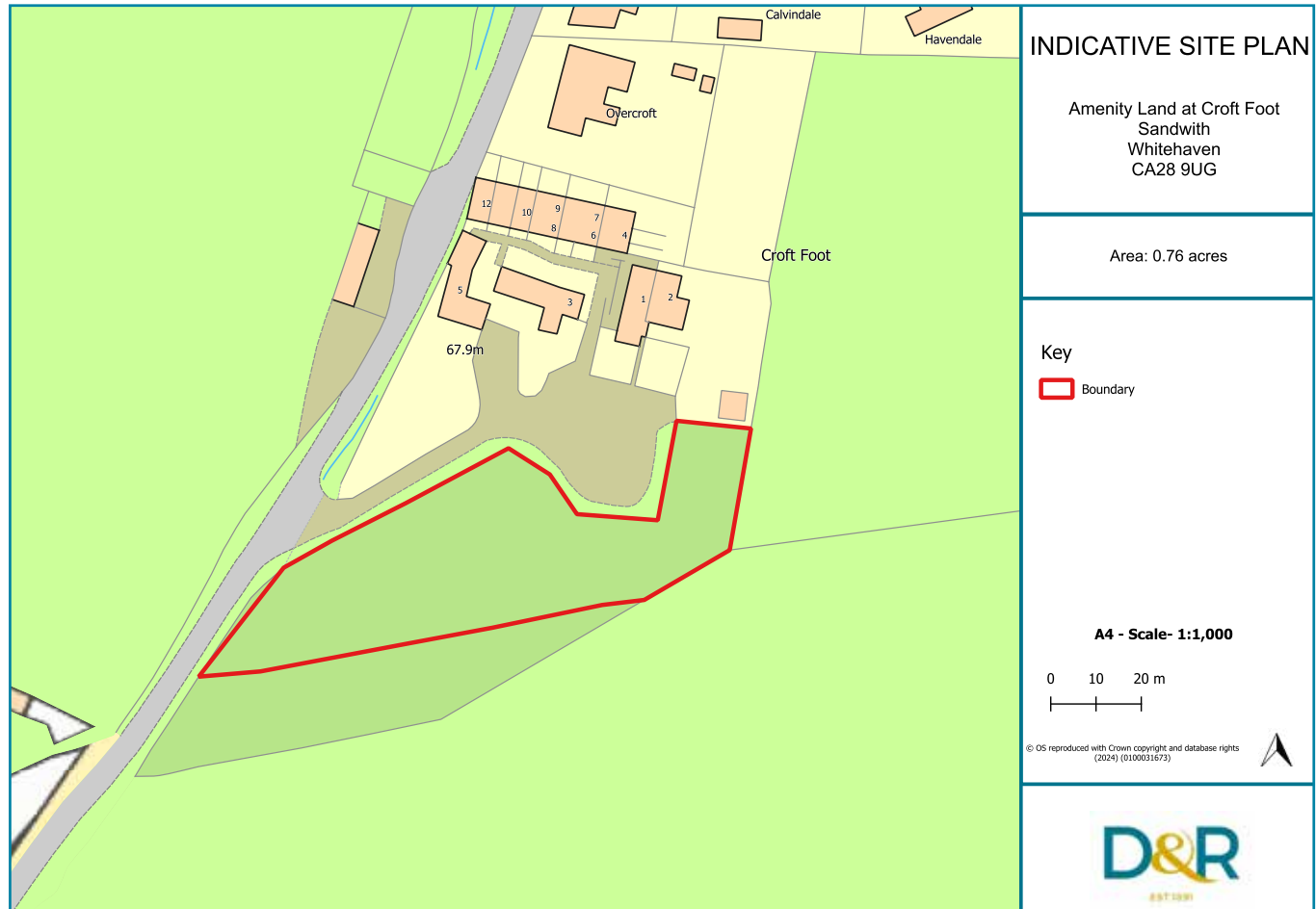
The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. Particulars and misrepresentation These particulars are 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: April 2026
Photographs Taken: July 2021 & April 2026



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