



FOR SALE

24 Church Street

Egremont, Cumbria, CA22 2AW

**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

24 Church Street

Egremont, Cumbria, CA22 2AW

The former Hartley's Ice Cream Parlour offers a great investment opportunity or business base. The large site comprises;

- Shop / former Ice Cream Parlour
- 3 bed House
- Two residential 2 bed flats
- Range of outbuildings
- Yard area
- Potential development (subject to planning)

Selling agents

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

Tel: 01900 268 633
 Fax: 0131 449 5249
 Email: sales@drrural.co.uk
 Web: www.drrural.co.uk

Situation

Situated in the market town of Egremont, a fair-trade town with monthly farmers market, providing a range of shops, cafés, amenities and schools. There is excellent access via the A595 to Whitehaven and the much-loved St Bee's Heritage Coast which is just 3 miles away. Stunning walking and cycling trails beside the River Ehen, plus enjoying close proximity to the Lake District National Park. An attractive location for families, professionals and outdoor enthusiasts.

Located adjacent to St Mary's and St Michael's Church, a few minutes' walk from Egremont's main high street. Approximately 6 miles from the larger coastal town of Whitehaven with Georgian harbour, historic buildings and wide range of amenities including shops, restaurants, schools and leisure facilities. Strong transport links to the A595, a train and bus station.

Access

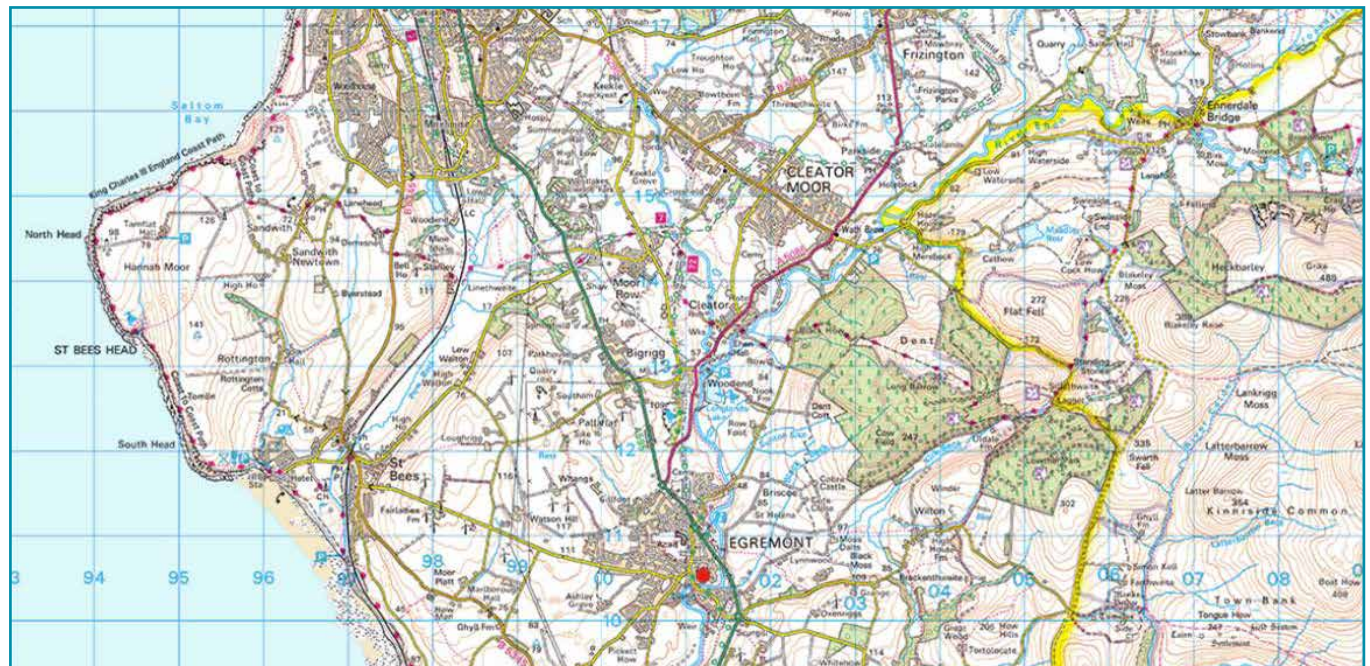
Access is directly from Church Street U4252, with access to the rear yard from Croft Terrace U4253, both adopted unclassified roads.

The What3words code for the property is: ///cashier.blackmail.hilside

Directions

From Whitehaven travel South on the A595 to Egremont, cross the first roundabout following the bypass. At the second roundabout take the third exit onto Main Street B5345 passing through the high street, after approximately 0.4 mile turn left onto Church Street. 24 Church Street can be found on your right after approximately 130 yards.

From South Cumbria follow the A595 north, at St Thomas Cross roundabout, Egremont take the third exit onto the A5093, continue for approximately 0.4 mile and turn right onto Church Street. 24 Church Street can be found on your right after approximately 130 yards.



Description

24 Church Street is the former site of the renowned Hartley's Ice Cream Parlour. The site offers opportunity for a variety of purchasers whether it be for personal business use, an investment prospect or potential development.

The site comprises shop/retail area fronting onto Church Street with access to the rear yard from Croft Terrace. Two 2-bedroom Flats currently let, a 3 bedroom house, range of outbuildings for storage, WC's and a good size yard area for vehicle parking. The site is serviced by mains water and electricity.

Tenure

The property is offered for sale freehold, with vacant possession although the flats are currently occupied on an informal basis.

The accommodation consists of:

Shop floor/retail area

Shop floor/retail area with rear kitchen, cold store and office, previously used as the ice cream parlour.

External Staircase from yard leading to first floor flats

Flat 1

Kitchen comprising fitted base and wall units, electric cooker and gas hob, living room, two bedrooms and bathroom with WC, sink and walk-in shower. Rent £450pcm

Flat 2

Kitchen comprising fitted base and wall units, electric cooker and gas hob, living room, two bedrooms and bathroom with WC, sink, bath with shower over. Rent £450pcm

Yard area

A good-sized tarmac yard area to the rear of the property and a range of storage buildings.



House

External door from yard into utility area, stairs to first floor, under stairs storage area.

Bedroom 1

First floor bedroom, carpet, radiator, painted walls, boiler.

Kitchen

Offering a range of wall and base units, electric cooker with gas hob and extractor hood and dishwasher.

Dining Room

A lovely light room with Lino flooring, painted walls and ceiling, central light feature, tv point and recessed shelving.

Sitting Room

Front door and window overlooking yard area. Fireplace with wood burning stove, TV point, recessed shelving, carpeted and painted walls, stairs to first floor.

Landing

Carpeted and painted with windows overlooking the yard, access to two bedrooms and bathroom.

Bedroom 2

Double bedroom with part wallpaper part painted walls, painted ceiling and exposed beam. carpet, radiator.

Bedroom 3

Double bedroom, carpet and painted walls, radiator, skylight.

Bathroom

Corner bath with electric shower over, WC, sink, towel rail, frosted window, extractor, lino flooring, painted with shower board around bath.

Services

The site benefits from mains electricity, water and sewerage. We understand that the house is on mains gas with gas central heating.

Please note that we have not tested 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.

Council Tax

The residential properties are in Council Tax Band A.

Business Rates

Rateable value £13,250

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

Energy Performance Certificate Rating

The EPC rating in respect of the house has been assessed as Band E. The EPC for Flat 1 has been assessed as D and Flat 2 has been assessed as C.

The EPC in regard to the shop has been assessed as C

For full copies of the EPC information and copies of the reports please contact the Selling Agent.

Planning & Development

Prospective purchasers should carry out their own due diligence and make their own enquiries and investigations with regard to potential property alterations or development with Cumberland Council (Allerdale).

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
Civic Centre, Rickergate, Carlisle, CA3 8QG
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

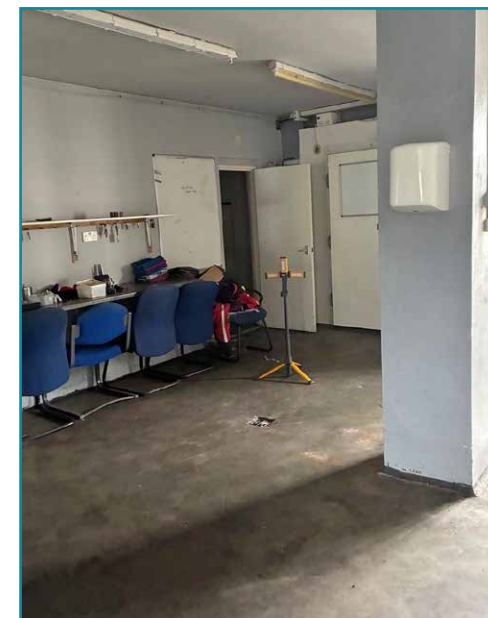
By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

Method of sale & guide price

Offers for the property as a whole are sought in the region of £350,000



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.

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: [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage) and carry out their own further due diligence.

Flooding

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

Parking

The property benefits from private parking in the yard to the rear of the property.

Restrictions

The Property is not understood to have any restrictions/restrictive covenants.

Rights of way

The Property is not understood to be affected by any rights of way.

Proposal for development

Prospective Purchasers should investigate proposals for development as part of their due diligence process. The Vendor has not made us aware of any proposals for development to the property or in the immediate locality of the property.

Property accessibility/adaptions

The first-floor flats can only be accessed via an external staircase.

Solicitor

Rachel Murphy
Berland Graham
Boundary House
Cricket Field
Uxbridge
UB8 1QG

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.

CCTV

In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

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

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2. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
11. 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.
12. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photos taken – July 2026
Particulars prepared – July 2026



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