# Potential Development Site Lazonby

Lazonby, Penrith, Cumbria CA10 1BE



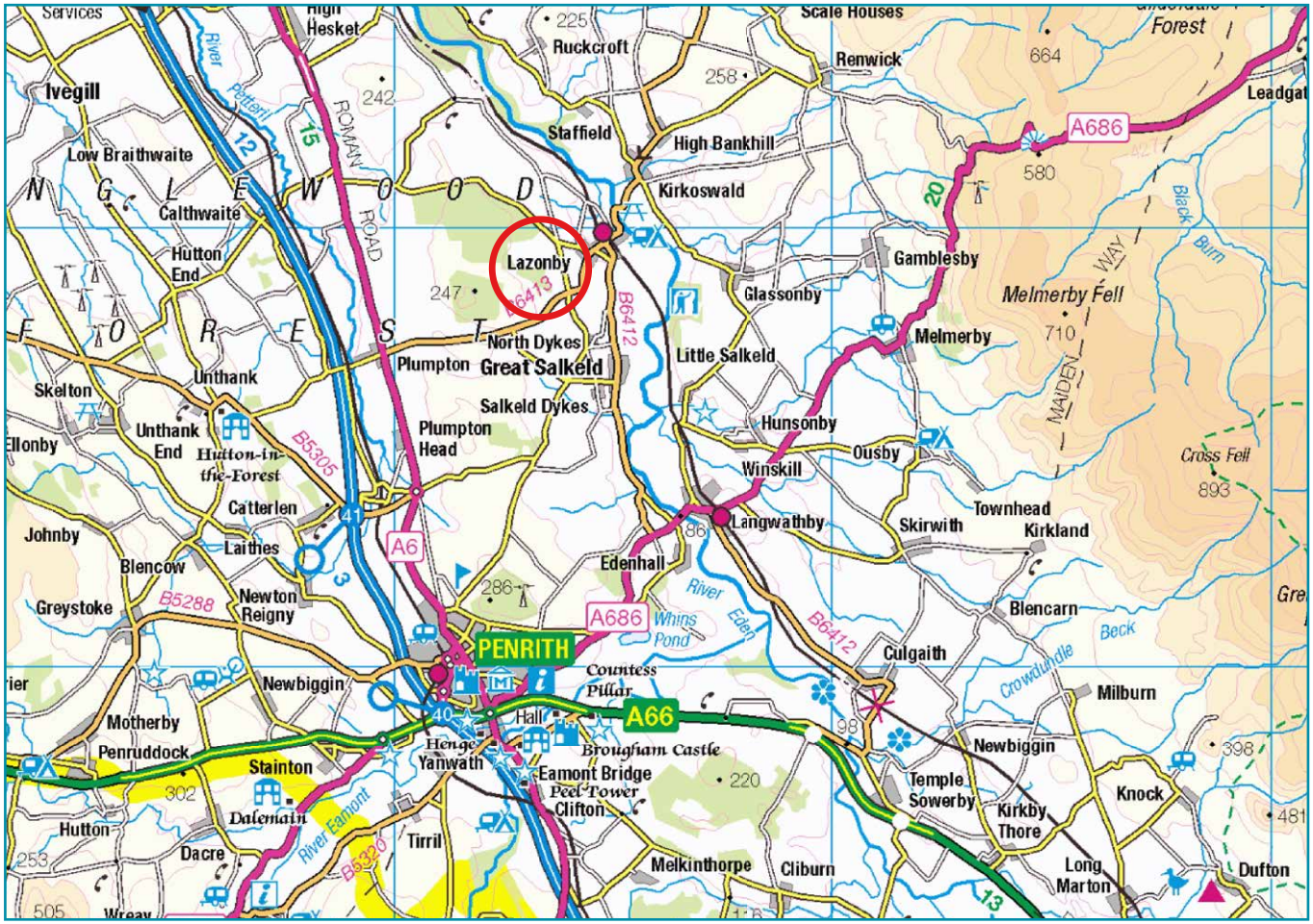
DAVIDSON & ROBERTSON
THE RURAL EXPERTS

# Potential Development Site Lazonby

## Lazonby, Penrith, Cumbria
## CA10 1BE

The Property extends to 0.29 acres and includes a site with industrial building, previously benefitting from outline planning permission for the development of five affordable units.

- Development potential
- Desirable village location




### Selling agents

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

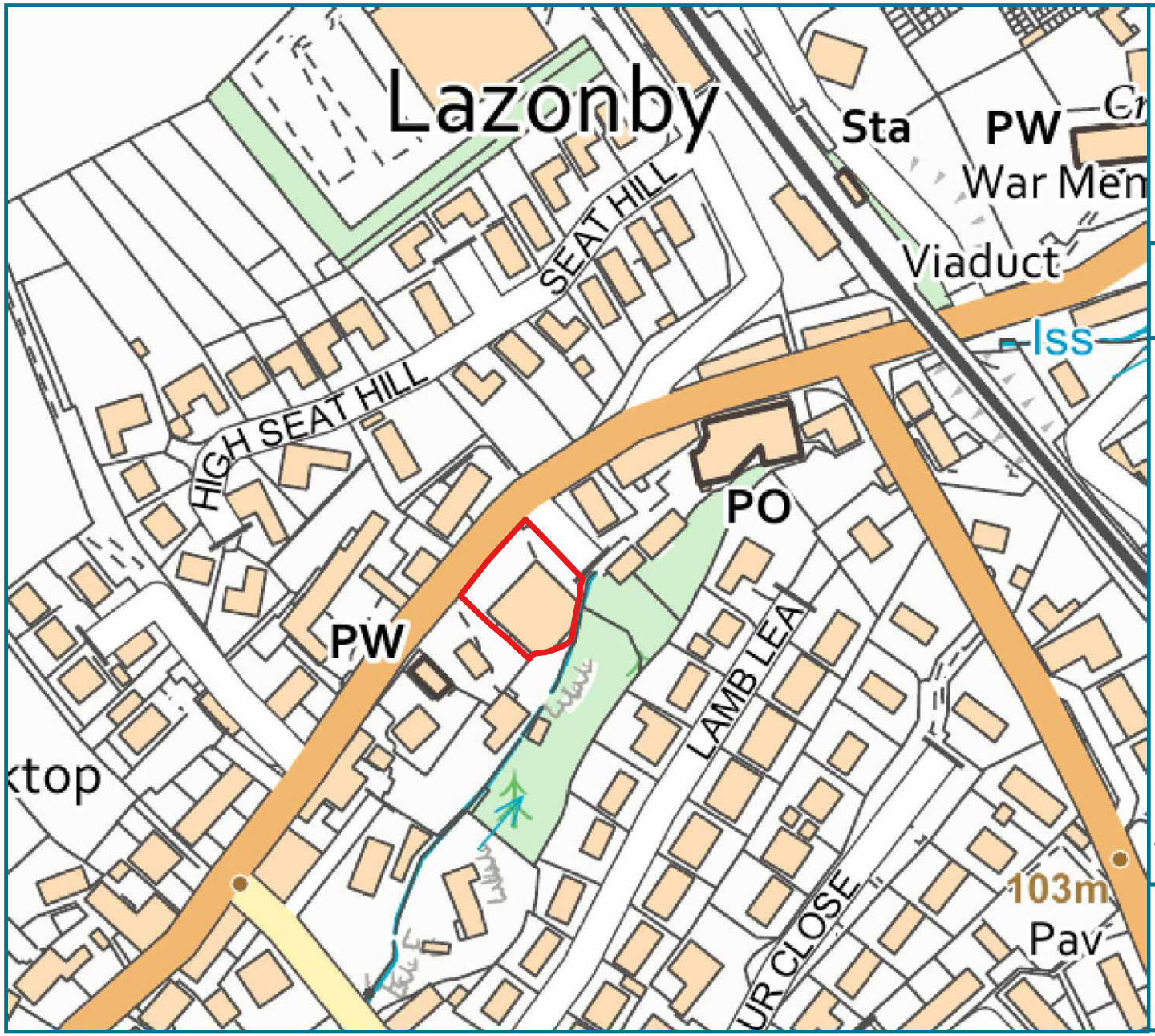
Tel: 01900 268633
Email: sales@drrural.co.uk
Web: www.drrural.co.uk

### Situation

Lazonby is a highly sought-after village set just 7 miles from the bustling market town of Penrith, where you'll find extensive amenities along with superb transport links via the M6 (Junction 41) and the West Coast Main Line.

Within the village, residents enjoy a strong sense of community and a great range of local amenities, including a primary school, village shop, train station on the scenic Carlisle - Settle line, children's play park, welcoming pub, historic church and a popular outdoor swimming pool.

Surrounded by beautiful countryside, Lazonby sits within easy reach of the Lake District National Park. The River Eden is only a short stroll away, offering peaceful riverside paths and scenic local walks.




# INDICATIVE SITE PLAN

Former Egg Packing Station
Lazonby
Penrith
Cumbria
CA10 1BE

Area: 0.29 acres

Key

Former Egg Packing Station

**A4 - Scale- 1:1,750**

0 25 50 m

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## Access
Access to the Property is via the B6413 running through Lazonby

The What3Words code for the Property is ///jets.baths.motion

## Directions
From Penrith head north on the A6 then take the right hand turn onto Salkeld Road. Then turn right onto the B6413 followed by the next left hand turn. Follow to reach the village of Lazonby. Travel through the village passing the village hall on your right before reaching the Property located on the right hand side of the road.

## Description
The site extends to circa 0.29 acres and consists of a portal frame building constructed with sheeted roof and sides. The building has most recently been used for general storage.

## Relevant Site Planning History
We understand that there has been outline planning permission achieved for the development of 5 affordable units on the site (Application Number 21/0577) which lapsed in January 2016.

We understand that the site is allocated within the Lazonby Neighbourhood Plan. Under Reference Number HS4 the site is deemed developable.

It is understood services are available nearby.

## Tenure
The property is offered for sale as a freehold property.

## 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 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
Westmorland & Furness Council
Voreda House
Portland Place
Penrith
Cumbria
CA11 7BF

## 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.

## Method of sale & guide price
Offers for the subject as a whole are sought in the region of £125,000

## 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 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 any restrictions.

## Rights of way
The Property is not understood to have the following restrictions footpath/bridleway/byways open to all traffic.

## Proposal for development
Prospective Purchasers should look into 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 other than those already specified within this particulars.

## 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.

## 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

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: October 2026



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**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.

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