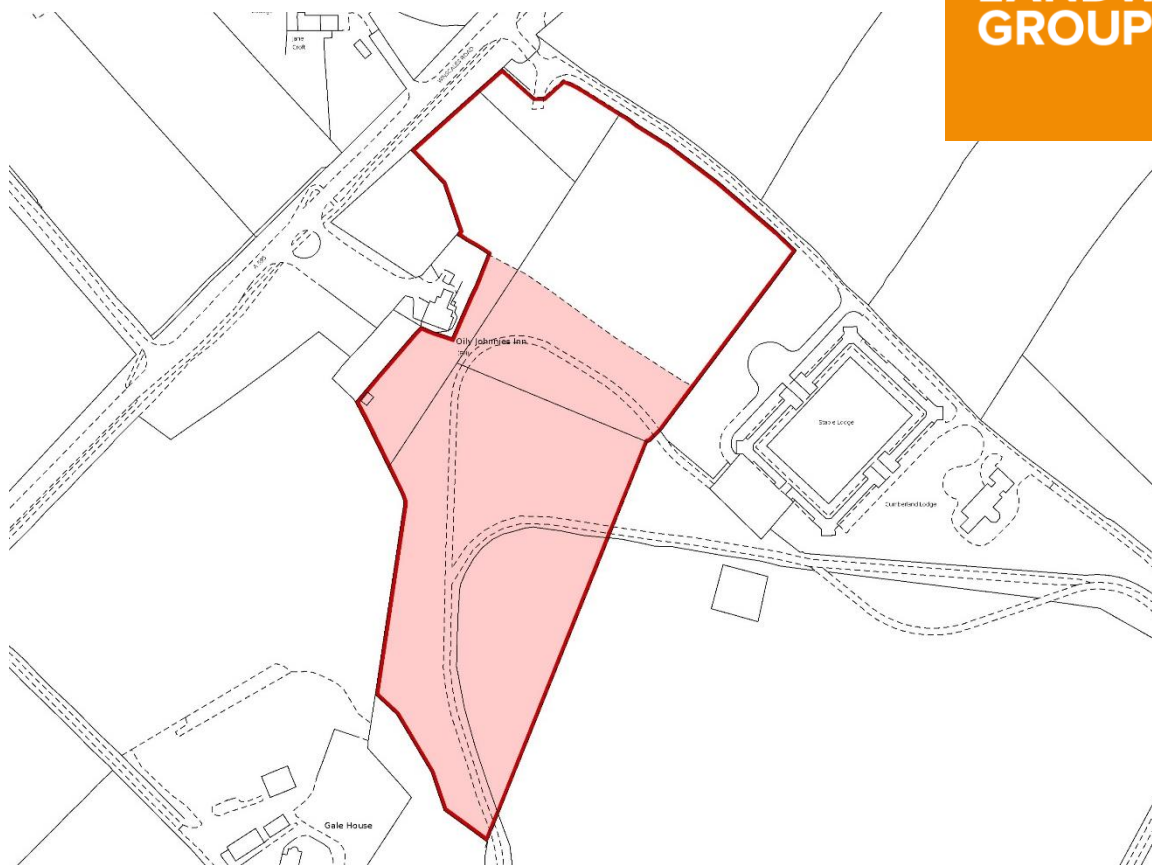


For Sale

Upon Instructions of the Fixed Charge
Receivers

**LANDWOOD
GROUP**



Land Adjacent to the A595, Winscales, Workington CA14 4JG

Land with Development Potential

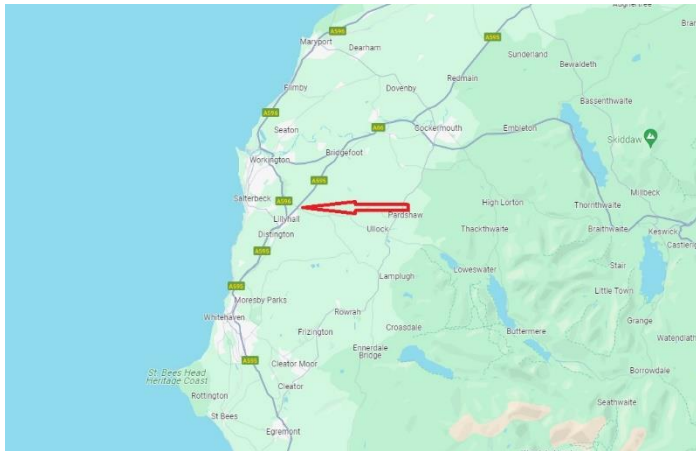
- Approximately 4.87 Hectares (12.05 Acres)
- Planning permission granted in 2016 for 15 Holiday lodges
- Permission relates to part of the site comprising 2.84 hectares (6.01 acres)
- Scope for alternative uses STP
- 2016 permission believed to be extant
- Currently open agricultural land
- Freehold

Landwood Group,
Lancaster Buildings, 77 Deansgate,
Manchester M3 2BW

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CONTACT

James Ashworth
0161 967 0122
james.ashworth@landwoodgroup.com



Location

The land is situated to the south of the A595 which is the main route from Carlisle, which lies approximately 30 miles to the northeast, to the west of Cumbria and it continues down the coast to eventually link with the south of the county. The nearest town is Workington, with the town centre lying approximately 2.5 miles to the northwest and Whitehaven town centre is approximately 6 miles to the southwest.

The edge of the Lake District National Park is within approximately 5 miles and the land enjoys scenic views to the south encompassing Mountains within the National Park and the western fells.

Access to the M6 motorway is at Junction 40 at Penrith, which is approximately 45 minutes by car and lies 30 miles to the east.

Description

The land comprises an irregular shaped parcel of land, that extends to 4.87 hectares (12.05 acres). It is accessed from the main road through a decorative splayed entrance, with metal gates. This leads to an access road that is shared with the stable block and residential properties to the east of the land.

The topography is generally level and currently could be described as amenity/grazing land.

Part of the land approximately 2.84 hectares (6.01 acres) has planning permission for 15 holiday lodges, described more fully in the Planning Section.

Legal Costs

Each party will be responsible for their own legal costs.

Planning

The property provides We have made online enquiries with the Local Planning Authority Cumberland Council and this has highlighted:

Application Reference: 2/2015/0502: Proposed change of use of land to 15 lodges with office, shop, toilet, store, refuse, recycling area, parking and attenuation pond. Granted on 7th June 2016 and subject to a Section 106 Agreement that upon commencement of the approved works created a restriction that there would be no further implementation of a previous hotel development.

Further to these conditions appear to have been discharged as follows:

CON1/2015/0502: Compliance with condition 3 (potential contamination) on application 2/2015/0502.

CON/2021/0045: Discharge of conditions 4 (relates to remediation) and (relates to surface water drainage) 8 on approved application 2/2015/0502.

There has also been a non-material amendment to approved application 2/2015/0502 to amend the type of lodge to be sited at the location, including colour, materials and cladding (NMA/2022/0011) which was granted on 22nd April 2022. The approved lodges are externally 13.71m x 6.73 (45 ft. x 22 ft.) and offer 2 bedrooms, one with an en-suite and a walk-in wardrobe, plus an additional room designated as an office, plus a bathroom and open plan kitchen/dining room.

The Receivers have been provided with information that that whilst on the face of it the permission may have expired, the fact that the council have made subsequent decisions is indicative of an acceptance that the permission hasn't expired, and they assume that the road was placed between 2016 and 2018. The Borrower has confirmed that the road was placed in that time to make the permission "extant".

Interested parties are advised that the above is provided for background information purposes only and they should rely on their own enquiries with the Local Planning Office and obtain independent professional advice as appropriate to establish if the consent can be considered "extant".

Tenure Information

Freehold - Title number CU337112.

VAT

All figures quoted are exclusive of VAT which may be applicable.

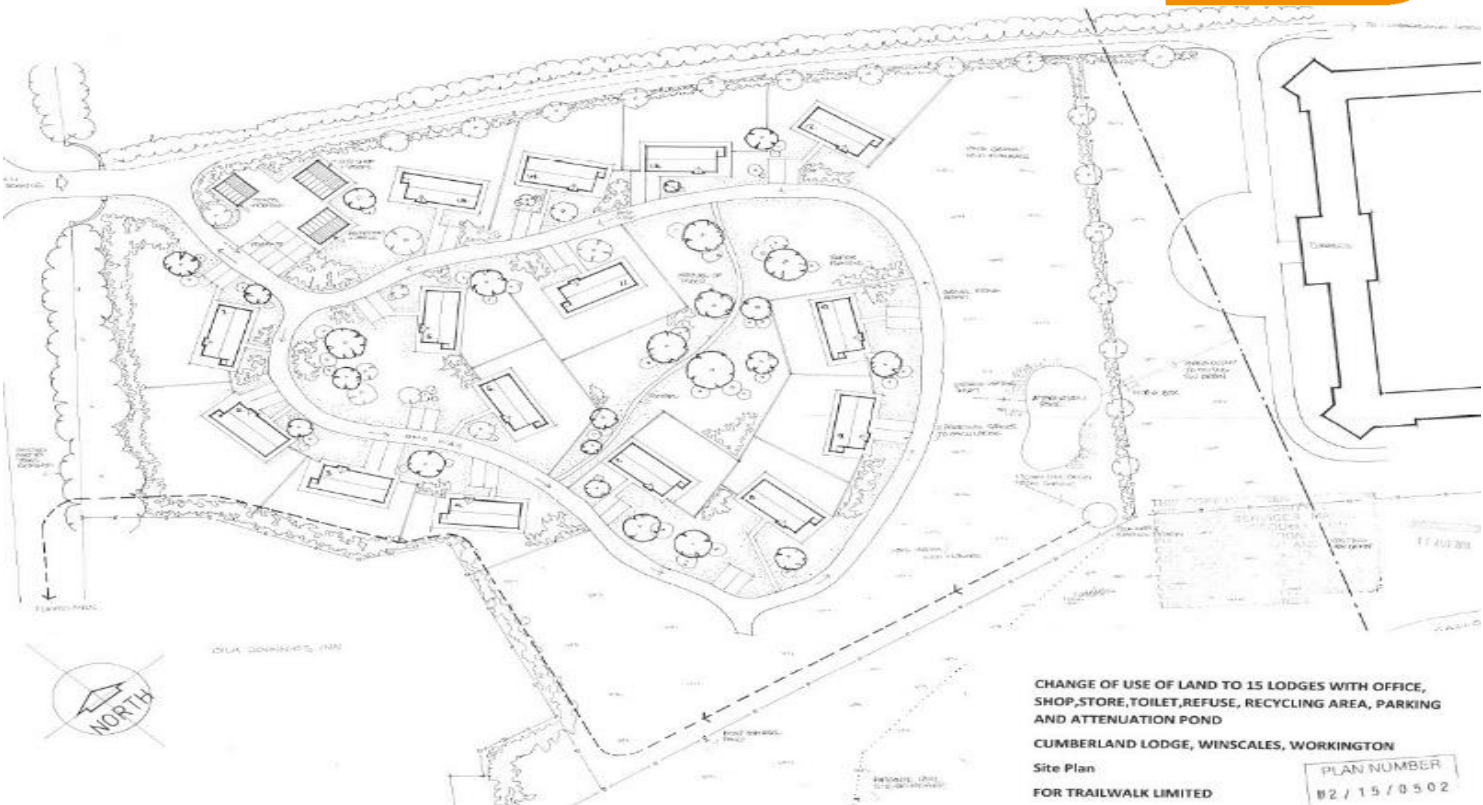
Price

Offers are invited in the region of £350,000.

Viewings

Land can be viewed from the boundary. Interested parties are advised not to enter and do so at their own risk.

January 2024.



Proposed Site Layout



View Over Land