



For Sale

# Residential Development Opportunity STPP

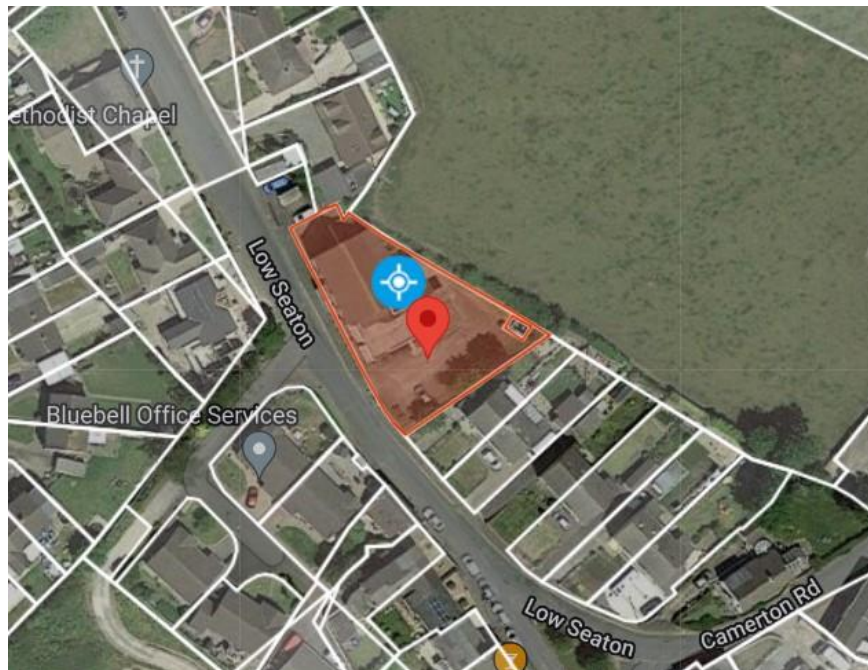
0 ACRES (0.08 HECTARES)

LOW SEATON, 7A, SEATON, WORKINGTON, CA14 1PP

**TW**  
Turner Westwell  
Commercial Agents

## KEY FEATURES

- Regular shaped and cleared 0.20 acre site
- Situated in picturesque semi-rural/village location
- Located approximately 1.5 miles from Town Centre
- Residential development opportunity STPP
- Pleasant views, overlooking open-fields/local farming land
- Offers Invited on an unconditional/conditional basis



## LOCATION

Workington is one of the main commercial centres on the west coast of Cumbria with major steelwork business, industrial manufacturing and shopping centers being the main sources of work for local population. It lies around 35 miles west of junction 40 of the M6 Motorway, and is accessed via the A66.

Seaton is a small suburb of Workington located approximately 1.5 miles to the north east of the town centre. The site itself is located in a low-density residential area within the central village of Low Seaton. The property fronts onto Lower Seaton and overlooks local farming land.

## DESCRIPTION

The parcel of land measures approximately 0.20 of an acre and is reasonably flat in its topography and has been cleared. The land was previously used as Royal British Legion Club prior to its recently demolition - see attached site plan.

## SERVICES

Prospective purchasers are advised to make their own enquiries regarding the suitability and capacity of services with the relevant Authorities.

## TITLE/TENURE

We understand the property is held Freehold (Title No. CU255087).

## SALE PRICE

Offers invited on both an unconditional and conditional basis.

## VAT

VAT is not applicable

## METHOD OF SALE

The freehold interest of the property is offered for sale via informal Tender on an unconditional basis, in line with Charities Act 2022 requirements.

## PLANNING

The site lies within the settlement limits of Seaton and therefore housing in this location can be accepted in line with Policy S3 of the Local Plan Part 1 and Policy SA2 of the Local Plan Part 2.

The principle of the redevelopment of the site for two dwellings is considered acceptable by the Local Planning Authority and in line with Policy S3 and SA2 of the Local Plans. Further consideration should be given to the layout of the site so each property has an adequate amount of private amenity space to the rear of the site and acceptable access arrangements.

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

## EPC

Non-Applicable

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**Important Notice** : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

## VIEWINGS

The site is available to view from the road-side without prior appointment.

**Adam Westwell** | Joint Managing Director

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