

Development Site

Station Road, Cockermouth, Cumbria, CA13 9PZ

Mitchells SINCE 1873
LAND & PROPERTY





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Station Road, Cockermouth is an exciting development opportunity, a freehold Development Site in the Town Centre. The site extends in total to approx. 2,830m² (0.28ha, 0.69ac). Currently an Auction house including café, offices and warehousing has the potential use for residential, hotel, care home/assisted living and retail. The site forms two distinct areas and is being offered for sale in 2 lots and as a whole:

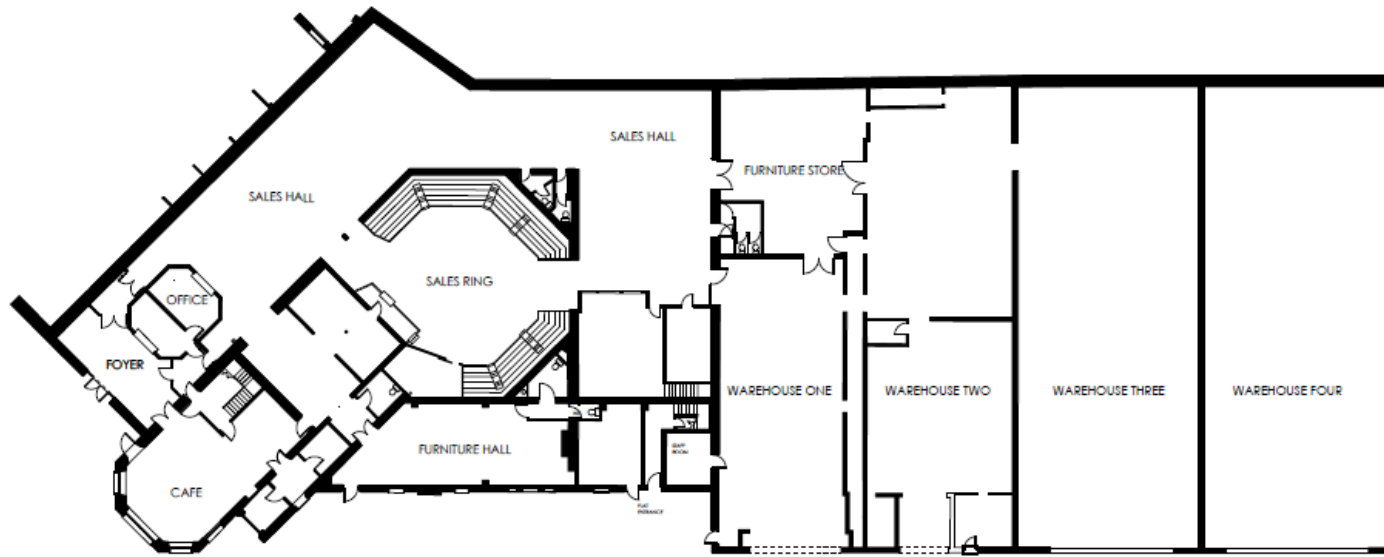
LOT 1 The Victorian stone-faced core of the building extending to approx. 1,187m² with roadside frontage to Station Road and Lorton Road containing on the ground floor an auction house, a café, offices and sales hall and offices and a one bed flat on the first floor all under a slate roof. Extending along Lorton Road are two warehouses extending to approx. 611m².

LOT 2 Extending along Lorton Road are a further two more modern warehouse units being partially steel framed buildings extending to approx. 876m². These buildings currently provide for warehousing and deliveries to the auction house, additional auction space and with a loading bay to Lorton Street.

Location

The site is within Cockermouth Conservation Area in the heart of the market town close to Sainsburys and the main shopping streets. Lying just outside the boundary of the Lake District National Park, Cockermouth is an attractive market town not overwhelmed by the tourist atmosphere of Keswick and Ambleside. It is one of only 51 towns in Great Britain designated as a 'Gem' town. Cockermouth grew up at the junction of the two most important rivers in the area. Here the River Cocker, flowing out of the lakes Buttermere, Crummock and Loweswater meets the River Derwent on its journey from lakes Derwent and Bassenthwaite to the sea at Workington.





GROUND FLOOR PLAN





METHOD OF SALE

The property is offered for sale by Private Treaty in two separate lots and as a whole. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents.

OFFERS

Offers are sought in excess of £1M for the whole site. Initial offers should be submitted via email to stuart.woodall@mitchellslandagency.co.uk

VAT

VAT will be charged on the sales.

VIEWING

Strictly by arrangement with the Sole Agents:

Mitchells Land and Property, Lakeland Agricultural Centre, Cockermouth, Cumbria, CA13 0QQ.

Tel: 01900 822016. Email: stuart.woodall@mitchellslandagency.co.uk

PLANNING

Pre-application advice from the Local Authority planning department has been sought for the site and a brief extracted summary is: -

1. *For the Victorian auction mart building a change of use to Class E or a mixed use Class E/ residential use. I advise no demolition of this building due to its local historic significance and because of its prominent corner location within Cockermouth Conservation Area.*
2. *Demolition and re build of the post war warehouse properties on Lorton Road to either class E/ residential use would be appropriate at this edge of town centre site.*

The planning authority for this freehold site is Cumberland and enquires regarding the re-development of the site should be made to this authority.

PLANNING AUTHORITY

Cumberland Council, Allerdale House,
Workington, Cumbria, CA14 3YJ

SERVICES

Mains Gas, electricity and water on site. Mains
Drainage.

Rateable Value

The rateable value for the whole site is £44,800.

TENURE AND TITLE:

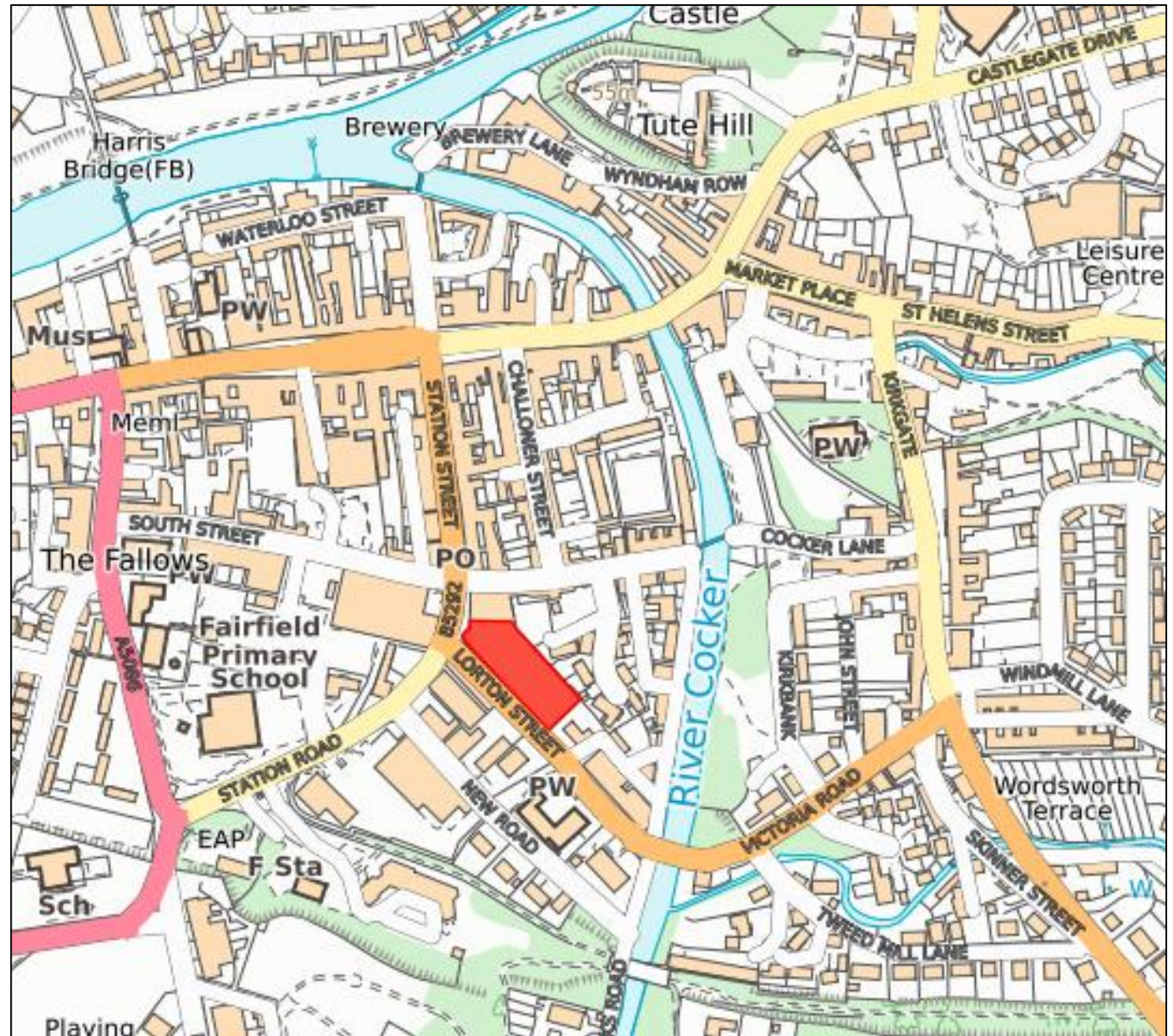
The property has freehold title and vacant
possession will be given on completion. The
property is sold subject to all existing burdens
(covenants, wayleaves, rights of way, easements,
quasi- easements, rights of access, ancient
monuments, etc.) whether public or private and
whether constituted in the title deeds or not.
The purchasers will be held to have satisfied
themselves as to the nature of such burdens.

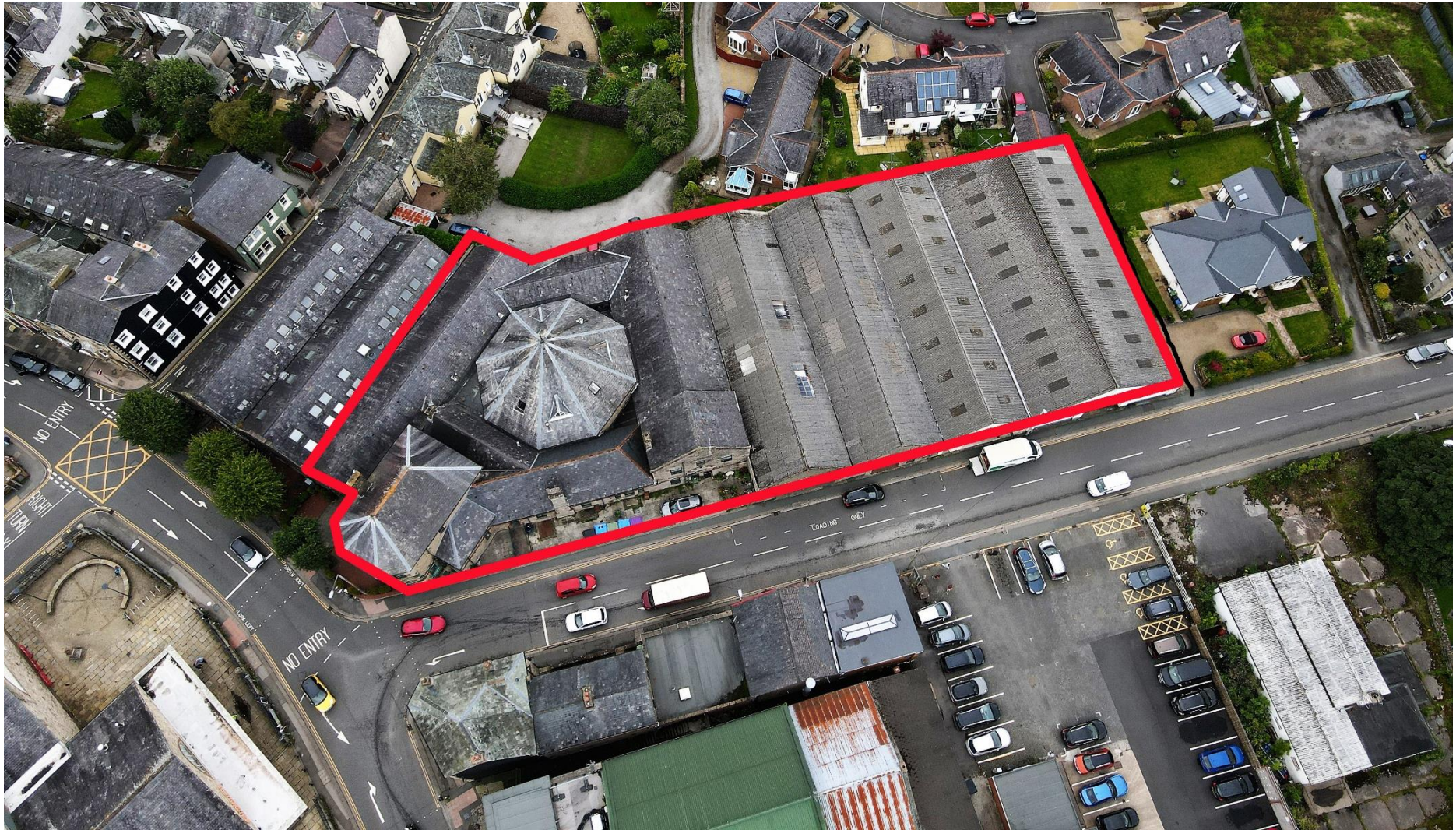
MINERAL RIGHTS:

Further information can be obtained from the
agents upon request.

MONEY LAUNDERING REGULATIONS

A successful purchaser(s) should be aware that
they will be required to provide the vendors
Agents with documentation in relation to Money
Laundering regulations.





Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken July 2023. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Promap* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable of being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.