



Land east of Station Road, Rye Hill Road, Flimby
POA



GRISDALES

LAND & NEW HOMES

Land east of Station Road, Rye Hill Road

Flimby, Maryport

A strategically located residential development opportunity in an attractive coastal setting, combining an established planning position with exceptional potential for a high-quality new scheme.

- Outline Planning Permission for up to 59 Dwellings
- Planning Consent Granted by Cumberland Council in September 2024
- Attractive Coastal Village Location in the sought-after settlement of Flimby
- Reserved Matters Outstanding, providing flexibility on house types, layout and design
- Excellent links to Maryport, Workington, the A595 and the wider West Cumbria employment corridor
- Walking distance to Flimby Railway Station on the Cumbrian Coast Line
- Significant Green Infrastructure, including woodland retention, landscape buffers and new tree planting
- Provision for 885m² of Public Open Space within the development
- Established residential setting with strong demand for family homes, first-time buyer properties and downsizer accommodation
- Rare opportunity to acquire a consented residential development site in a highly constrained West Cumbrian land market





INTRODUCTION

An exceptional opportunity to acquire a consented residential development site in the attractive coastal village of Flimby, West Cumbria. The site benefits from outline planning permission (Reference: OUT/2021/0026) for the construction of up to 59 dwellings, together with associated infrastructure, landscaping, drainage and access works. Reserved matters remain outstanding, allowing a developer flexibility to optimise the scheme design, layout and housing mix. Set within an established residential area and surrounded by mature landscape features, the site represents one of the few significant residential development opportunities currently available along the West Cumbrian coastline.

LOCATION

Flimby is a well-established coastal village situated approximately:

- ~ 2 miles north of Maryport
- ~ 6 miles north of Workington
- ~ Within easy reach of Cockermouth and the Lake District National Park
- ~ Close to the A595 strategic transport corridor
- ~ Served by Flimby Railway Station on the Cumbrian Coast Line.

The village provides a range of everyday amenities whilst neighbouring Maryport and Workington offer extensive retail, leisure, healthcare and educational facilities. The area continues to benefit from strong employment opportunities associated with the energy, engineering, manufacturing and nuclear sectors across West Cumbria.



THE SITE

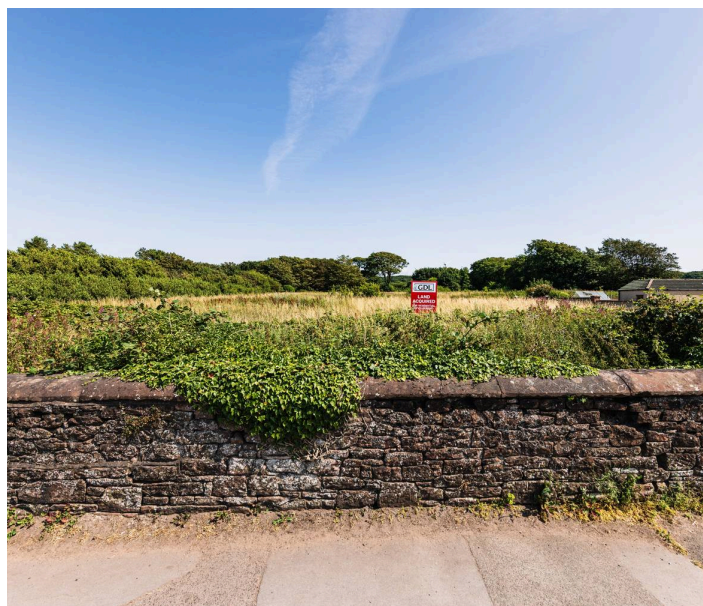
The development site occupies a prominent position east of Station Road and Ryehill Road, forming a natural extension of the existing village. Surrounded by established housing and mature vegetation, the site provides an attractive balance between village living and open green surroundings. Existing woodland, tree belts and Furnace Gill create natural landscape buffers and visual interest throughout the development area. The aerial photography demonstrates the site's excellent relationship with surrounding residential areas whilst retaining a pleasant edge-of-settlement character.

PLANNING

Outline Planning Permission Granted Application
Reference: OUT/2021/0026 Proposal: Outline application for the erection of up to 59 dwellings and associated infrastructure works including access. Planning permission was granted by Cumberland Council on 27 September 2024 subject to a Section 106 Agreement. Key Planning Benefits ~ Consent for up to 59 dwellings ~ Reserved matters outstanding ~ Approved access strategy ~ Established planning framework ~ Extensive approved landscape strategy ~ Sustainable village location ~ Opportunity to deliver a broad housing mix.

AFFORDABLE HOUSING

The Section 106 Agreement requires a minimum affordable housing provision equivalent to 10% of the total dwellings, comprising: First Homes Discount Market Sale Homes Affordable homes will be integrated throughout the development and designed to be indistinguishable from market housing





OPEN SPACE & LANDSCAPING

A significant feature of the scheme is its emphasis on green infrastructure and environmental enhancement. The approved parameters plan provides for: ~ 885m² Public Open Space ~ Extensive retained woodland ~ New strategic tree planting ~ Landscape buffer zones ~ Ecological enhancements ~ Woodland management strategy ~ New hedgerow planting comprising over 100 replacement species. The development offers the opportunity to create a high-quality residential environment that integrates effectively with the site's existing natural assets.

DEVELOPMENT OPPORTUNITY

The site is considered suitable for: ~ Regional Housebuilders ~ National Housebuilders ~ SME Developers ~ Housing Associations ~ Joint Venture Partnerships The approved scale allows for a balanced development capable of attracting: ~ First-time buyers ~ Growing families ~ Professionals ~ Downsizers ~ Retirees seeking a coastal lifestyle.

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Flimby, Maryport

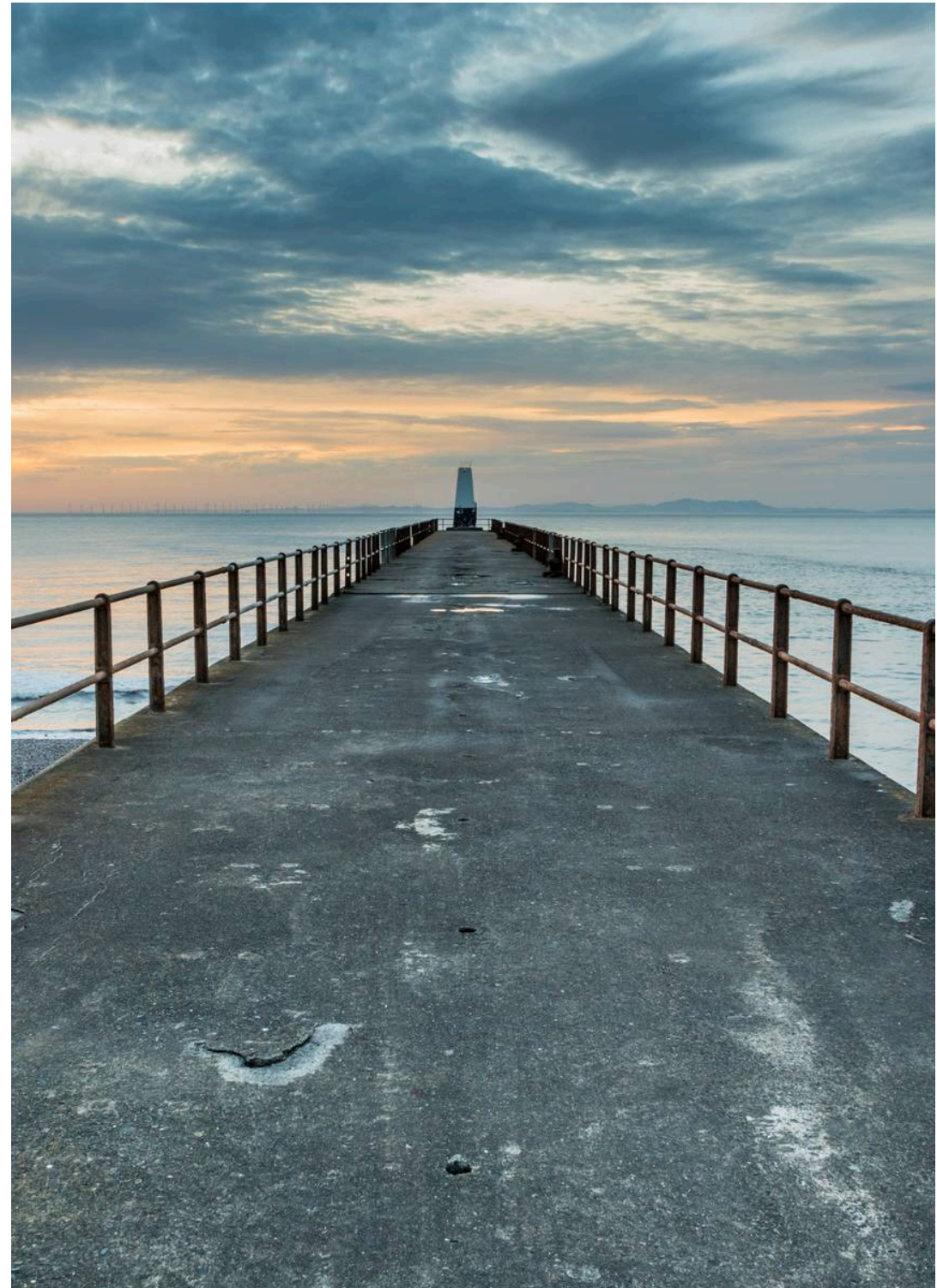
Flimby & Maryport

Flimby is a well-established coastal village situated approximately 2 miles north of Maryport and 6 miles north of Workington, providing a well-connected location on the West Cumbrian coast.

The village is within easy reach of Cockermouth and the Lake District National Park, while the A595 provides an important strategic transport link to surrounding towns and employment centres. Flimby is also served by its own railway station on the Cumbrian Coast Line, providing connections along the West Cumbrian coastline and onwards towards Carlisle.

Flimby offers a range of everyday amenities, with neighbouring Maryport and Workington providing more extensive retail, leisure, healthcare and educational facilities. The area also benefits from strong employment opportunities across West Cumbria, particularly within the energy, engineering, manufacturing and nuclear sectors.

Combined with its coastal setting, accessibility and proximity to established employment and service centres, Flimby provides an attractive location for residential development.





03 TREE RETENTION PLAN (1:1000@A3)
REV I



(to be thinned back to the Site boundary)

STATION ROAD

RYEHILL ROAD

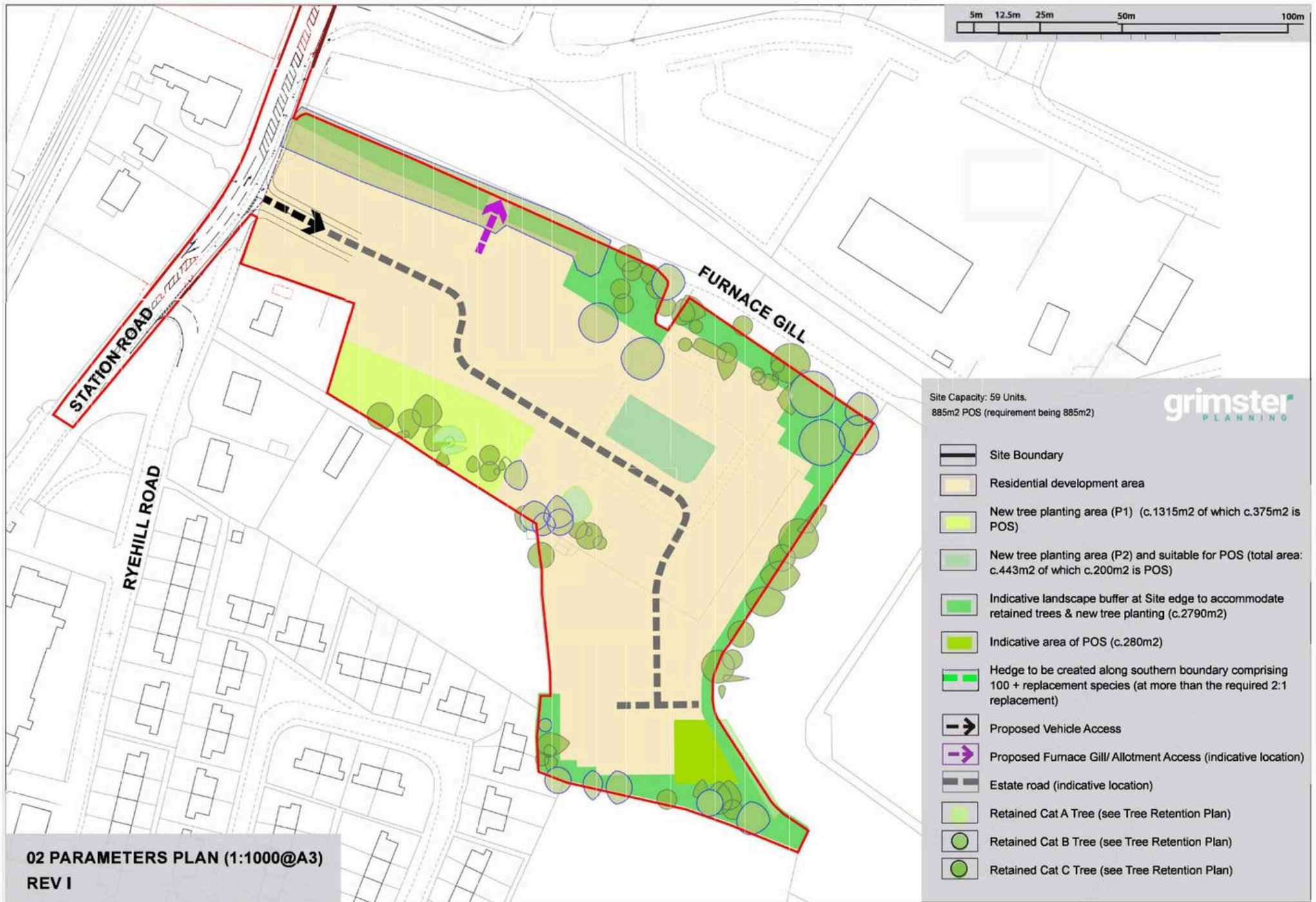
FURNACE GILL

P1

P2

-  Retained Cat A Tree Canopy
-  Retained Cat A Tree RPA
-  Retained Cat B Tree Canopy
-  Retained Cat B Tree RPA
-  Retained Cat C Tree Canopy
-  Retained Cat C Tree Canopy
-  Removed Tree
(0 x Cat A, 1 x Cat B)
-  Landscape buffer at Site edge to
accommodate retained trees
& new trees (2790m²)
-  New tree planting area (P1)
(c.1315m² of which c.375m² is POS)
-  New tree planting area (P2) and
suitable for POS (total area:
c.443m² of which c.200m² is POS)
-  POS (280m²)
-  Hedge within residential plot
-  New tree planting area (P1)
-  New tree planting area (P2)
-  Hedge to be created along southern
boundary comprising 100 +
replacement species (at more than
the required 2:1 replacement)

Site Capacity: 59 Units. 885m² POS
(requirement being 885m²)





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