



Building Plot

The North-East Side Of Flimby Brow, Flimby, Maryport, CA15 8TD

£105,000

Ideal for First-Time Developers, Small Builders & Self-Builders.

With full planning permission granted for two dwellings, Land On The North-East Side Of Flimby Brow offers a straightforward, deliverable scheme that is particularly well suited to:

First-time developers looking for a manageable project size
Smaller builders seeking a low-density scheme with clear planning parameters
Self-builders wanting a defined opportunity with a practical route to delivery

The scale of the approved development provides an accessible entry point into development, while still offering strong end-buyer appeal thanks to the village setting, coastal proximity and connectivity to Maryport and Workington.

- Full planning permission for 2 homes
- Thoughtfully designed home of circa 904 sq ft
- Ideal for first-time developers or self-builders
- Popular coastal village of Flimby
- Low-density, ready-to-go scheme
- Easy access to Maryport, Workington & A596
- Building regulation documents available upon request



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LAND & NEW HOMES







C	Plot 1 South-West Elevation revised to legend road.	CM	10.06
B	Windows added to Plot 1 South-West Elevation.	CM	10.06
A	ISSUED FOR PLANNING.	CM	17.12.1
Rev.	Description	Drawn	Issue

0 2m 4m 6m 8m 10m



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Cumbria, CA3 8BY

Drawing	House Types Plans and Elevations		Status	PLANNING
Project	New Dwelling, Flimby Brow	Client	Mr R Docherty	RIBA stage 3 - Spatial Coordination



Location Plan

0 20m 40m 60m 80m 100m

Scale 1:1250 @ A1



Proposed Site Section

0 2m 4m 6m 8m 10m

Scale 1:100 @ A1



Proposed Site Elevation

0 2m 4m 6m 8m 10m

Scale 1:100 @ A1

C	Plot 1 South-West Elevation revised to top and roof.	CM	10
B	Windows added to Plot 1 South-West Elevation.	CM	12
A	Revision of development boundary. 101.000, 120.000, 111.000, 100.000	CM	08

New Dwelling: Elmby Brow



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Drawing Proposed Site Section and Elevations Block and Location Plans		Status PLANNING
Project New Dwelling, Flimby Brow	Client Mr R Docherty	RIBA stage 3 - Spatial Coordination

Property Details

Summary

An excellent residential development opportunity within the established coastal village of Flimby, benefiting from full planning permission for two dwellings. The site presents a clear, deliverable scheme in a well-connected West Cumbrian location, appealing to first-time developers, smaller builders, self-builders, and investors alike.

The site comprises a well-positioned parcel of land within an established residential setting, benefitting from full planning consent for a low-density scheme of two detached dwellings.

The approved development lends itself to the delivery of modern, well-proportioned homes with private parking and outdoor space, forming an attractive and practical scheme within the existing streetscape.

Planning & Building Regulations

Full planning permission has been granted by Cumberland Council under application reference FUL/2025/0048 for the erection of two dwellings.

Application Type: Full Planning Permission

Decision: Granted with conditions

Decision Date: 9 October 2025

Planning Portal Reference: PP-13843124

Site Address: Plot A, Flimby Brow, Flimby, Maryport, CA15 8SZ

The application was approved under delegated powers, providing a high degree of certainty and allowing a purchaser to proceed toward development subject to the discharge of standard planning conditions.

Building regulation documents available upon request

Mineral Rights

The owner has provided documentation confirming that indemnity insurance is in place in respect of the mineral rights and that the policy covers both plots being sold together.

Sales & Exit Strategy

For purchasers looking to develop and resell, Grisdales' dedicated Land & New Homes team can support you with the onward sales strategy — from off-plan marketing through to launch timing, pricing

guidance, and high-quality presentation including CGIs, professional photography and targeted campaigns designed to reach proceedable buyers quickly.

Location

Flimby is a popular coastal village offering a strong sense of community, local amenities, and rail connections via the Cumbrian Coast Line.

The site enjoys a desirable coastal position with the shoreline and coastal walks approximately 1 mile away, while remaining highly accessible to nearby towns and employment centres.

Approximate distances include:

Maryport (harbour town & amenities): 2 miles

Workington (commercial centre): 3–4 miles

Cockermouth: 6–7 miles

Lake District National Park: approx. 20–25 minutes by car

This combination of village living, coastal proximity, and transport connectivity enhances the appeal of the completed homes to owner-occupiers, commuters, and lifestyle buyers.

What3Words Location

[///fetching.mandolin.offhand](https://www.what3words.com/fetching.mandolin.offhand)

How to use What3Words:

Download the free What3Words app from the App Store or Google Play, or visit www.what3words.com. Enter [///fetching.mandolin.offhand](https://www.what3words.com/fetching.mandolin.offhand) into the search bar.

The map will take you directly to the location of the site.

Access

The site is accessed directly from Flimby Brow, an established residential road within the village. Services are understood to be available nearby, subject to confirmation by interested parties.

Directions

From Maryport, follow the A596 in the direction of Workington and take the turning for Flimby. Continue into the village and proceed onto Flimby Brow, where the site will be found within the established residential area on the left with a Grisdales sign.

Viewings

The plots can be viewed from the roadside. However, the Selling Agents, Grisdales Land & New Homes, are more than happy to meet interested parties on site by appointment.

Method of Sale

The plot is offered for sale by private treaty. All enquiries and negotiations are to be conducted through the Selling Agents, Grisdales Estate Agents.

Anti-Money Laundering (AML)

In accordance with Anti-Money Laundering Regulations, all purchasers will be required to satisfactorily complete an AML check once an offer has been agreed. These checks are undertaken by a third-party compliance provider on our behalf and are a chargeable service, payable at the point an offer is agreed. Failure to provide the required information may result in a delay or inability to proceed with the purchase.

Grisdales Land & New Homes Services

Once you've purchased the land, our Land & New Homes team at Grisdales can support you through the onward sale of the completed homes, helping

to maximise value and deliver strong returns.

From off-plan sales to launch timing, tailored marketing, high-quality CGI, professional photography and targeted campaigns, we focus on attracting proceedable buyers from day one. With strong local knowledge and proven success across West Cumbria, we ensure your development is positioned and marketed effectively to the right audience.

Notes to Brochure

Please note that all details, including boundaries and measurements, have been provided by the landowner and are based on information from the Land Registry title deeds.

Prospective purchasers are strongly advised to satisfy themselves as to the accuracy of these details through their own enquiries and surveys. This brochure does not constitute an offer, contract, part of a contract, or any form of warranty.

Site Plan

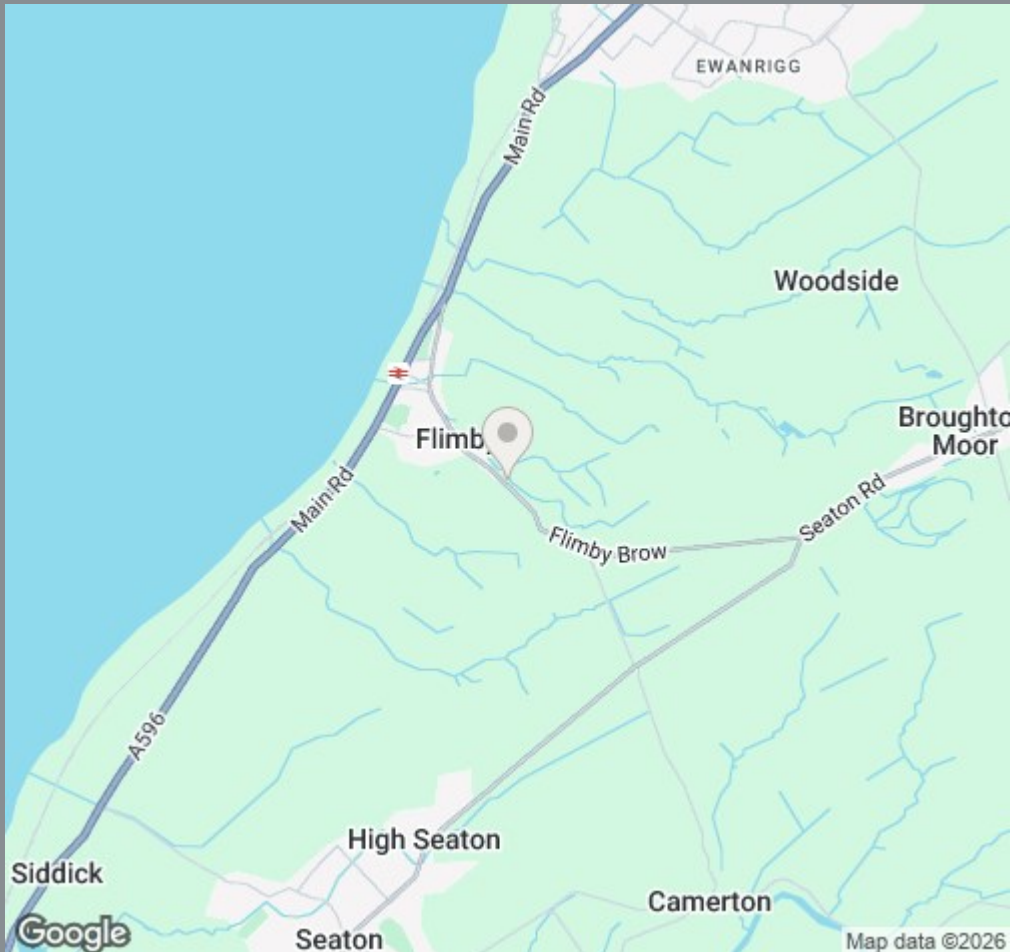




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Location



Contact Us

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