



Development Site at Jubilee Gardens, Bigrigg, Egremont, Cumbria.

Guide Price: £550,000



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- 0.75 ha or thereabouts
- Land now allocated in the Cumberland Council Local Plan
- For Sale by Private Treaty



01768 866 611



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Introduction

The development land at Bigrigg represents an opportunity to continue with the second phase of development following completion of the first phase in 1999/2000. The right of access serving the land now allocated for housing within the Cumberland Local Plan, links off the A595 via the existing driveway to the Jubilee Gardens development.

The site is an excellent location with utilities close by and in an area where demand for new build residential property continues to be strong.

Directions

From Whitehaven, travel out of town via Inkeman Terrace, turning right at the traffic lights onto the A595. Travel south for approximately 3.5 miles into the village of Bigrigg. Carry on past the Texaco fuel station and take the first right after the traffic lights into Jubilee Gardens. Travel straight ahead, through Jubilee Gardens and the land can be found at the end of the road.

What3Words: ///agency.survey.baffle

Location

The popular village of Bigrigg is located on the A595 approximately 3.5 miles from Whitehaven and 1 mile from Egremont, both of which offer a wide range of amenities including shops, schools and leisure facilities.

The Lake District is England's largest National Park and UNESCO World Heritage Site is within easy reach, as too are many other attractions on the west coast, such as the beaches at Seascale and St Bees, nearby Muncaster Castle as well as 'La'al Ratty' at Ravenglass and Eskdale Railway.

Access

The site which will be accessed via the adjacent Jubilee Gardens development via rights retained by the Vendor.

Services

Any Buyer(s) should satisfy themselves as to the availability of the services.

Planning

The site which measures approximately 0.74 hectares and the extent of the site is clearly marked on the site plan, included within these sale particulars.

The land is now allocated for housing within the Cumberland Council Local Plan.

The site has also been assessed as part of the Strategic Housing Land Availability Assessment (SHLAA) and is considered to be developable.

This site which will be accessed via the adjacent Jubilee Gardens development is anticipated to be suitable for around 19 - 20 dwellings. The Cumberland Council Local Plan requires provision of 10% Affordable Housing on sites of 11 or more dwellings.

Planning Advice

Should you require any further discussion regarding the planning potential or submissions, PFK Rural will be able to help and can be contacted on planninganddevelopment@pfk.co.uk or 01768 866 611 for the attention of Simon Blacker.

Professional Fees

PFK's fees are to be paid by the purchaser at a rate of 2.5% plus VAT of the final sale price at the point of completion.

General Remarks, Reservations & Stipulations

Method of Sale

The land at Jubilee Gardens, Bigrigg, Egremont is offered for sale by Private Treaty as a whole.

The Vendor and sole selling agents reserve the right to alter or divide the property or to withdraw or exclude any of the property at any time.

The Vendor reserves the right to vary any of the terms and conditions of sale or to change the method of sale without notice. For this reason, we recommend likely Purchaser(s) should register their interest with the selling agents as soon as possible, in order that they are kept abreast of any changes to the marketing of the land.

Money Laundering Obligations

As part of the Money Laundering Regulations relating to property transactions the selling agents are obliged to carry out Customer Due Diligence checks on any Purchaser(s) prior to a transaction being completed.

Tenure

The land is offered for sale freehold with vacant possession upon the date of completion.

Wayleaves, Easements, Covenants & Rights of Way

The property is sold subject to all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, and water, gas and other pipes, whether or not referred to in these particulars.

Any Purchaser will have satisfied themselves as to the nature of such restrictions and are advised to contact the Vendor's Solicitors for details:

Milburns Solicitors, Oxford House, 21-23 Oxford Street, Workington, Cumbria, CA14 2AL.
Tel: 01900 67363
Email: pmarrs@milburnssolicitors.co.uk
Mr Peter Marrs acting.

Boundaries

As far as the Vendor is aware the responsibility of the boundaries are shown on the sale plan by inward facing 'T' marks. When no 'T' mark is shown no further information is available.

Plans & Schedule of Areas

The plans attached to these sale particulars are based on Ordnance Survey National Grid and are for reference only. Any prospective Purchaser(s) will have deemed to have satisfied themselves of the land and schedule.

Fixture & Fittings

All the fixtures and fittings referred to in these sale particulars will be included in the sale, unless stated otherwise.

Measurements

Measurements are approximate and must not be relied upon.

Health & Safety

Given the potential hazards of agricultural land, we request that you take as much care as possible when making your inspection of the property for your own personal safety. Please also respect any livestock on the property and do not cause disturbance to them. Please also ensure that you do not block any third-party property or public highway when inspecting the land.

Viewing & Further Information

Viewing of the land at Jubilee Gardens, Bigrigg is permitted during any daylight hour provided a copy of these particulars is to hand. Please do not obstruct any gateways or the public highway whilst viewing the land. Please do not disturb any livestock grazing the land and all viewings are to be undertaken on foot.

For all other queries, please contact Andrew Green for further information by telephone on (01768) 866611 or by email: andrewgreen@pfk.co.uk

Authorities

Cumberland Council
Whitehaven Customer Services Centre
The Market Hall, Market Place, Whitehaven, Cumbria, CA28 7JG
Tel: 0300 373 3730
Web: www.cumberland.gov.uk

United Utilities
Dawson House, Great Sankey, Warrington, WA5 3LW
Tel : 01925 237000
Email: info@uuplc.co.uk
www.unitedutilities.com

General Reservations

The right is reserved to the Vendor(s) to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

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First Edition: October 2021

Particulars Prepared: October 2021

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Sale Plan



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Main Office: 10 The Courtyard, Edenhall, Penrith, Cumbria, CA11 8ST

Location Plan



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Disclaimer

Important Notice

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Registered Number: 09470245 in England

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Telephone: 01768 866611

Sale & Location Plans

For Guidance Only – Not to Scale

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