

**FOR SALE** SUBSTANTIAL DEVELOPMENT OPPORTUNITY

**Carigiet  
Cowen**

**BEST & FINAL OFFERS INVITED BY 12PM FRIDAY 28<sup>TH</sup> FEBRUARY 2025**



**ABBOTS COURT**

**ABBAY ROAD  
ST BEES CA27 0EG**

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[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)



# ABBOTS COURT LOCATION

# Carigiet Cowen

## RARE OPPORTUNITY TO ACQUIRE SUBSTANTIAL FREEHOLD PREMISES GROUNDS WITH DEVELOPMENT POTENTIAL IN DESIRABLE SEASIDE VILLAGE

St Bees is a popular seaside village on the West Cumbrian Coast. It is well known for its idyllic stretch of sandy beach and stunning sandstone cliff at St Bees Head, the most western point of Cumbria and the starting point of Wainwright's famous 'Coast to Coast' walk. It is also the only Heritage Coast between Wales and Scotland, and with the Lake District National Park a few miles to the east, St Bees provides an ideal holiday base for thousands of visitors each year.



The village is located approximately 5 miles south of Whitehaven and 8 miles north of Sellafield, primarily accessed by road from the A595, the nearest motorway access is to the east at J40 of the M6 at Penrith (c. 1hr drive time). St Bees also benefits from a train station serving the Cumbria Coast Line which provides connection to the West Coast Main Line at Carlisle (1hr25min).

Abbots Court, set within its own grounds, is situated on Abbey Road, an ideal position midway between the village centre and beachfront with a 10 minute walk either way. Immediately east and west is open pastureland, part of which is allocated for residential development within the draft Copeland Local Plan and with residential dwellings to the north and south.

## ABBOTS COURT DESCRIPTION

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Abbots Court is an imposing period building, originally built as a hotel in 1866 and later extended in 1934, it was used for many years as a boarding house for St Bees School. Most recently, part of the ground floor was converted for use as a pre-school nursery and subsequently to office use, though it has mostly stood vacant for a number of years. It is a detached traditionally built sandstone property with multiple pitched, slate covered roofs in addition to a flat, bitumen covered section, providing accommodation over two floors.

The main ground floor offers a mix of room sizes having been utilized as study, tutor, common and changing rooms in previous years together with kitchens, sculleries and WCs.

The first floor remains largely unchanged from its previous dormitory use, with 17 single student bedrooms having access to shared bathrooms, and two staff bedrooms with ensembles. The later extension included an attached warden's house, providing a further 3 bedrooms, kitchen, dining and living room. A small basement area provides boiler room and stores.

Externally, the property benefits from expansive grounds, predominantly sloping from east to west with offering lawned areas amongst some trees and shrubs. A tarmac driveway provides access from the north off Monks Hill and south out on to Abbey Road.



# ABBOTS COURT ACCOMMODATION

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Abbots Court provides the following approximate gross internal areas:

Ground Floor	531.20 Sq M	(5,718 Sq Ft)
First Floor	410.20 Sq M	(4,415 Sq Ft)
Basement	51.60 Sq M	(555 Sq Ft)
<b>TOTAL FLOOR AREA</b>	<b>993.00 Sq M</b>	<b>(10,688 Sq Ft)</b>
<b>TOTAL SITE AREA</b>	<b>0.926 Ha</b>	<b>(2.29 acres)</b>

## PLANNING STATUS

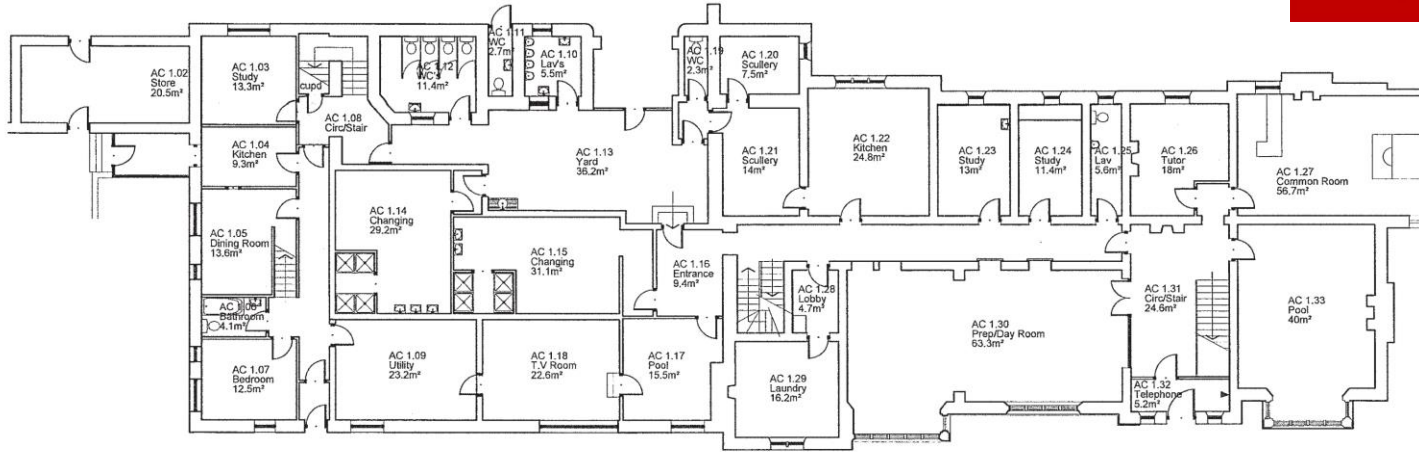
Abbots Court is not listed, nor is it situated within the St Bees Conservation Area, but from discussions with planning consultants and Cumberland Council, we understand that it is likely to be classed as a non-designated heritage asset in the assessment of any potential future planning application that affects it or its setting. This means that for any type of proposed development, retention of the building will be strongly favoured over demolition.



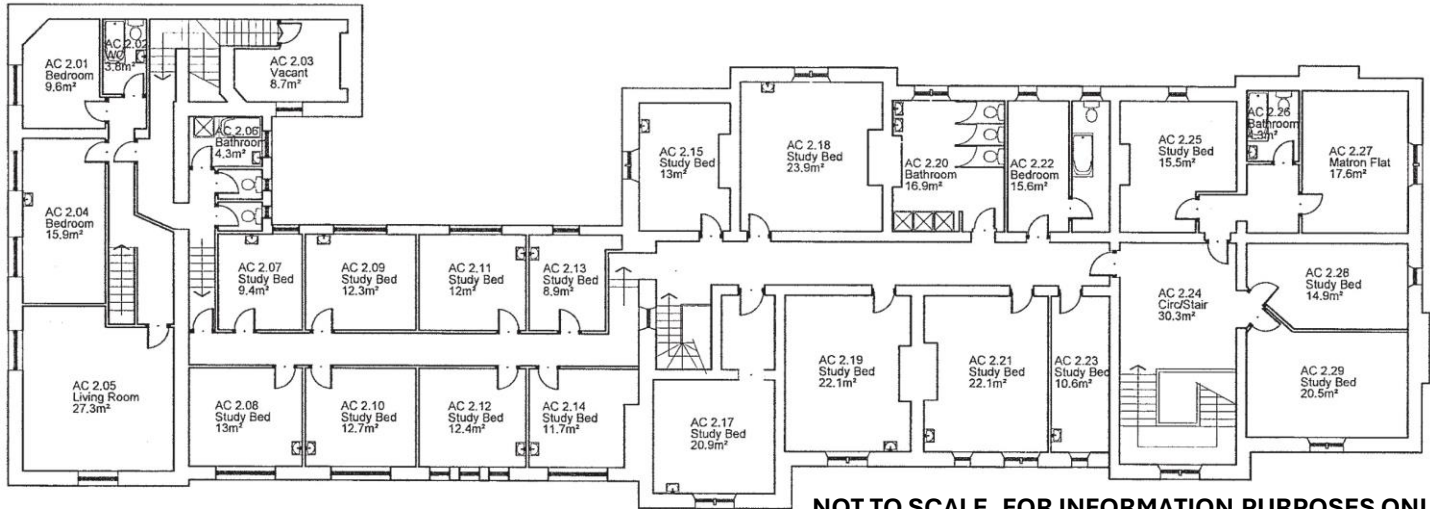
# ABBOTS COURT FLOOR PLANS



## Ground Floor



## First Floor



NOT TO SCALE, FOR INFORMATION PURPOSES ONLY

# Carigiet Cowen



## SERVICES

Abbots Court is connected to mains gas, electricity, water and drainage. The former nursery/office part of the building has a gas central heating system with the remainder still served by an oil fired system. Services have not been tested and potential purchasers must rely on their own investigations to satisfy suitability for their intended purposes.

## BUSINESS RATES/ COUNCIL TAX

The property is currently split with part assessed for business rates and part for council tax, noted as follows:

Office at Abbots Court: RV - £11,750

Abbots Court Dormitory: Council Tax Band G

## TENURE

Abbots Court is held freehold, forming part of Land Registry Title No. CU240862.

## EPC

The building has an Energy Rating of G-2018.

## OFFERS

Offers in excess of £275,000 are invited for the freehold interest. Dependent on level of offer, the sale may be subject to an overage clause.

**Best & Final Offers have been invited with a deadline of 12pm Friday 28<sup>th</sup> February 2025, please contact our office to request a bid proforma. This is an informal bid process and whilst it is the Vendor's intention to sell the property, the Vendor is not under an obligation to accept the highest or indeed any offer or give any reasons for their decision.**

## LEGAL COSTS

Each party to bear their own legal and professional costs in respect of any transaction.

## VAT

We understand the property is not elected for VAT and so VAT will not be payable on the purchase price.

## VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen. For further information, please contact:

Mike Beales | Tel: 01228 544733

Email: [mbeales@carigietcowen.co.uk](mailto:mbeales@carigietcowen.co.uk)



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