

**FOR SALE** RESIDENTIAL DEVELOPMENT LAND

**Carigiet  
Cowen**

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



**LAND ADJ. TO ABBOTS COURT**

**ST BEES CA27 0EG**

01228 544733  
[www.carigietcowen.co.uk](http://www.carigietcowen.co.uk)

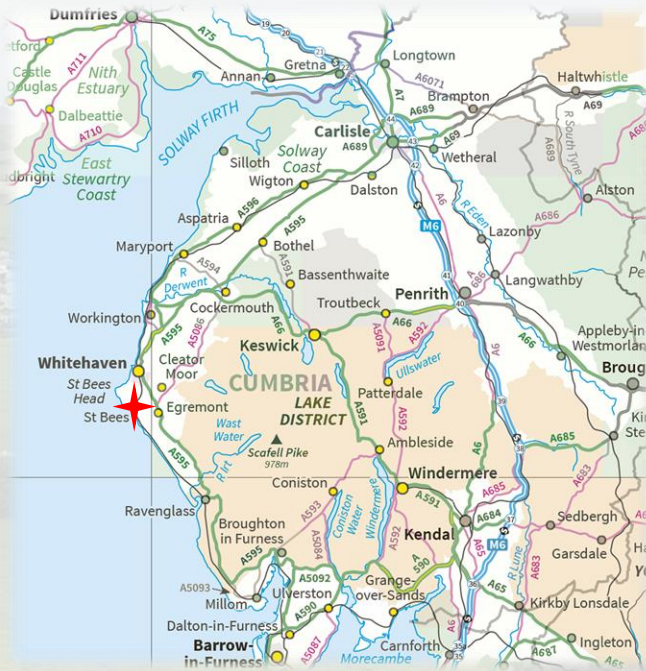


# LOCATION

# Carigiet Cowen

## RARE OPPORTUNITY TO ACQUIRE LAND ALLOCATED FOR RESIDENTIAL DEVELOPMENT 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.



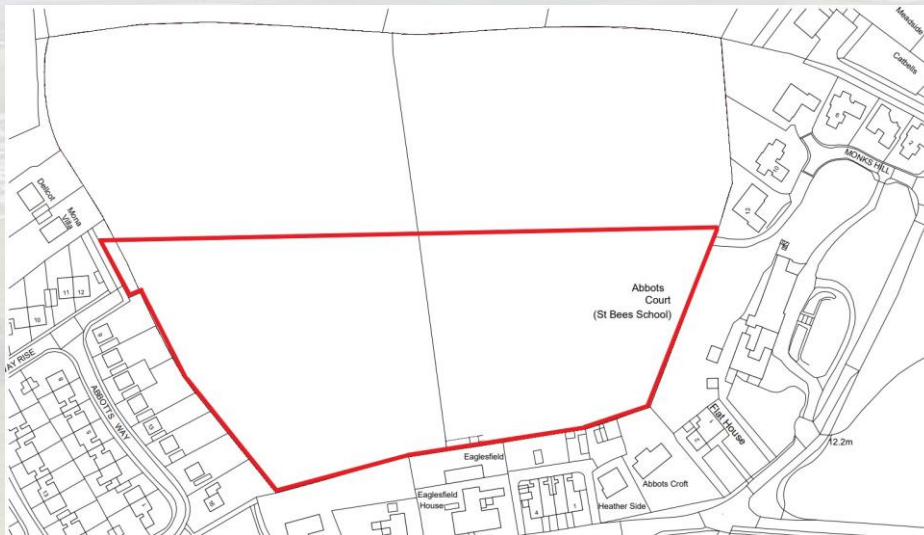
The village is located approximately 5 miles south of Whitehaven and 8 miles north of Sellafield, primarily accessed by road from the A595, the nearest motorway access is to the east at J40 of the M6 at Penrith (c. 1hr drive time). St Bees also benefits from a train station serving the Cumbria Coast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

## DESCRIPTION

The land is situated to the east of St Bees village centre, approximately midway between the village and beachfront with impressive outlook in all directions.

Extending to circa 6 acres (2.4 Ha), the land is currently put to agricultural grazing use with a gentle gradient from north to south. The site has been allocated for residential development, reference no. HSB1, within the newly adopted Copeland Local Plan offering an indicative yield for up to 40 dwellings.

It is bounded to the east, south and west by residential properties, including Abbots Court to the east which is also offered for sale, and to the north is open countryside.



# Carigiet Cowen



## TENURE

The land is held freehold, forming part of Land Registry Title No. CU240862.

## OFFERS

**Best & Final Offers have been invited with a deadline of 12pm Friday 28th 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 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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