

FOR SALE

Land at Netherhall Road

Maryport, Cumbria, CA15 6NT



Boundaries are approximate

Key Highlights

- Excellent development opportunity benefitting from Planning Permission
- Attractive coastal location
- Close proximity to the Lake District National Park
- Site area 22.82 acres (9.23 Ha)
- Bids sought by noon Wednesday 23rd April 2025

NEWCASTLE UPON TYNE
The Lumen, St James' Boulevard
NE4 5BZ

0191 917 1444

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LOCATION

The site is situated on Netherhall Road in the popular coastal town of Maryport approximately 7 miles north west of Cockermouth and 27 miles south west of Carlisle. The town is served by the A596 which connects to the A66 and Lake District to the west along the M6 which provides access to the national road network. Maryport is also served by Maryport Station which provides regular connections to Carlisle, Workington and Barrow in Furness.

Maryport accommodates a range of leisure destinations including Maryport Golf Club to the north as well as Maryport Marina. The town is ideally situated for coastal living offering immediate access to the Cumbrian coast to the west of the town. The Lake District National Park is also within close proximity being around a 20 minute drive to the east.

The site therefore offers the opportunity to deliver a highly attractive development within a sustainable location which offers both coastal living along with easy access to England's most popular National Park.

DESCRIPTION

The site is broadly rectangular in shape and extends to 22.82 acres (9.23 Ha). It is currently undeveloped and is greenfield in nature. The site slopes from north to south which in turn provides developers with an opportunity to capitalise on panoramic views towards the Lake District to the east.

The site is bound by a tree belt to the north, Netherhall Road to the south, farmland to the east and housing to the west. Maryport CoE Primary School is located to the north. Netherhall Rugby Union Club and Netherhall Caravan Club are located to the south of the site and provide an attractive outlook onto mature trees and open green space.

PLANNING

Planning Permission for the development of 152 no. dwellings including 22 no. on site affordable units was granted in August 2013 under Reference 2/2011/0382.

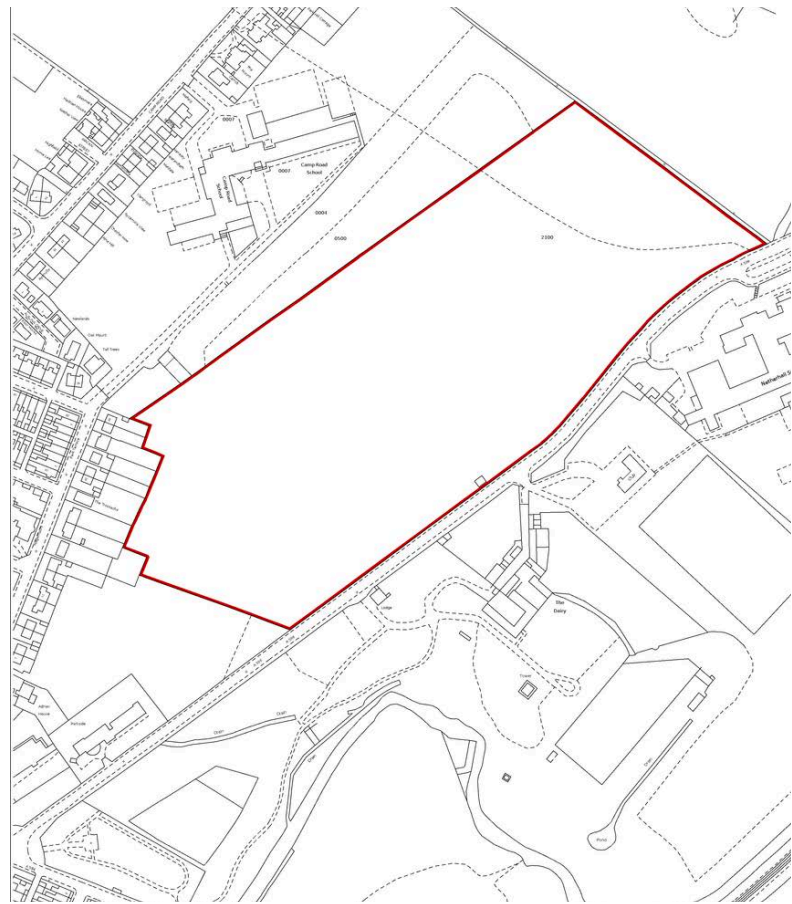
A Certificate of Lawful Development dated April 2017 produced by Allerdale Borough Council confirmed that the August 2013 Planning Permission is extant (Ref: 2/2017/0086).

The site is therefore offered with the benefit of Planning Permission.

INFORMATION PACK

The following information is available on request:

- Title Information;
- Planning Information;
- Site Plans; and
- Site photographs.



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SERVICES

We understand that all mains services are available; however, interested parties should make their own enquiries of the utilities companies.

TITLE

The site is held freehold by our client under title number CU237989.

TENURE

The site is to be sold freehold with vacant possession.

LEGAL & SURVEYING FEES

Each party is to bear their own costs incurred.

VAT

The property is not elected for VAT, which will not be payable on the purchaser price.

METHOD OF DISPOSAL

We are instructed to invite offers for our clients freehold interest. Offers are requested by noon Wednesday 23rd April 2025. Bids are to be submitted directly to david.craig@savills.com and mary.fortune@savills.com

- Purchase price, deposit and payment profile;
- Conditions attached to the offer;
- Proof of funds;
- Written confirmation of source of funding;
- Two forms of identification of the purchasing entity;
- Proposed use;
- Timescales for exchange and completion; and
- Full solicitor details.

Please note that our client is not obliged to accept the highest or any offer. All offers received are subject to contract. The seller is not obliged at any point to exchange contracts. Interested parties should note that overage and or clawback provisions may be incorporated into the legal contract depending on the nature of the deal agreed.

VIEWINGS

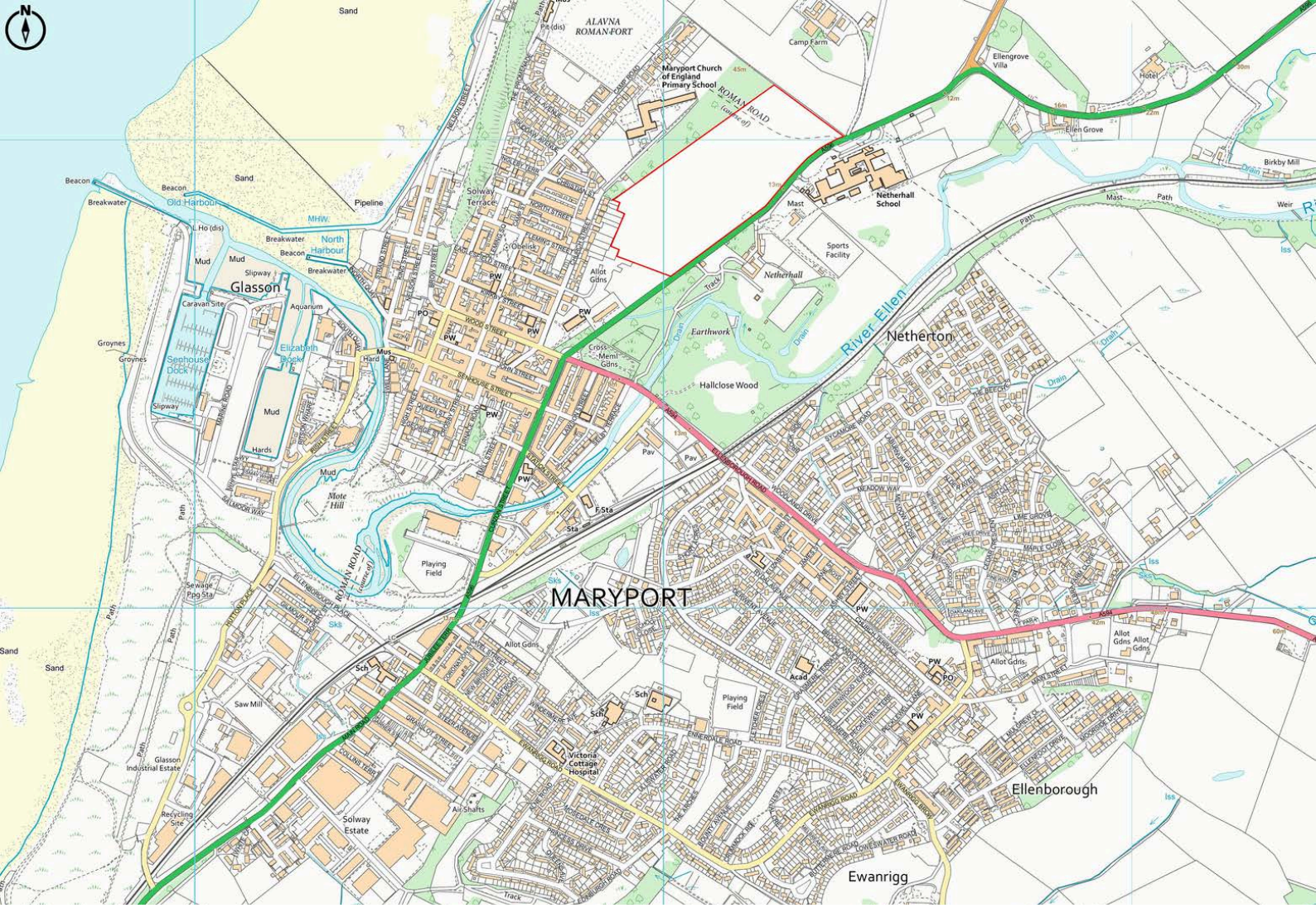
The site can be viewed from Netherhall Road, however, parties should note that viewing is strictly prohibited without prior written approval from Savills and or our client.

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CONTACTS

For further information please contact:

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