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LAND & DEVELOPMENT OPPORTUNITIES REGISTER

MAY 2025

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Brampton	Unit 1 & 2 Site 3 Townfoot Industrial Estate UNDER OFFER	Area: 9,995 sqft (925.58 sqm) Site Area: 0.392 Hectares (0.968 acres)	For Sale: Offers in the region of £375,000	Rare Opportunity To acquire freehold premises on popular estate. Detached industrial unit with single storey office and ancillary space to the front and side elevations. Set within large site of almost 1 acre.	RP/7774
Carlisle	1 Brunswick Street AVAILABLE	Basement: 935 sqft (87 sqm) Ground Floor: 4,672 sqft (434 sqm) First Floor: 4,137 sqft (384 sqm) Second Floor: 2,098 sqft (195 sqm)	Offers in the region of £200,000 are invited for the freehold of the vacant property NO VAT PAYABLE	Freehold Investment For Sale Suitable for Various Uses, Subject to Planning Permission Traditional three-storey terrace building. A former doctors surgery. Rear lane and yard area can be accessed from Brunswick Street.	BB/7224
Carlisle	Amante Bar & Premises 9 Lowther Street	10 YEAR LEASE WITH EFFECT FROM 1ST DECEMBER 2023 At a passing rent of £45,000 p.a. NO VAT PAYABLE	FREEHOLD INVESTMENT FOR SALE Plus redevelopment opportunity on the upper floors £695,000	INVESTMENT AND REDEVELOPMENT OPPORTUNITY Three storey, mid terraced property within the town centre. Amane Bar sits within the ground floor & part of the first floor with dedicated access and external seating area. The remaining parts to the first and second floors are currently derelict, but would be suitable for redevelopment to at least 8 no. flats or alternative uses, subject to planning consent. These areas have their own dedicated access stairwell.	Bb/7420
Carlisle	Hill House 18 Victoria Place 100% Business Rates Relief UNDER OFFER	Ground Floor: 559 sqft (51.92 sqm) Lobby FF Offices: 584 sqft (54.25 sqm) SF Offices: 508 sqft (47.19 sqm) Basement: 638 sqft (59.27 sqm)	FREEHOLD FOR SALE OR TO LET SALE PRICE £185,000 RENT £17,500 p.a. NO VAT PAYABLE ON SALE PRICE OR RENT	*City Centre Location* Suitable for a Variety of Uses, including Residential The property is a Grade II, Listed, four-storey, end terrace building. Most recently fitted out and operated as offices, the building has been refurbished around 10 years ago and is finished to a modern standard. Integral staircase provides access to each floor. WCS and shower room are located on each landing. There is an external fire escape staircase which is accessed from each level.	BB/7724

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Carlisle	Former TESCO Victoria House Victoria Viaduct	Ground Floor: 27,000 sqft(2,508 sqm) First Floor Offices: 1,472 sqft (137 sqm) Second Floor Offices: 1,392 sqft (129 sqm) Car Park: 30 spaces	Rent £175,000 p.a. To let on a term of years to be agreed	*Large Retail Unit* *City Centre Location* Close to Proposed University Campus Dedicated Basement Parking Substantial retail warehouse premises over three floors with basement car park for 30 no. vehicles. Suitable for a range of large scale retail uses: *supermarket*retail warehouse*leisure*hotel	BB/7403
Cleator Moor	Crowgarth House 48 High Street	GF: 1,282 sqft (119.06 sqm) FF: 854 sqft (79.66 sqm) SF: 1,251 sqft (116.26 sqm)	For Sale: £275,000 NO VAT PAYABLE	Prominent Location Substantial Freehold Property The ground floor provides rectangular shaped area suitable for a variety of commercial uses including:café*restaurant*office*shop*hot food takeaway* Subject to planning, redevelopment of the upper floors could be modified into residential flats, apartments or offices. The building has been granted planning previously for conversion to 7 apartments which has now lapsed, but could be reapplied for. App No. 4/10/2177/OF1.	BB/7320
Egremont	29 Main Street	Ground Floor - Shop/kitchen: 717 sqft (66.65 sqm) First floor flat: 467 sqft (43.35 sqm) External Space: Cold store: 65 sqft (6 sqm) Store: 975 sqft (90.53 sqm) Garage: 444 sqft (41.25 sqm) Additional land to the eastern end of the site. No outline planning permission has been obtained.	FREEHOLD FOR SALE WITH VACANT POSSESSION £225,000	Prominent Town Centre Location Commercial Ground Floor Unit*First Floor 2 Bed Flat above*Outbuildings & Land Development Opportunity A former family butchers shop, operating for many years is available for sale. Suitable for a variety of commercial uses. The ground floor retail unit is of rectangular shape with kitchen. The first floor is a self-contained 2 bed flat with access from the kitchen area. Additional outbuildings to the rear of the property as well as a potential redevelopment opportunity to the eastern end of the site. Please note: Interested parties are encouraged to speak directly to Cumberland Council re planning permission.	BB/7538
Lancaster	Former Meeting House & Car Park Powder House Lane UNDER OFFER	Building: 2,454 sq ft (227.99 sqm) Site Area: 0.403 acres)	For Sale Offers in excess of £325,000 for the Freehold Interest	Former Meeting House Former meeting house comprising of main entrance hall, principle meeting room. Anti-room, kitchen, store & WC's. Fully fenced car park .	RP/7231
Silloth	15 Criffel Street 100% Business Rates Relief	Commercial Basement 383 sqft (35.58 sqm) Ground Floor: 751 sqft (69.73 sqm) Landing WCs First Floor: 1,136 sqft (105.59sqm) Second & Third Floor Flat: 1,301 sqft (120.91 sqm)	FREEHOLD INVESTMENT FOR SALE £385,000 £20,800 pa Commercial rental income + 3 bed owner occupied flat NO VAT PAYABLE	Prime Location Commercial & Resi Uses Stunning Views over the Solway A substantial end of terrace, corner building fronts onto Crifel Street & Esk Street with stunning views over the Solway Firth and Silloth Green. Arranged over 3 floors plus basement, the basement, ground and first floor is occupied currently by Mrs Wilsons trading as a café/ restaurant. The second & third floors are owner occupied residential flat with 3 bedrooms and spacious rooms. This area could be used as AirBnb or holiday let accommodation, subject to planning.	BB/7776

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Silloth	Former St Andrew Church Solway Street	Gross Internal Area: 3,366 sq ft (312.75 sq m) Site Area: 0.27 acres	FREEHOLD FOR SALE WITH VACANT POSSESSION £250,000 NO VAT PAYABLE	Redevelopment Opportunity Popular Seaside Town A substantial, detached, single storey building. The ground floor layout comprises of two main church hall areas which are interconnecting and have numerous individual accesses. WCs, a kitchen and stores are provided. boiler house is located within the basement. The property lends itself to a variety of commercial and residential uses, subject to planning. Converting the existing buildings and demolishing and producing a new scheme are possibilities. The building is not listed and not in a conservation area.	BB/7709
St Bees	Abbots Court Abbey Road UNDER OFFER	Basement 51.60 Sq M (555 Sq Ft) Ground Floor 531.20 Sq M (5,718 Sq Ft) First Floor 410.20 Sq M (4,415 Sq Ft) TOTAL FLOOR AREA 993.00 Sq M (10,688 Sq Ft) TOTAL SITE AREA 0.926 Ha (2.29 acres)	FREEHOLD FOR SALE WITH VACANT POSSESSION NO VAT PAYABLE	Substantial Development Opportunity Abbots Court is a detached 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. The main ground floor offers a mix of room sizes, together with kitchens, sculleries and WCS. The first floor remains hardly unchanged with 17 single bedrooms with shared bathrooms and 2 further bedrooms with ensembles. A small basement area provides boiler room and stores. Externally, the property benefits from expansive grounds, 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.	MB/7206
Whitehaven	23-24 Lowther Street (ex WILKO)	Ground Floor Retail: 34,547 sq ft (3,209.5 sqm) First Floor Ancillary: 2,692 sq ft (250.09 sqm)	Available To Let Rent on Application Sale of freehold may be considered	**Town Centre Location** **For a Variety of uses** *Lease or Sale Opportunity* Available To Let as a whole or in parts on a new lease for a term to be agreed. Alternatively a sale of the freehold may be considered.	BB/7393
LAND					
Carlisle	Land at Currock Yard Off South Western Terrace	Area: 3.00 Hectares	To Let Rent on application On Licence Agreements A rental deposit will be required	*Prominent Location* Available as a Whole or in Various sizes The land comprises a mixture of tarmac sections with the rest being rough grass land. Interested parties needs to enquire & view for further information on what parts are able to be occupied.	BB/7568

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Carlisle	Secure compound Petteril Terrace Off London Road UNDER OFFER	1.14 Acres	To Let £25,000 p.a. (May Sell)	Part concrete surfaced secure compound. Fully enclosed with palisade fencing and double gate access. Suitable for a variety of uses. Subject to planning.	RP/5590
Carlisle	Land at Morton Wigton Road	Circa 25 acres (10 Hectares)	Land Sales Design & Build Options to rent or purchase	Greenfield development to West of Carlisle, adjacent to A689(W) and Wigton Road (A595). Expressions of interest are invited from occupiers looking to purchase land or enter into design and build agreements.	RP/5991
Broughton Lodge Nr Cockermouth	Secure Compound	Circa: 2 acres	Rent: £1,000 per month	Part tarmac surfaced/part hardcore, providing basic open store. Rural location, but good road access.	RP/6610
Penrith	Penrith 41 M6 Junction 41 North Lakes Hub	New Design & Build Units from 12,929 sqft to 170,930 sqft 1.0 acre to 19 acres	For Sale Or To Let Quoting terms will be subject to specification	Distribution & Logistics Industrial/Office Strategically located 19 acre development site, to the north of Penrith, close to J41 of the M6 motorway. Outline consent for up to 250,000 sqft of industrial and logistic spaces. Facilities can be tailored to meet individual occupiers requirements where possible. Consideration may also be given to outright plot sales.	RP/7495
Silloth	Former St Andrews Church Solway Street	Gross Internal Area: 3,366 sqft (312.75 sqm) Site Area: 0.27 Acres	FREEHOLD FOR SALE WITH VACANT POSSESSION £250,000 NO VAT PAYABLE The building is not listed and not in a conservation area	Popular Seaside Town Redevelopment Opportunity Substantial detached, single storey building. Includes timber framed window units to the front with UPVC double glazed window unit to the rear. Internally, two main halls which are interconnecting. WCs, kitchen and stores. A small boiler room within the basement. Suitable for a variety of commercial and residential uses, subject to planning. Converting the existing buildings and demolishing and producing a new scheme are possibilities.	BB/7709
St Bees	Land adjacent to Abbots Court UNDER OFFER	Extending to Circa. 6 acres (2.4 Ha)	The land is Freehold Offers are invited for the freehold interest NO VAT PAYABLE	Development Land for up to 40 Dwellings The 6 acre land is situated to the east of St Bees village, behind Abbots Court which is allocated for residential development (up to 40 houses) in the newly adopted Copeland Local Plan. Developers will need to evaluate the site themselves to formulate a proposal. The land is available with or without Abbots Court itself (subject to availability). Proposals on the land are to be subject to planning or option agreements.	MB/7206

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Wigton	Land adjacent to Hopes Auction Mart Syke Road	12.75 Acres (5.16 Hectares) Plot sizes from 1 acre	Freehold Sale of Plots Design & Build To Lease or Purchase Price/Rent on application	New Builds Commercial/ Industrial/Employment Uses A deliverable development opportunity in an established commercial location. Full planning for: <ul style="list-style-type: none"> • Food Hall • Office Pavillions Outline planning for <ul style="list-style-type: none"> • B2 use • B8 use 	RP/7583
Workington	41 Washington Street Former Padua's	Ground Floor: 2,733 sqft (253.93 sqm) First Floor: 1,431 sqft (132.92 sqm) Second Floor Flat: 562 sqft (52.19 sqm) Total Area: 4,726 sqft (439.04 sqm)	Freehold For Sale With Vacant Possession PRICE REDUCED TO £195,000 Plus VAT	Commercial Property with Residential Flat Prominent Location Suitable for Varies Uses End terrace, three storey property which has been extended to the rear. Ground floor provides large open plan area with bar, cellar, WCs including disabled and storage. First floor provides storage areas, commercial kitchen, staff office, WCs and function room. The second floor is a one bedroom flat with living room, kitchen, bathroom and store. Courtyard to the rear of the property.	BB/7712
Windermere	Rosthwaite New Road	Ground floor commercial unit: 3,500 sq ft (325.16 sqm)	Rent On application For ground floor commercial unit Alternatively, a SALE of the 0.3 acre site as is now may be considered. Offers in the region of £1.5 Million Are invited for the sale of the freehold interest	Prime Lake District Location Rosthwaite site currently provides two holiday rental properties with dedicated parking. The owner of the site has secured planning permission for a new development to provide a ground floor commercial unit of circa 3.500 sqft, plus 10 units above. The Application can be viewed on the Lake District National Park Planning Application portal, reference number 7/2022/5218. There is therefore an opportunity for a well established commercial user to explore taking a lease within the ground floor of the proposed development on New Road. Alternative options for the site may be acceptable, subject to covenant strength, terms and planning consent. Suitable for convenience store, Grab & go food, restaurant, office and professional services.	BB/7527