

Contact Surveyors:
RP Richard Percival
IH Iain Henderson
BB Ben Blain
MB Mike Beales

**Suite 2, Telford House, Riverside,
 Warwick Road, Carlisle. CA1 2BT**
Regulated by RICS
Tel: 01228 544733
E-Mail: carlisle@carigietcowen.co.uk

**Carigiet
 Cowen**

Commercial Property Consultants

www.carigietcowen.co.uk

LAND & DEVELOPMENT OPPORTUNITIES REGISTER

OCTOBER 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	Former Jewson Premises Junction Street UNDER OFFER	Total Gross Internal Areas: 11,086 sqft (1,030 sqm) Site Area: 1.86 acres (0.755 ha)	FREEHOLD FOR SALE WITH VACANT POSSESSION £795,000	Large Secure Site Close to City Centre • Range of modern buildings • Extensive yard areas • Suitable for a variety of uses • Accessible location	RP/7809
Carlisle	Site 15 Telford Road Durrhill IE	Areas: 4,834 sqft (449.7 sqm) On 1.27 acre site (0.51 Hectares) Office/storage unit: 1,134 sq ft Steel portal frame unit: 3,700 sqft	Rent: £30,000 p.a. On a new FRI lease for a term of years to be agreed.	Office, Open Sided Portal Frame Unit & Large Yard Former BOC site at Durrhill Estate, comprising a single storey office/storage building with adjacent open sided portal frame structure located within a large secure concrete surfaced yard. Extending in total to 1.27 acres, of which circa. 0.75 acres is surfaced.	RP/7844
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. Amante 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

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
Carlisle	Arnside House & Dalston Pharmacy Sycamore Lane UNDER OFFER	Arnside House: Total Area: 4,923 sqft (457.64 sqm) Pharmacy Building: 404 sqft (37.55 sqm) Site Area: 1.25 acres (0.507 Hectares)	FREEHOLD FOR SALE £550,000 ARNSIDE HOUSE WITH VACANT POSSESSION DALSTON PHARMACY SUBJECT TO EXPIRED LEASE	Development Opportunity *Arnside House has full vacant possession *Income producing Pharmacy building *Mature grounds/generous on-site parking *The property is not Listed *Suitable for a variety of alternative uses, subject to planning *Comprehensive redevelopment or conversion opportunity.	RP/7003
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

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
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
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
Workington	Former Beechwood Practice 57 John Street	GF: 2,034 sq ft FF: 819 sq ft SF: 482 sq ft WC Total Floor Area: 3,794 sq ft (352.42 sqm) NO VAT PAYABLE	FREEHOLD FOR SALE £195,000	Potential for Redevelopment to Residential Dedicated Parking The property is located close to the Washington Square Shopping Centre and bus stops. A former surgery, the mid terraced, three storey property offers multiple rooms on each floor. Additional amenities include a staff kitchen and several WCs across all levels. To the rear is a single storey extension and there are four car parking spaces to the rear.	BB/7855
LAND					
Ambleside	Land at Cunsey Far Sawrey Hawkshead	Approximately 5 acres	FOR SALE £150,000 NO VAT PAYABLE	Set within The Lake District National Park The site comprises of approx. 5 acres of amenity grazing land. Two paddocks are separated by a small bridge over Wilfin Beck. The near paddock (1.36 acres) of amenity grazing land has a well constructed timber stable block and shipping container. The far paddock comprises approx. 3.80 acres of sloping rough grazing. The area has several natural springs running west and east. There is a small stone built field shelter on this piece of land. Accessed via the main road via a third-party owned track with right of way for foot, vehicle and animal use at all times for all purposes. The land could work well as storage base and interested parties seeking alternative uses would need to discuss with the local authority on an individual basis. No services connected to the site.	

TOWN	ADDRESS	AREAS	RENT/PRICE	DESCRIPTION	CONTACT
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
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
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: - Food Hall - Office Pavillions Outline planning for - B2 use - B8 use	RP/7583
Workington	57 John Street	GF: 2,034 sqft (189 sqm) FF: 819 sqft (76.06 sqm) SF: 482 sqft (44.79 sqm) Total Areas: 3,794 sqft (352.42 sqm)	FREEHOLD FOR SALE WITH VACANT POSSESSION £195,000 NO VAT PAYABLE	Potential Residential Redevelopment A pair of mid-terraced, three storey buildings amalgamated into one former surgery premises. Offering multiple rooms on each floor. Amenities include staff kitchen and several WCs across all floor levels. To the rear, a single storey extension presents potential for conversion into a small workshop, storage area or office space. There are 4 parking spaces to the rear of the property	BB/7855