

**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

## NOVEMBER 2025

| TOWN     | ADDRESS                                                                     | AREAS                                                                                                                                                       | RENT/PRICE                                                                                                                                             | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | CONTACT |
|----------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Carlisle | Former Jewson Premises<br>Junction Street<br><br><b>UNDER OFFER</b>         | Total Gross Internal Areas:<br>11,086 sqft (1,030 sqm)<br><br>Site Area:<br>1.86 acres (0.755 ha)                                                           | <b>FREEHOLD FOR SALE WITH VACANT POSSESSION</b><br><br><b>£795,000</b>                                                                                 | <b>Large Secure Site Close to City Centre</b> <ul style="list-style-type: none"> <li>• Range of modern buildings</li> <li>• Extensive yard areas</li> <li>• Suitable for a variety of uses</li> <li>• Accessible location</li> </ul>                                                                                                                                                                                                                                                  | RP/7809 |
| Carlisle | Amante Bar & Premises<br>9 Lowther Street                                   | <b>10 YEAR LEASE WITH EFFECT FROM 1ST DECEMBER 2023 At a passing rent of £45,000 p.a.</b><br><br><b>NO VAT PAYABLE</b>                                      | <b>FREEHOLD INVESTMENT FOR SALE</b><br><b>Plus redevelopment opportunity on the upper floors</b><br><br><b>£695,000</b>                                | <b>INVESTMENT AND REDEVELOPMENT OPPORTUNITY</b><br>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 |
| Carlisle | Arnside House & Dalston Pharmacy<br>Sycamore Lane<br><br><b>UNDER OFFER</b> | Arnside House:<br>Total Area:<br>4,923 sqft (457.64 sqm)<br><br>Pharmacy Building:<br>404 sqft (37.55 sqm)<br><br>Site Area:<br>1.25 acres (0.507 Hectares) | <b>FREEHOLD FOR SALE</b><br><b>£550,000</b><br><br><b>ARNSIDE HOUSE WITH VACANT POSSESSION</b><br><br><b>DALSTON PHARMACY SUBJECT TO EXPIRED LEASE</b> | <b>Development Opportunity</b><br>*Arnside House has full vacant possession<br>*Income producing Pharmacy building<br>*Mature grounds/generous on-site parking<br>*The property is not Listed<br>*Suitable for a variety of alternative uses, subject to planning<br>*Comprehensive redevelopment or conversion opportunity.                                                                                                                                                          | RP/7003 |

| TOWN                | ADDRESS                                                                           | AREAS                                                                                                                                                                                                                                                                                                                                      | RENT/PRICE                                                                                                                                                                                        | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | CONTACT |
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| <b>Cleator Moor</b> | Crowgarth House<br>48 High Street                                                 | GF:<br>1,282 sqft<br>(119.06 sqm)<br>FF:<br>854 sqft<br>(79.66 sqm)<br>SF:<br>1,251 sqft<br>(116.26 sqm)                                                                                                                                                                                                                                   | For Sale:<br>£275,000<br><br><b>NO VAT<br/>PAYABLE</b>                                                                                                                                            | <b>Prominent Location<br/>Substantial Freehold Property</b><br>The ground floor provides rectangular shaped area suitable for a variety of commercial uses including:café*restaurant*office*shop*hot food takeaway*<br>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 |
| <b>Egremont</b>     | 29 Main Street                                                                    | Ground Floor -<br>Shop/kitchen:<br>717 sqft (66.65 sqm)<br>First floor flat:<br>467 sqft (43.35 sqm)<br>External Space:<br>Cold store:<br>65 sqft (6 sqm)<br>Store:<br>975 sqft (90.53 sqm)<br>Garage:<br>444 sqft (41.25 sqm)<br><br>Additional land to the eastern end of the site.<br>No outline planning permission has been obtained. | <b>FREEHOLD<br/>FOR SALE WITH<br/>VACANT<br/>POSSESSION</b><br><br><b>£225,000</b>                                                                                                                | <b>Prominent Town Centre<br/>Location<br/>Commercial Ground Floor<br/>Unit*First Floor 2 Bed Flat<br/>above*Outbuildings &amp; Land<br/>Development Opportunity</b><br>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.<br><b>Please note:</b> Interested parties are encouraged to speak directly to Cumberland Council re planning permission. | BB/7538 |
| <b>Lancaster</b>    | Former Meeting House<br>& Car Park<br>Powder House Lane<br><br><b>UNDER OFFER</b> | Building:<br>2,454 sq ft<br>(227.99 sqm)<br>Site Area:<br>0.403 acres)                                                                                                                                                                                                                                                                     | <b>For Sale</b><br>Offers in excess of<br>£325,000 for the<br><b>Freehold Interest</b>                                                                                                            | <b>Former Meeting House</b><br>Former meeting house comprising of main entrance hall, principle meeting room. Anti-room, kitchen, store & WC's. Fully fenced car park                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | RP/7231 |
| <b>Silloth</b>      | 15 Criffel Street<br><br><b>100%<br/>Business Rates<br/>Relief</b>                | Commercial<br>Basement<br>383 sqft (35.58 sqm)<br>Ground Floor:<br>751 sqft (69.73 sqm)<br>Landing WCs<br>First Floor:<br>1,136 sqft<br>(105.59sqm)<br>Second & Third Floor<br>Flat: 1,301 sqft<br>(120.91 sqm)                                                                                                                            | <b>FREEHOLD<br/>INVESTMENT<br/>FOR SALE</b><br><br><b>£385,000</b><br><br><b>£20,800 pa<br/>Commercial<br/>rental income<br/>+ 3 bed owner<br/>occupied flat</b><br><br><b>NO VAT<br/>PAYABLE</b> | <b>Prime Location<br/>Commercial &amp; Resi Uses<br/>Stunning Views over the Solway</b><br>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.<br>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 |
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| Whitehaven | 23-24 Lowther Street<br>(ex WILKO)             | Ground Floor Retail:<br>34,547 sq ft<br>(3,209.5 sqm)<br><br>First Floor Ancillary:<br>2,692 sq ft<br>(250.09 sqm)                    | Available<br>To Let<br><br>Rent on<br>Application<br><br>Sale of freehold<br>may be<br>considered | <b>**Town Centre Location**</b><br><b>**For a Variety of uses**</b><br><b>*Lease or Sale Opportunity*</b><br>Available To Let as a whole or in<br>parts on a new lease for a term to be<br>agreed.<br>Alternatively a sale of the freehold<br>may be considered.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | BB/7393 |
| Workington | Former Beechwood<br>Practice<br>57 John Street | GF: 2,034 sq ft<br>FF: 819 sq ft<br>SF: 482 sq ft<br>WC<br><br>Total Floor Area:<br>3,794 sq ft<br>(352.42 sqm)<br><br>NO VAT PAYABLE | <b>FREEHOLD<br/>FOR SALE</b><br><br>£195,000                                                      | <b>Potential for Redevelopment to<br/>Residential<br/>Dedicated Parking</b><br>The property is located close to the<br>Washington Square Shopping<br>Centre and bus stops.<br>A former surgery, the mid terraced,<br>three storey property offers multiple<br>rooms on each floor. Additional<br>amenities include a staff kitchen and<br>several WCs across all levels. To the<br>rear is a single storey extension and<br>there are four car parking spaces to<br>the rear.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | BB/7855 |
| LAND       |                                                |                                                                                                                                       |                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |
| Ambleside  | Land at Cunsey<br>Far Sawrey<br>Hawkshead      | Approximately<br>5 acres                                                                                                              | FOR SALE<br>£150,000<br><br>NO VAT<br>PAYABLE                                                     | <b>Set within The Lake District<br/>National Park</b><br>The site comprises of approx. 5 acres<br>of amenity grazing land. Two<br>paddocks are separated by a small<br>bridge over Wilfin Beck.<br>The near paddock (1.36 acres) of<br>amenity grazing land has a well<br>constructed timber stable block and<br>shipping container. The far paddock<br>comprises approx. 3.80 acres of<br>sloping rough grazing. The area has<br>several natural springs running<br>west and east. There is a small stone<br>built field shelter on this piece of<br>land. Accessed via the main road via<br>a third-party owned track with right<br>of way for foot, vehicle and animal<br>use at all times for all purposes.<br>The land could work well as storage<br>base and interested parties seeking<br>alternative uses would need to<br>discuss with the local authority on<br>an individual basis. No services<br>connected to the site. |         |

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| Carlisle                                | Land at Currock Yard<br>Off South Western<br>Terrace | Area:<br>3.00 Hectares                                                                                                                      | To Let<br><br>Rent on application<br>On Licence<br>Agreements<br><br>A rental deposit<br>will be required                                   | <b>*Prominent Location*</b><br><b>Available as a Whole or in<br/>Various sizes</b><br>The land comprises a mixture of<br>tarmac sections with the rest being<br>rough grass land. Interested parties<br>needs to enquire & view for further<br>information on what parts are able<br>to be occupied                                                                                                                                                                                      | BB/7568 |
| Carlisle                                | Land at Morton<br>Wigton Road                        | Circa 25 acres<br>(10 Hectares)                                                                                                             | Land Sales<br><br>Design & Build<br><br>Options to rent or<br>purchase                                                                      | Greenfield development to West<br>of Carlisle, adjacent to A689(W) and<br>Wigton Road (A595).<br>Expressions of interest are invited<br>from occupiers looking to purchase<br>land or enter into design and build<br>agreements.                                                                                                                                                                                                                                                         | RP/5991 |
| Broughton<br>Lodge<br>Nr<br>Cockermouth | Secure Compound                                      | Circa:<br>2 acres                                                                                                                           | Rent:<br>£1,000 per month                                                                                                                   | Part tarmac surfaced/part hardcore,<br>providing basic open store. Rural<br>location, but good road access.                                                                                                                                                                                                                                                                                                                                                                              | RP/6610 |
| Penrith                                 | Penrith 41<br>M6 Junction 41<br>North Lakes Hub      | New Design & Build<br>Units from<br>12,929 sqft to<br>170,930 sqft<br><br>1.0 acre to 19 acres                                              | For Sale<br>Or<br>To Let<br><br>Quoting terms will<br>be subject to<br>specification                                                        | <b>Distribution &amp; Logistics<br/>Industrial/Office</b><br>Strategically located 19 acre<br>development site, to the north of<br>Penrith, close to J41 of the M6<br>motorway.<br>Outline consent for up to 250,000<br>sqft of industrial and logistic spaces.<br>Facilities can be tailored to meet<br>individual occupiers requirements<br>where possible.<br>Consideration may also be given to<br>outright plot sales.                                                              | RP/7495 |
| Wigton                                  | Land adjacent to<br>Hopes Auction Mart<br>Syke Road  | 12.75 Acres<br>(5.16 Hectares)<br><br>Plot sizes from 1 acre                                                                                | <b>Freehold Sale of<br/>Plots</b><br><br><b>Design &amp; Build<br/>To Lease or<br/>Purchase</b><br><br><b>Price/Rent<br/>on application</b> | <b>New Builds Commercial/<br/>Industrial/Employment Uses</b><br>A deliverable development<br>opportunity in an established<br>commercial location.<br>Full planning for:<br><ul style="list-style-type: none"> <li>Food Hall</li> <li>Office Pavillions</li> </ul> Outline planning for<br><ul style="list-style-type: none"> <li>B2 use</li> <li>B8 use</li> </ul>                                                                                                                      | RP/7583 |
| Workington                              | 57 John Street<br><br><b>UNDER OFFER</b>             | GF: 2,034 sqft<br>(189 sqm)<br>FF: 819 sqft<br>(76.06 sqm)<br>SF: 482 sqft<br>(44.79 sqm)<br><br>Total Areas:<br>3,794 sqft<br>(352.42 sqm) | <b>FREEHOLD FOR<br/>SALE WITH<br/>VACANT<br/>POSSESSION</b><br><br><b>£195,000</b><br><br><b>NO VAT<br/>PAYABLE</b>                         | <b>Potential Residential<br/>Redevelopment</b><br><br>A pair of mid-terraced, three storey<br>buildings amalgamated into one<br>former surgery premises. Offering<br>multiple rooms on each floor.<br>Amenities include staff kitchen and<br>several WCs across all floor levels.<br>To the rear, a single storey extension<br>presents potential for conversion<br>into a small workshop, storage area<br>or office space.<br>There are 4 parking spaces to the<br>rear of the property | BB/7855 |