

7490 /BB

WHITEHAVEN
THE HAVEN CLUB
CLEATOR MOOR ROAD, CA28 8TX
FOR SALE



BEST BIDS BY 12 NOON ON THE 21 JUNE 2024

*****LARGE REDEVELOPMENT SITE *****
*****FREEHOLD OPPORTUNITY*****
*****NO VAT PAYABLE*****

SALE PRICE: £350,000

LOCATION

Whitehaven is one of the major commercial centres in West Cumbria and is the administrative centre for the former Copeland Borough Council areas, now known as Cumberland Council.

The town has a resident population of approximately 25,000 drawing on an estimated catchment of circa 72,000. The recent injection of the Albion Square office development to Whitehaven town centre has brought major investment and the local population benefit heavily from the prominence of Sellafield positioned south of the town.

The property is positioned on Cleator Moor Road (A5295) on a spacious plot of land. Located on the outskirts of Whitehaven in Hensingham. The A5295 is the main link between Whitehaven and Cleator Moor. The site lies next to the The Whitehaven Academy, Smurfit Kappa, Gables Car Home and a petrol filling station lies in close proximity.

The land registry title plan is shown attached.

DESCRIPTION

A detached two storey large property, currently operating as a social club positioned on a spacious plot of land. The social club is suitable for a variety of commercial uses including offices, subject to refurbishment. Internally the rooms are rectangular shaped and open plan, with welfare facilities positioned on both floors.

The site would be suitable for a range of alternative uses, both commercial and residential or potentially further development to part only. Interested parties should make their own enquiries with Cumberland Council in this regard and to discuss their proposals further.

ACCOMMODATION/AREAS

Net Internal Area	5,858 sq ft (544.23 sq m)
Site Area	1.20 Acres (0.48 hectares)



ENERGY PERFORMANCE CERTIFICATE

An EPC is in the process of being commissioned and will be made available shortly.

RATEABLE VALUE

The Valuation Office Agency website describes the property as Club and Premises with a 2023 List Rateable Value of £14,500.

The National Non-Domestic Rate in the £ for the current 2023/2024 rate year is 49.9p.

SALE PRICE

Offers in the region of **£350,000** are invited for the sale of the freehold building with vacant possession.

In addition, it should be noted that the current owners Whitehaven Rugby League Supporters Club would consider retaining a presence in the building as tenant. Full terms could be discussed with interested parties.

COSTS

Each party will be responsible for their own legal and professional costs incurred on any sale.

VAT

We understand the property is not elected for VAT and therefore VAT **WILL NOT** be payable on the sale price.

VIEWINGS

Strictly by appointment with the sole agent, Carigiet Cowen.

For further information please contact: -

Ben Blain

Tel: 01228 544733

Email: bblain@carigietcowen.co.uk

Details Prepared

March 2024

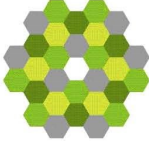


Carigiet Cowen

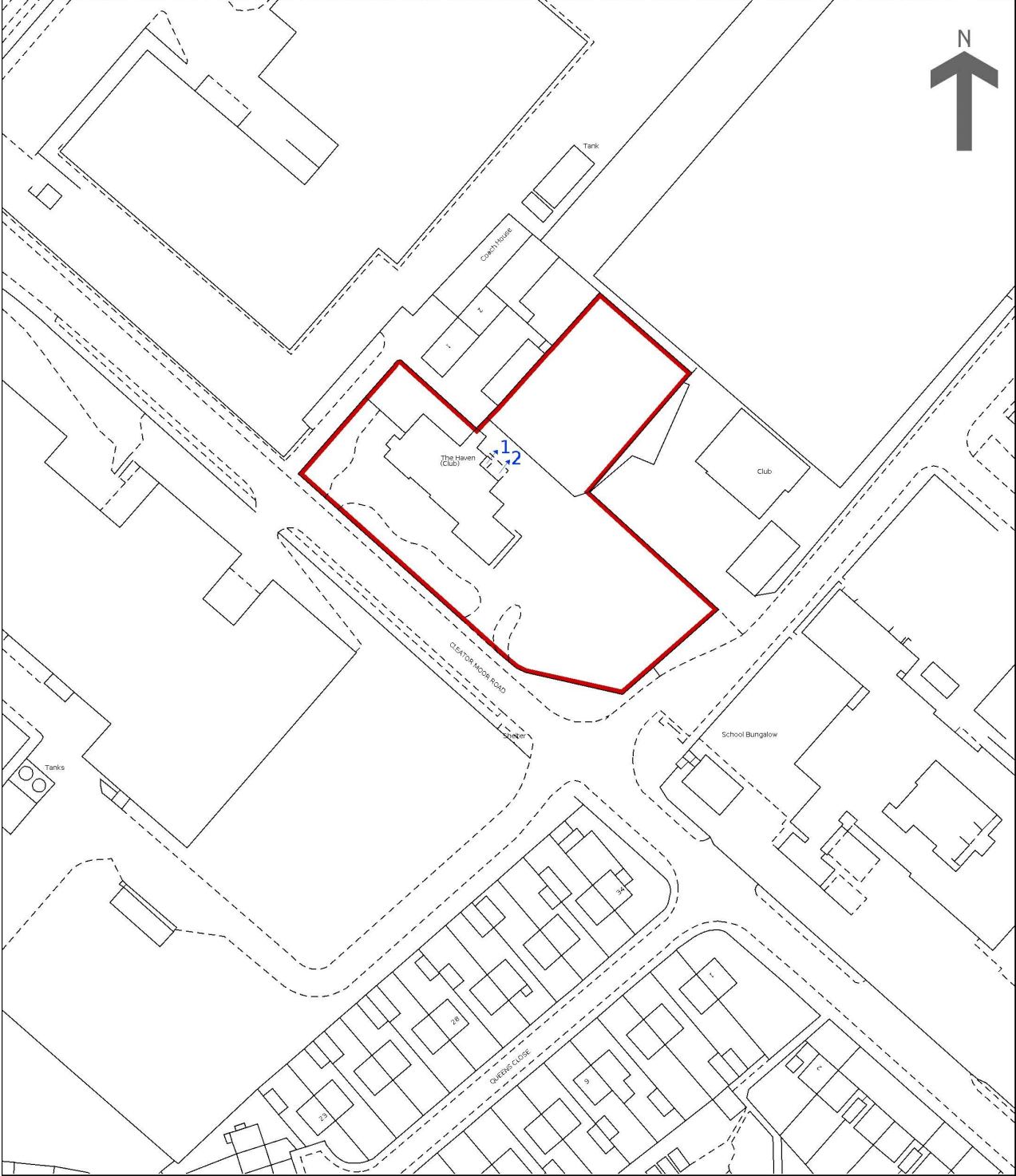


HM Land Registry
Official copy of
title plan

Title number **CU249245**
Ordnance Survey map reference **NX9917SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Cumberland**



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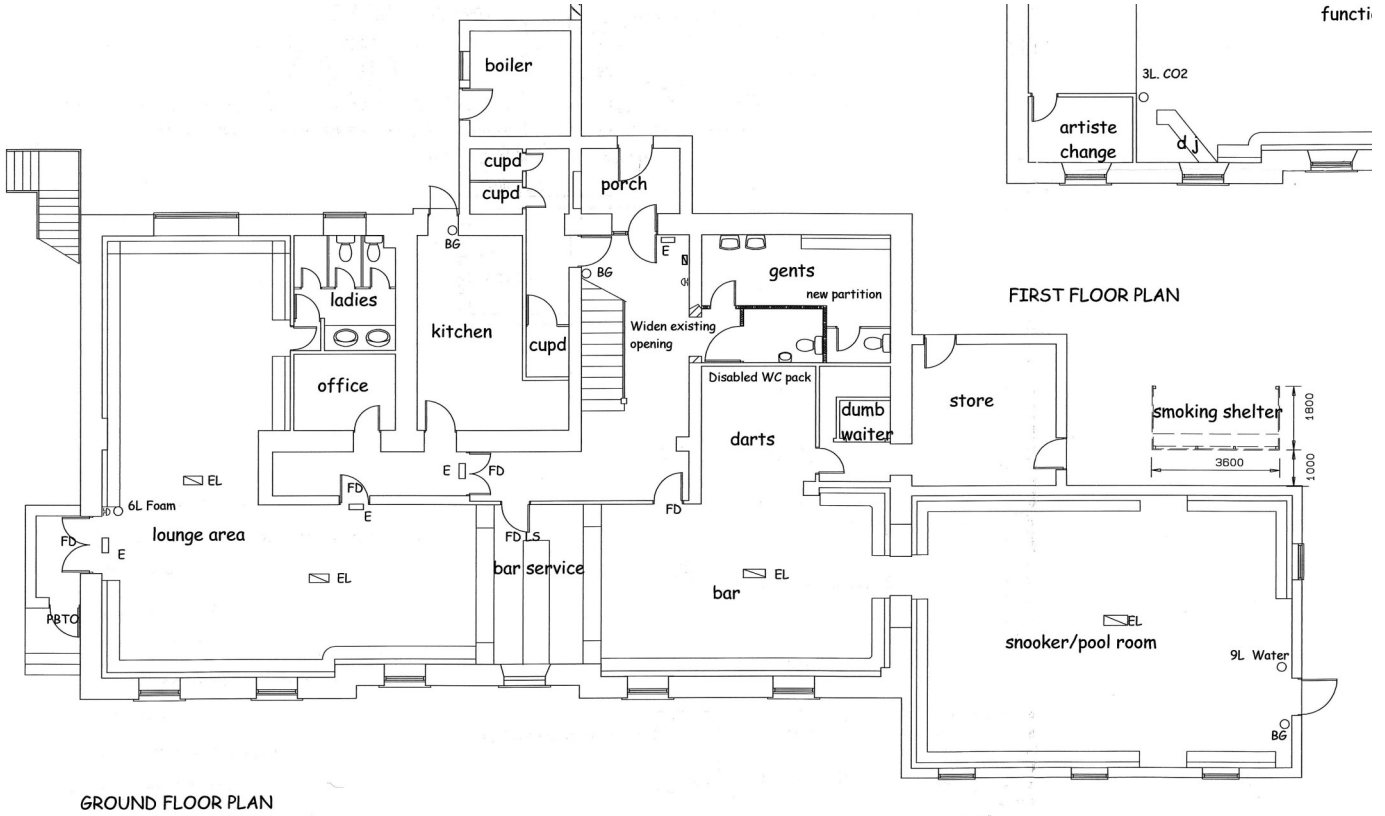


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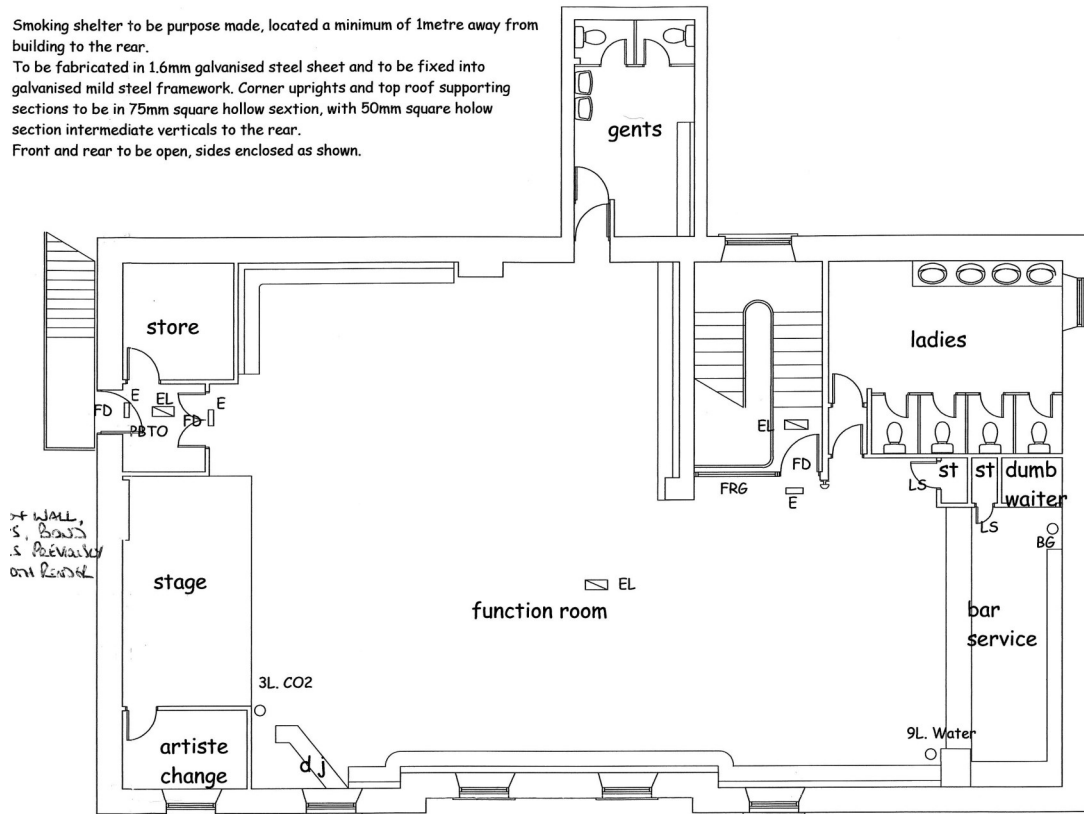
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3) no person in the employment of Carigiet Cowen Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR PLAN

Smoking shelter to be purpose made, located a minimum of 1metre away from building to the rear.
 To be fabricated in 1.6mm galvanised steel sheet and to be fixed into galvanised mild steel framework. Corner uprights and top roof supporting sections to be in 75mm square hollow section, with 50mm square hollow section intermediate verticals to the rear.
 Front and rear to be open, sides enclosed as shown.



FIRST FLOOR PLAN

FORMATION OF NEW DISABLED WC

Break out and widen existing door opening to 1.2m wide, support over with 50x100mm precast concrete lintols, full wall width, make good.

Remove existing walls and WC cubicle, build new partitions using 100x50mm studs at 400mm c/c. no.ains at 900mm c/c. fill void

I/We _____ (Name and address in capital letters please)
of _____

Telephone: _____

wish to offer the sum of £ _____
(In figures and words please) _____

for the property known as **THE HAVEN CLUB, CLEATOR MOOR ROAD, WHITEHAVEN**

TO ALLOW THIS OFFER TO BE CONSIDERED FULLY PLEASE SUPPLY THE FOLLOWING INFORMATION

Please state your Finance source. _____

Have you provisionally arranged finance? _____

Is the offer dependent upon the sale of another property? _____

If yes, what is its address? _____

If yes, is it on the market? _____
Please give Agent's address and telephone number _____

Your Solicitor's name and address _____

Signed: _____ Dated: _____

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